

SINGLE TENANT - LARGE PARCEL 4.82 ACRES

Investment & Land Opportunity



321 W. Trenton Avenue

MORRISVILLE PENNSYLVANIA

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY



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Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | PA License No. RM421531

PROPERTY PHOTO



OFFERING SUMMARY



OFFERING SUMMARY

Asking Price See Page 6

PROPERTY SPECIFICATIONS

Property Address	321 W. Trenton Avenue, Morrisville, Pennsylvania 19067
McDonald's SF	3,831 SF
Total Land Area	4.82 AC
McDonald's Land Area	1.166 AC
Excess Land Area	3.654 AC
Year Built	2009
Tenant	McDonald's
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term Remaining	8 Years
Increases	\$10,000 Annual Increase in July 2024
Options	4 (5-Year)
Rent Commencement	June 1 st , 2009
Lease Expiration	June 29 th , 2029



TENANT NAME	SQUARE FEET	LEASE TERM				RENTAL RATES			
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	PSF	OPTIONS
McDonald's	3,831	June 2009	June 2029	Current	-	\$6,250	\$75,000	\$19.58	4 (5-Year)
*McDonald's has a 30-Day ROFR in place				July 2024	13%	\$7,083	\$85,000	\$22.19	

8 Years Remaining | Options to Extend | Rental Increase | Potential Development | Large Parcel - 4.82 AC | Upside Potential

- Approximately 8 years remaining on the original 20-year ground lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The ground lease features a 13% rental increase in July 2024, generating NOI and hedging against inflation
- Offering includes entire parcel of 4.82 acres; McDonald's occupies 1.166 acres
- Zoning allows for commercial land use, creating upside potential for future investor and potential development

Absolute NNN (Ground Lease) | Land Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from leased fee interest (land ownership)
- Ideal management-free investment for a passive investor

Fronting Primary Thoroughfare | Only McDonald's in Morrisville | Pennsylvania-New Jersey Border | Excellent Visibility & Access

- McDonald's is strategically positioned along W. Trenton Avenue, a primary retail and commuter thoroughfare
- This site is the only McDonald's in Morrisville, demonstrating market share and success
- Less than 1-mile Southwest of the Delaware River Bridge and crossing the Pennsylvania-New Jersey Border
- Nearby shopping centers include Pennsbury Plaza and Giant Plaza with national/credit tenants such as GIANT, Advance Auto Parts, Planet Fitness, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for this site
- The asset benefits from significant street frontage and multiple points of ingress/egress, providing convenience and ease for customers

Strong Demographics in 5-mile trade area

- More than 254,000 residents and 140,000 employees support the trade area
- Features an average household income of \$90,511

PRICING SUMMARY



McDONALD'S PRICING BREAKDOWN

McDonald's Annual Rent	\$75,000
McDonald's Asking Price	\$1,795,000

LAND PRICING BREAKDOWN

Excess Land	3.654 Acres
Land Price per Acre	\$493,979
Land Asking Price	\$1,805,000

OPERATING CASH FLOW

Effective Gross Revenue (McDonald's Annual Rent)	\$75,000
Less Expenses (Real Estate Taxes - Vacant Land)	(\$5,033)
Net Operating Income	\$69,967

REAL ESTATE TAXES

Bucks County Taxes	\$5,296
Falls Township Taxes	\$27,568
Total Real Estate Taxes	\$32,864

REAL ESTATE TAXES BREAKDOWN

Total Real Estate Taxes	\$32,864
McDonald's Tax Reimbursements	\$27,831
Vacant Land Real Estate Taxes	\$5,033

Note: Taxes per Public Records; McDonald's tax reimbursements per the Seller.

PRICING SUMMARY

McDonald's Asking Price	\$1,795,000
Land Asking Price	\$1,805,000
Total Asking Price	\$3,600,000



PROPERTY PHOTOS





PROPERTY OVERVIEW



Location



Morrisville, Pennsylvania
Bucks County
Philadelphia-Camden-Wilmington MSA

Parking



There are approximately 38 parking spaces on the owned parcel.
The parking ratio is approximately 9.92 stalls per 1,000 SF of leasable area.

