

EXCLUSIVE OFFERING

McDonald's

1181 N 4TH ST, SUNBURY, PA



BRAND NEW CONSTRUCTION | 20 YEAR NNN GROUND LEASE | INVESTMENT GRADE CREDIT

Marcus & Millichap
THE DOUGHERTY TEAM



MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | REDEVELOPMENT | 1031 EXCHANGE

INVESTMENT SALES CONTACTS



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RIVERVIEW APARTMENTS
46 (1&2 BED UNITS)

Shikellamy
High School
TOTAL ENROLLED: 780

BURGER KING
TOP 2% NATIONALLY

weis
CORPORATE HEADQUARTERS

SUNBURY APARTMENTS
128 UNITS

CVS

TurkeyHill
TOP 47% NATIONALLY

Fulton Bank
\$39M TOTAL DEPOSITS

weis
TOP 9% NATIONALLY

TRUIST
\$66M TOTAL DEPOSITS

M&T Bank
\$40M TOTAL DEPOSITS

FAMILY DOLLAR
TOP 42% NATIONALLY

SUNBURY PLAZA
867K+ ANNUAL VISITS

the Y
YWCA
TOP 47% IN PA

DUNKIN'
TOP 1% NATIONALLY

Advance Auto Parts
TOP 29% NATIONALLY

SHERWIN WILLIAMS
TOP 11% NATIONALLY

2024 NEW PROTOTYPE
DOUBLE DRIVE-THRU

N 4th St (7,800 VPD)

McDONALD'S

BRAND NEW 2024 BUILD | INVESTMENT GRADE TENANT | LONG LEASE TERM REMAINING

LIST PRICE
\$1,882,353

CAP RATE
4.25%

NOI
\$80,000

PROPERTY OVERVIEW

Address	1181 N 4th St, Sunbury, PA
Gross Leasable Area	4,073 SF
Lot Size	0.82 Acres
Price / SF	\$462.15
Parking Spaces	22 Spaces

LEASE OVERVIEW

Tenant	McDonald's
Guarantor	Corporate
Lease Type	NNN Ground
Roof and Structure	Tenant is Responsible
Base Lease Term	20 Years
Lease Commencement	12/1/2024
Lease Expiration	11/30/2044
Term Remaining	20 Years

* 30-Day Right of first refusal

* Lamar billboard on site. Please contact listing agent for billboard information.

RENT SCHEDULE

BASE TERM	Start Date	End Date	Annual Rent	\$/SF	Increase
Years 1-5 (Current)	12/1/2024	11/30/2029	\$80,000	\$19.64	-
Years 6-10	12/1/2029	11/30/2034	\$88,000	\$21.61	10.0%
Years 11-15	12/1/2034	11/30/2039	\$96,800	\$23.77	10.0%
Years 16-20	12/1/2039	11/30/2044	\$106,480	\$26.14	10.0%

OPTION TERMS

Years 21-25 (Option 1)	12/1/2044	11/30/2049	\$117,128	\$28.76	10.0%
Years 26-30 (Option 2)	12/1/2049	11/30/2054	\$128,841	\$31.63	10.0%
Years 31-35 (Option 3)	12/1/2054	11/30/2059	\$141,725	\$34.80	10.0%
Years 36-40 (Option 4)	12/1/2059	11/30/2064	\$155,897	\$38.28	10.0%
Years 41-45 (Option 5)	12/1/2064	11/30/2069	\$171,487	\$42.10	10.0%
Years 46-50 (Option 6)	12/1/2069	11/30/2074	\$188,636	\$46.31	10.0%
Years 51-55 (Option 7)	12/1/2074	11/30/2079	\$207,499	\$50.95	10.0%
Years 56-60 (Option 8)	12/1/2079	11/30/2084	\$228,249	\$56.04	10.0%



27,815
PEOPLE IN
5-MILE RADIUS



\$69,560
AHHI
5-MILE RADIUS



7,800
VPD ON
N 4TH ST



BRAND-NEW 2024 BUILD

Premier McDonald's location featuring a 20-year absolute NNN ground lease with eight 5-year renewal options, offering long-term stability and zero landlord responsibilities.

