



CLEEMAN REALTY
GROUP

GROUND LEASE MCDONALD'S

TONAWANDA, NY

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TABLE OF CONTENTS

3	Executive Summary
	Lease Overview
	Investment Highlights
4	Tenant Overview
5	Aerial
6	Drone Aerial
8	Tax Map
9	Area Map & Demographics
10	About Cleeman Realty



EXECUTIVE SUMMARY



PRICE
\$2,450,000



CAP
3.50%



NOI
\$85,857.72

Investment Highlights

- Low Rent – Ground Lease
- Tenant recently exercised a ten (10) year lease renewal
- Rare 19% rental increase in base term
- McDonalds has been at the site since 1991
- Long term lease with 9+ years remaining
- Outparcel to strong performing grocery store
- No remaining options provides a buyer the ability to renegotiate the terms of the lease



820 Young Street | Tonawanda, NY 14150

Lease Abstract

Tenant	McDonald's Corporation
Address	820 Young Street, Tonawanda, NY 14150
Building Size	4,500 SF
Year Built	1991
Lot Size	+/- 1.25 AC
Lease Start	5/25/1991
Lease Exp	10/23/2031
Rent Increases	19.00% (10/24/2026)
Lease Type	Ground Lease
LL Responsibilities	None
Right of First Refusal	None

Rent Schedule

Current – 10/23/2026	\$85,857.72 (\$19.08 PSF)
10/24/2026 – 10/23/2031	\$102,170.64 (\$22.70 PSF)

TENANT OVERVIEW



McDonald's (NYSE: MCD) is the world's leading fast-food retailer by sales with more than 38,000 restaurants in over 120 countries serving 68 million customers each day. Most of its outlets are free standing units, but McDonald's also has

many quick-service kiosk units located in airports and retail areas.

The company is one of the world's most well-known and valuable brands and holds a leading share in the globally branded quick service restaurant segment of the informal eating-out market in virtually every country in which they do business.

McDonald's had 2020 sales of more than \$19.21 billion; the U.S. is the largest market in the McDonald's System and accounts for over 38% of global revenue.

Overview

Tenant Name	McDonald's USA, LLC
Tenant Ownership	Public
Stock Symbol	MCD
Board	NYSE
S&P Rating	BBB+
Locations	38,000 +
Corporate Headquarters	Oak Brook, Illinois
Website	www.mcdonalds.com







DRONE AERIAL

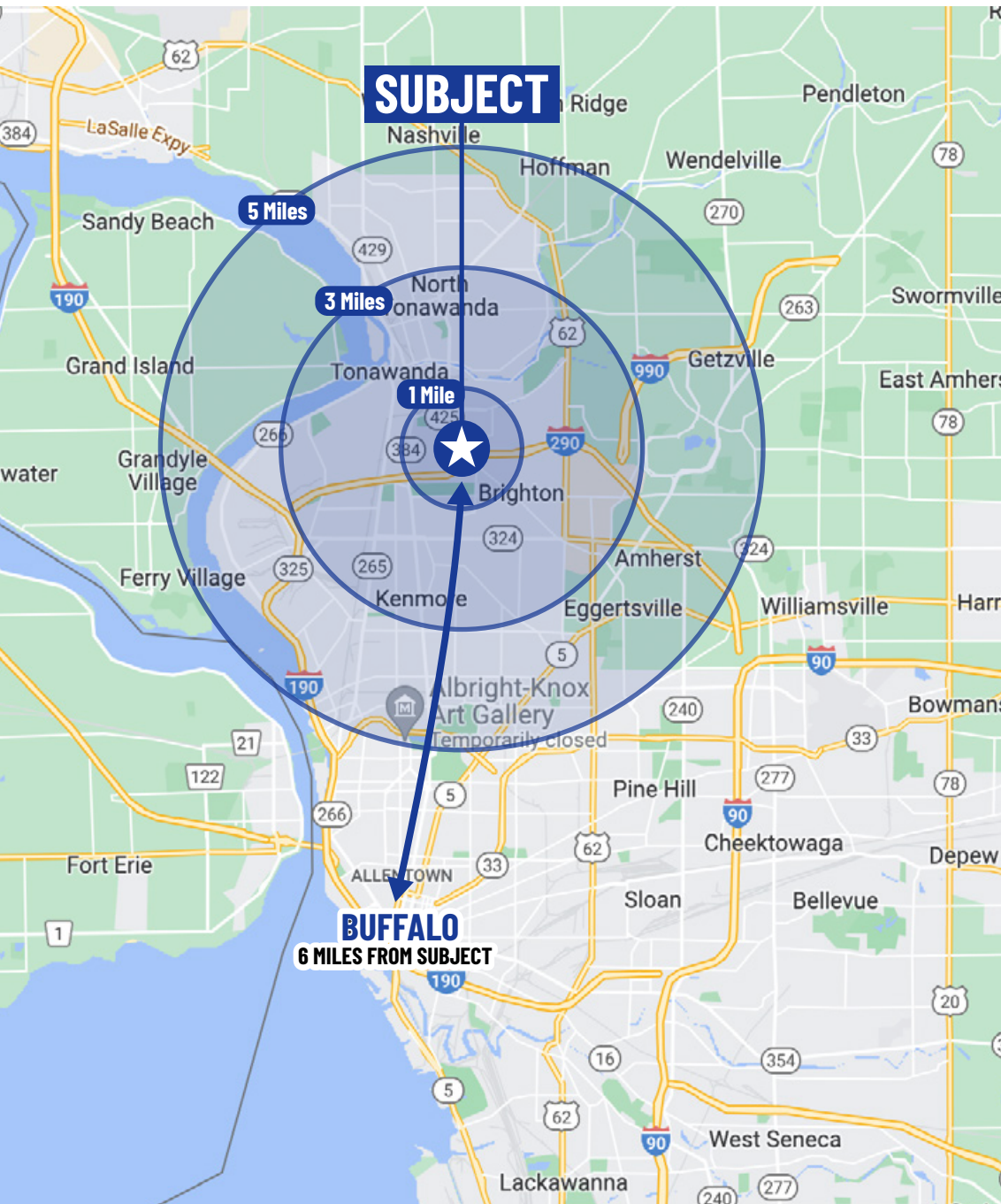


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TAX MAP



AREA MAP & DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Estimate Population	10,740	104,605	246,457
2022 Estimate Households	4,890	47,511	106,958
Average Household Income	\$68,161	\$72,675	\$75,904
Median Household Income	\$56,079	\$58,956	\$59,372



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ABOUT CLEEMAN REALTY GROUP



Cleeman Realty Group is an Investment Advisory firm based in New York City. We facilitate real estate transactions nationwide for family offices, corporate and institutional real estate investors. Our team engages our extensive industry contacts and rely on our substantial market knowledge and transactional experience to assist property owners in executing acquisitions and dispositions. In the process, we evaluate micro and macroeconomic trends, transaction activity, sustainability of revenue growth and asset valuation. Our team maintains a hands-on approach to every transaction including developing and executing a targeted marketing plan, financial underwriting, and providing expert guidance to a successful closing.

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