

PROPERTY DETAILS

Address	10170 Hammerly Blvd Houston, TX
NOI	\$42,120 Ground Lease
Lease Term	11/27/91 – 11/26/2021
# of Renewals	(2) Five Year Renewals
Total Square Footage	2,633 SF
Neighboring Tenants	Neighboring tenants include: Kroger, Verizon, Dollar Tree, Planet Fitness, Circle K, Whataburger, Bank of America
Daily Traffic Counts (VPD)	Hammerly Blvd: 16,619 Gessner Rd: 37,035

DEMOGRAPHICS

Demographics	HHI	Population
1 miles	\$77,558	21,040
3 miles	\$91,083	123,756
5 miles	\$109,940	291,163



PROPERTY SUMMARY

- 30 Year McDonald's Corporate Ground Lease within Kroger Anchored Center.
- 2 Five Year Renewals remaining on the current ground lease, starting 11/27/21.
- 15% Rent Bumps every 5 year Renewal.
- National Credit Tenant in High Density Area with Countless National Retailers nearby.



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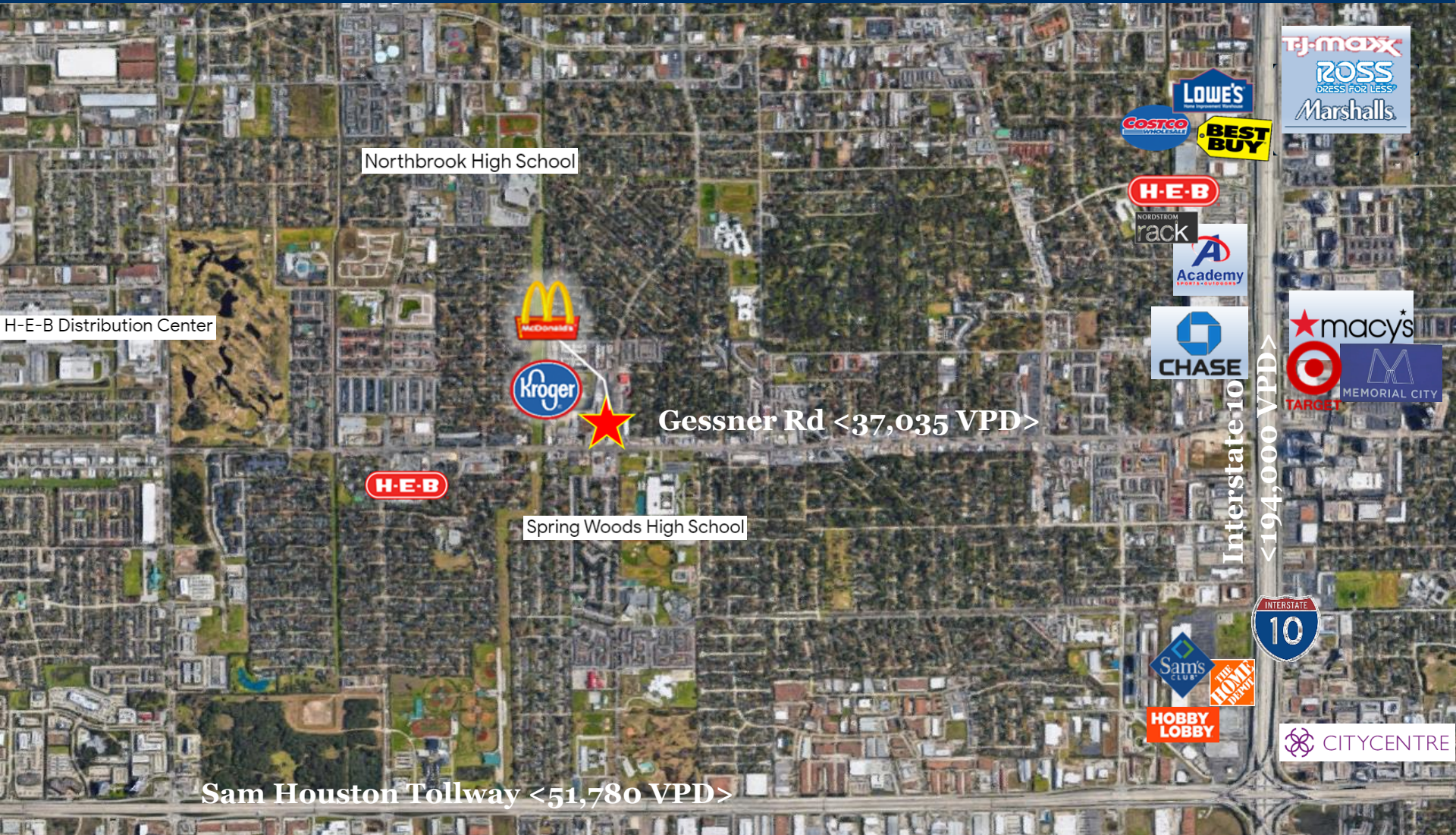
McDonald's Ground Lease
Houston, TX

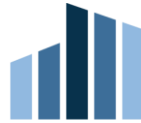


McDonald's Ground Lease Houston, TX









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*The information contained herein has been obtained through sources deemed reliable but it is not warranted and cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