STRONG CORPORATE GUARANTEE

Lease backed by McDonald's Corporation, the world's largest chain of hamburger fast food restaurants, providing strong credit security and confidence in lease obligations. McDonalds is an investment grade tenant, with a "BBB+" credit rating from S&P and a "Baa1" credit rating from Moody's.

TENANT GROWTH

McDonald's (NYSE: MCD) reported a 10% revenue increase from 2022 to 2023, with plans to expand by 2,000 new locations in 2024 and an additional 9,000 by 2027. The chain serves over 69 million customers daily in 120 countries and 41,882 locations.

HEDGE AGAINST INFLATION

Lease includes rare 10% rental increases every 5 years, providing a reliable hedge against inflation and predictable income growth.

STRATEGIC LOCATION

Visible and accessible from North 4th Street (7,800 VPD) and near major highways, including state routes 15, 11, 147, and 61, maximizing exposure and customer convenience.

LARGE ACADEMIC PRESENCE

Within 2 miles of Shikellamy High School (887 students), Chief Shikellamy Elementary (615 students), and Lackawanna College Sunbury Center (1,900+ students), ensuring a steady flow of potential customers. Also located within a 15-minute drive of Bucknell University (3,800 students) and Susquehanna University (2,200 students).

STRONG REAL ESTATE FUNDAMENTALS

Located directly across from Weis Supermarket (top 8% in the U.S.), an outparcel to a shopping center anchored by Geisinger Health, Family Dollar (Top 25% in PA), Dunkin' (top 1% in the U.S.), and Sherwin Williams (Top 22% in PA), enhancing foot traffic and overall visibility.

DOUBLE DRIVE THRU

Property is a brand-new build with the most up to date prototype designed with a rare double drive-thru configuration to optimize traffic flow and enhance customer service efficiency.



In 2023, McDonald's saw growth in global same-store sales, driven by menu innovation, digital ordering platforms, and delivery partnerships

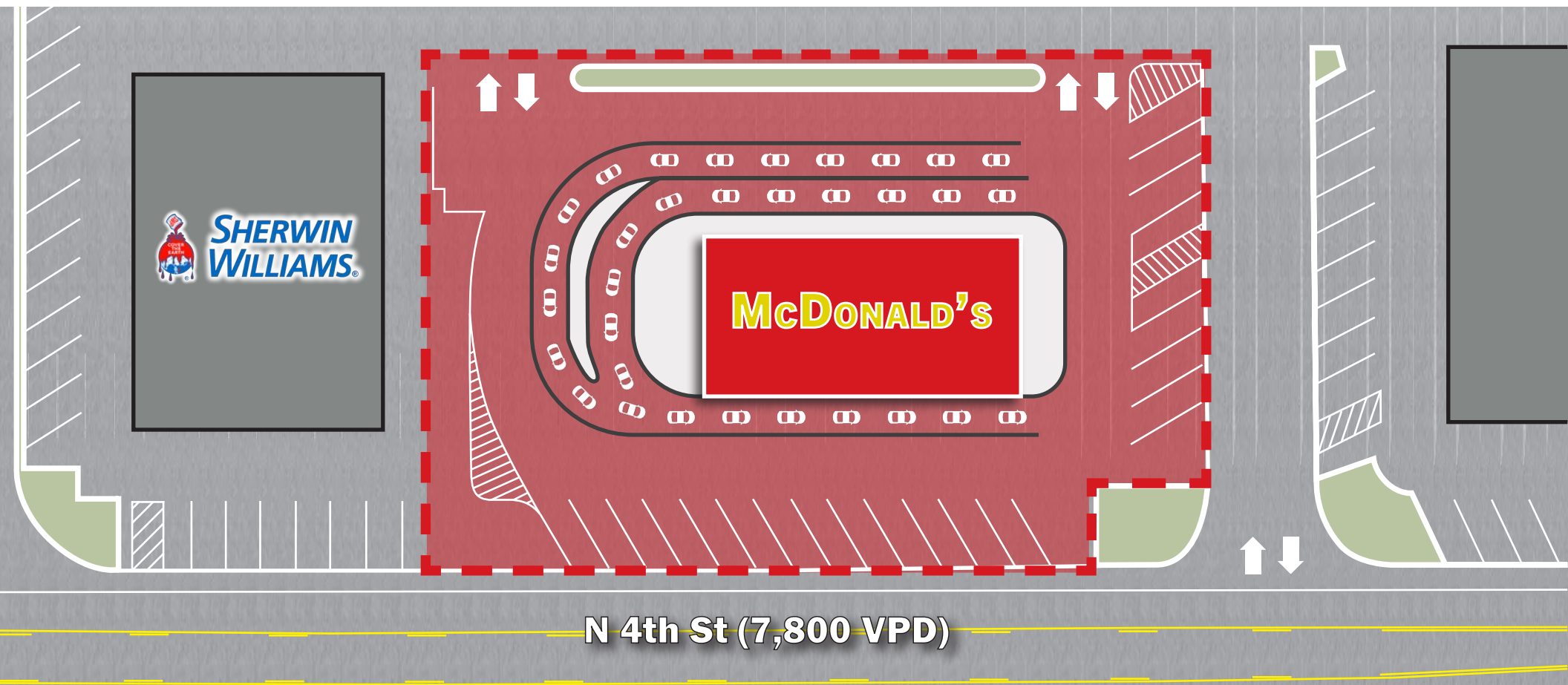
The company announced its commitment to sustainability goals, such as reducing greenhouse gas emissions by 36% by 2030.