Access



W. Trenton Avenue: 2 Access Points

Parcel



Parcel Number: 13-035-072
Acres: 4.82
Square Feet: 209,959 SF

Traffic Counts



W. Trenton Avenue: 16,000 Vehicles Per Day
U.S. Highway 1: 49,100 Vehicles Per Day

Construction



Year Built: 2009

Improvements



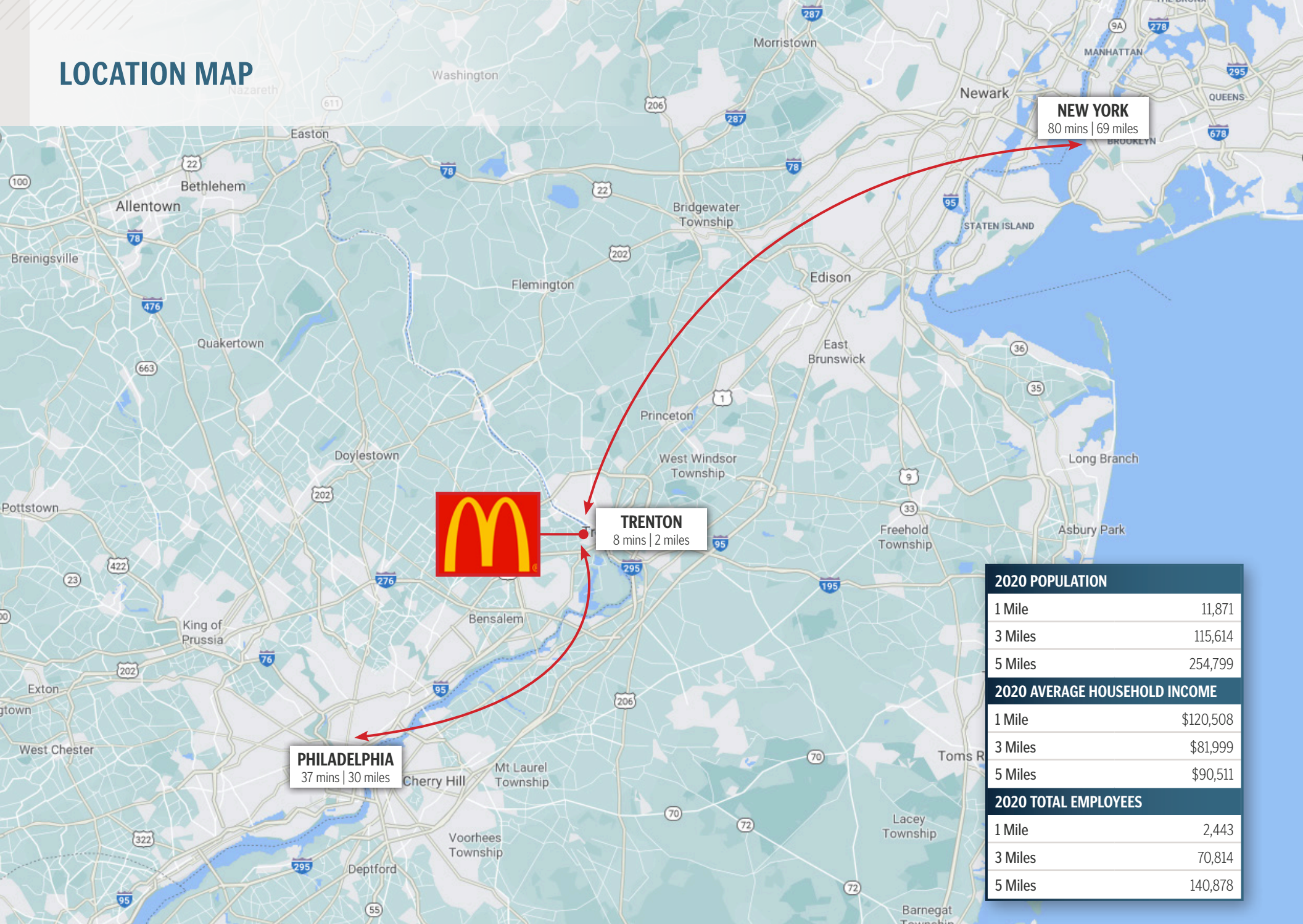
There is approximately 3,831 SF of existing building area

