

OFFERING MEMORANDUM

McDonald's | Prattville, AL (Montgomery MSA)



290 Interstate Commercial Park Loop, Prattville, AL 36066

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Exclusively Listed By:

Adam English

Managing Director

256 694 9803

Adam@stream-cp.com

Lic: 000096920-0

Adam Baxter

Vice President

205 394 3520

Abaxter@stream-cp.com

Lic: 00080803

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TRANSACTION SUMMARY

Purchase Price:	\$2,150,000
Cap Rate:	4.00%
Current Rent:	\$86,000

Lease Summary

Tenant:	McDonald's USA, LLC
Lease Type:	NNN Ground Lease
Landlord Responsibilities:	None
Remaining Term:	12 Years
Lease Commencement:	10/1/2013
Lease Expiration:	9/30/2033
Options to Renew:	Eight 5-year options
Annual Increases	7.5% every 5 years throughout the initial term and 10% every 5 years during the option periods

Property Specifications

Location:	290 Interstate Commercial Park Loop, Prattville, AL 36066
Building Size:	4,269 SF
Land Size:	1.85 Acres
Year Built:	2013



Lease Structure: Established location with over 12 years remaining on the absolute NNN ground lease

High Visibility Location: Situated just off of Interstate 65 at the intersection of Alabama State Route 14 and Interstate Highway Park Loop

Dominant Retail Corridor: Approximately 3.2 MSF of retail within a 3-mile radius of the subject

Tenant: McDonald's USA, LLC serves as the franchising subsidiary of McDonald's Corp. and has a net worth of approximately \$6 billion



TENANT SUMMARY

McDonald's Corporation is an American fast food company, founded in 1940 as a restaurant operated by Richard and Maurice McDonald, in San Bernardino, California, United States. McDonald's USA, LLC, serves a variety of menu options made with quality ingredients to more than **69 million customers daily in over 100 countries**. Approximately 93% Of McDonald's restaurants worldwide are owned and operated by independent local business owners. McDonald's continues to be recognized as a premier franchising company. **McDonald's is the world's second largest private employer with 1.9 million employees.**

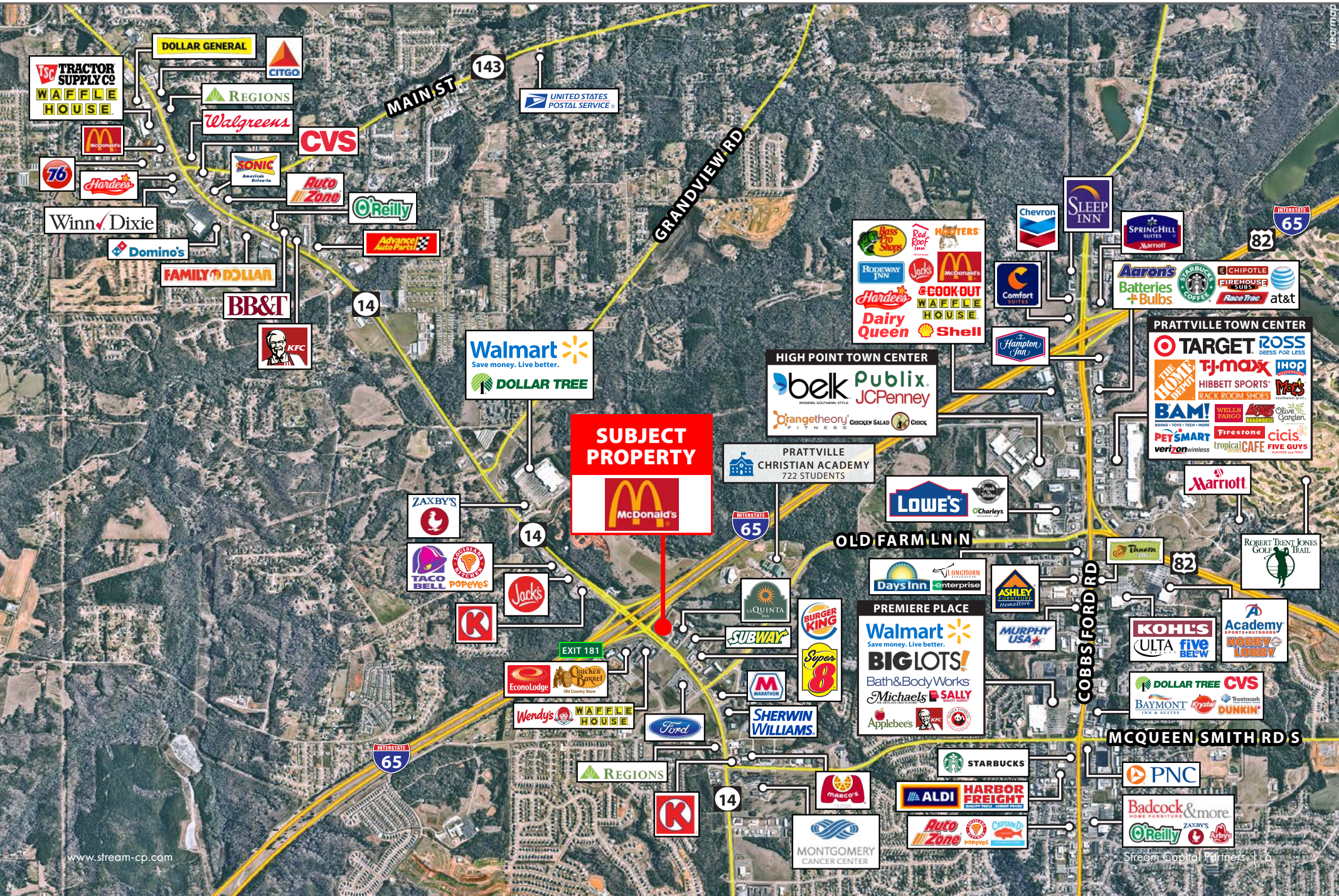
Although McDonald's is known for its hamburgers, it also sells cheeseburgers, chicken products, French fries, breakfast items, soft drinks, milkshakes, wraps, and desserts. In response to changing consumer tastes and a negative backlash because of the unhealthiness of their food, the company has added salads, fish, smoothies, and fruit to its menu.



BUILDING PHOTOS



AREA MAP



AERIAL VIEW



**SUBJECT
PROPERTY**



AERIAL VIEW



REGIONAL MAP



**SUBJECT
PROPERTY**



**14 MIN DRIVE TO
MONTGOMERY**



5,400 Student Enrollment

Montgomery

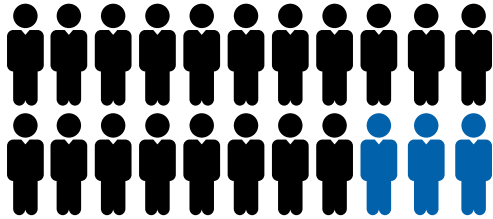


**AUBURN
UNIVERSITY**

5,200 Student Enrollment



MONTGOMERY SNAPSHOT



377,000

Montgomery MSA Total Population.
Montgomery is the Capital City of Alabama
and the second-largest city in the state

Montgomery is seeing major growth when it comes to tourism with **travel expenditures near \$1 billion**, a 15.5% increase in traveler spending. Tourism is a major employer in Montgomery with close to 14,000 jobs that come directly or indirectly from the tourism industry.

Montgomery's central location in Alabama's Black Belt also make it one of the region's preeminent processing hubs for crops such as cotton, peanuts, and soybeans. In addition, Montgomery also features substantial metal fabrication and lumber production sectors helping to contribute to the city's **Gross Metropolitan Product of \$18.6 billion** which represents 8.7% of the Gross State Product of Alabama.



Home to a number of universities including Alabama State University, Auburn University, Troy University, and Faulkner University, among others, **hosting over 50,000 students**.

**Montgomery is within 600 miles of
ONE THIRD of the U.S. Population**

Montgomery is home to Hyundai Motor Company, recently constructed a **\$1.4 billion automotive manufacturing plant**, the company's first assembly and manufacturing plant located in the United States. HMM and its suppliers have an annual **economic impact of \$4.82B to the State of Alabama's economy**.



Montgomery features a strong military presence largely due to Maxwell Air Force Base. The military presence in Montgomery contributes an estimated **\$2.6 billion to the local economy annually**. The city Montgomery's Maxwell-Gunter Air Force Base is the educational and technological center of the U.S. Air Force and has **more than 17,000 military, civil service and contracted personnel**, and a student throughput population of more than 34,000 students annually.

DEMOGRAPHICS

Source: Landvision 2021



Residential Population

3 Mile	5 Mile	7 Mile
28,723	56,158	65,704



Average Household Income

3 Mile	5 Mile	7 Mile
\$93,350	\$93,710	\$92,753



Total Households

3 Mile	5 Mile	7 Mile
11,127	21,353	24,329



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Lic: 00080803

4201 West Irving Park Road, Suite 200, Chicago IL

www.stream-cp.com