Zoning



Commercial

LOCATION MAP











metro
by T-Mobile

16,000
VEHICLES PER DAY



W. TRENTON AVE.

PYLON-SIGN

FIVE STAR CONTRACTOR
SERVICES LLC

Big Oak Family Dentistry
Dr. Clifford Gross, D.D.S.

DOLORO CIR.

DOLORO DR.



Pearly Whites
DENTAL CORP

CARLEIGH DR.

FAWN ST.

LATONA RD.

ASHDALE RD.



PROPERTY PHOTOS



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	11,871	115,614	254,799
2025 Projected Population	11,901	115,739	256,074
2020-2025 Annual Rate	0.05%	0.02%	0.10%
2020 Median Age	40.6	37.4	38.5
HOUSEHOLDS & GROWTH			
2020 Estimated Households	4,866	41,260	92,605
2025 Projected Households	4,893	41,306	93,250
Projected Annual Growth 2020 to 2025	0.11%	0.02%	0.14%
INCOME			
2020 Estimated Average Household Income	\$120,508	\$81,999	\$90,511
2020 Estimated Median Household Income	\$82,814	\$53,791	\$65,757
DAYTIME POPULATION			
2020 Estimated Total Businesses	353	3,315	7,853
2020 Estimated Total Employees	2,443	70,814	140,878



AREA OVERVIEW



MORRISVILLE, PENNSYLVANIA

Morrisville, PA is a borough in Bucks County, PA. It is located just below the falls of the Delaware River opposite Trenton, New Jersey. The Borough of Morrisville had a population of 8,451 as of July 1, 2020.

The largest industries in Morrisville, PA are Health Care & Social Assistance, Retail Trade, and Accommodation & Food Services, and the highest paying industries are Real Estate & Rental & Leasing, Public Administration, and Manufacturing.

The Gershom Craft House, Summerseat, and Trenton City/Calhoun Street Bridge are listed on the National Register of Historic Places. Summerseat is also designated a National Historic Landmark. Morrisville is home to some amazing scenic locations, as well as one of the most important historical sites in it's country's history. From the Delaware River Canal, to Graystone Woods, to Summerseat (George Washington's headquarters for the crossing of the Delaware), Morrisville has a lot to offer. The local school district is the Morrisville School District.

Founded in 1682 by William Penn, Bucks County has had a long and distinguished history. Penn named the county after Buckinghamshire, the Penn family home in England. Bucks County is a county located in the Commonwealth of Pennsylvania. Bucks County is ideally located 25 miles from Philadelphia, 75 miles from New York City and 150 miles from Washington, D.C. As of 2021, the population of county is 629,186.

BRAND PROFILE



MCDONALD'S

mcdonalds.com

Company Type: Public (NYSE: MCD)

Locations: 39,000+

2020 Employees: 200,000

2020 Revenue: \$19.21 Billion

2020 Net Income: \$4.73 Billion

2020 Assets: \$52.63 Billion

Credit Rating: S&P: BBB+

McDonald's serves a variety of menu options made with quality ingredients to more than 25 million customers every day. McDonald's is the world's leading global foodservice retailer with over 39,000 locations in over 100 countries. Approximately 93% of McDonald's restaurants worldwide are owned and operated by independent local business owners. McDonald's Corporation franchises and operates fast-food restaurants in the global restaurant industry. The Company's restaurants serves a variety of value-priced menu products in countries around the world. McDonald' was founded in 1940 and is headquartered in Chicago, Illinois.



SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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