McDonald's continues to expand its technology investments, with features like self-order kiosks and its mobile app seeing significant growth in usage.

McDonald's is the world's largest fast-food chain, operating over 39,800 locations in more than 100 countries. The company is primarily a franchise-based business, with approximately 93% of its restaurants run by independent franchisees. Known for its iconic menu items like the Big Mac, McNuggets, and McFlurry, McDonald's maintains a strong global brand presence and continually invests in menu innovation to stay relevant with changing consumer tastes. In addition to its extensive footprint, McDonald's has a highly efficient supply chain that enables it to maintain quality and consistency across all locations. The company has also been a leader in adopting new technologies, including mobile ordering, delivery partnerships, and self-service kiosks, which have enhanced customer convenience and driven sales growth.

Company Overview	
Founded	1940
Locations	39,000+
Type	Public (NYSE: MCD)
Credit Rating	BBB+ (S&P)
Headquarters	Chicago, IL
Revenue	\$24 Billion (2023)
Website	www.mcdonalds.com

MCDONALDS NEW PROTOTYPE STORE FEATURING DUAL DRIVE THRU LANES



N 4th St (7,800 VPD)



SUNBURY PLAZA
867K+ ANNUAL VISITS

FAMILY DOLLAR
TOP 42% NATIONALLY

SHERWIN WILLIAMS
TOP 11% NATIONALLY

Advance Auto Parts
TOP 29% NATIONALLY

M&T Bank
\$40M TOTAL DEPOSITS

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RIVERVIEW APARTMENTS
46 (1&2 BED UNITS)

SHIKELLAMY HOMES N
34 (2&3 BED UNITS)

CVS

Grace S Beck Elementary School
TOTAL ENROLLED: 340

BURGER KING
TOP 2% NATIONALLY

Shikellamy High School
TOTAL ENROLLED: 780

TSC TRACTOR SUPPLY CO
TOP 42% NATIONALLY

DOLLAR TREE
TOP 42% NATIONALLY

planet fitness
TOP 29% NATIONALLY

MONROE MARKETPLACE
4.6M+ ANNUAL VISITS

BUFFALO WILD WINGS
TOP 31% NATIONALLY

STARBUCKS
TOP 12% NATIONALLY

OLLIE'S
GOOD STUFF CHEAP

T Mobile

COSMOPROF

Red Robin
GOURMET BURGERS AND BEERS
TOP 5% NATIONALLY

PET SMART
TOP 27% NATIONALLY

KFC
TOP 5% NATIONALLY

ALDI
TOP 36% NATIONALLY

weis
CORPORATE HEADQUARTERS

GIANT T.J. MAXX

TARGET KOHL'S

LONG JOHN SILVER'S
TOP 13% NATIONALLY

Pizza Hut
TOP 5% NATIONALLY

Arby's
TOP 3% NATIONALLY

McDonald's
TOP 1% NATIONALLY

Wendy's
TOP 3% NATIONALLY

DUNKIN'
TOP 1% NATIONALLY

LOWE'S
TOP 17% NATIONALLY

TEXAS ROADHOUSE
TOP 38% NATIONALLY

DEMOGRAPHICS

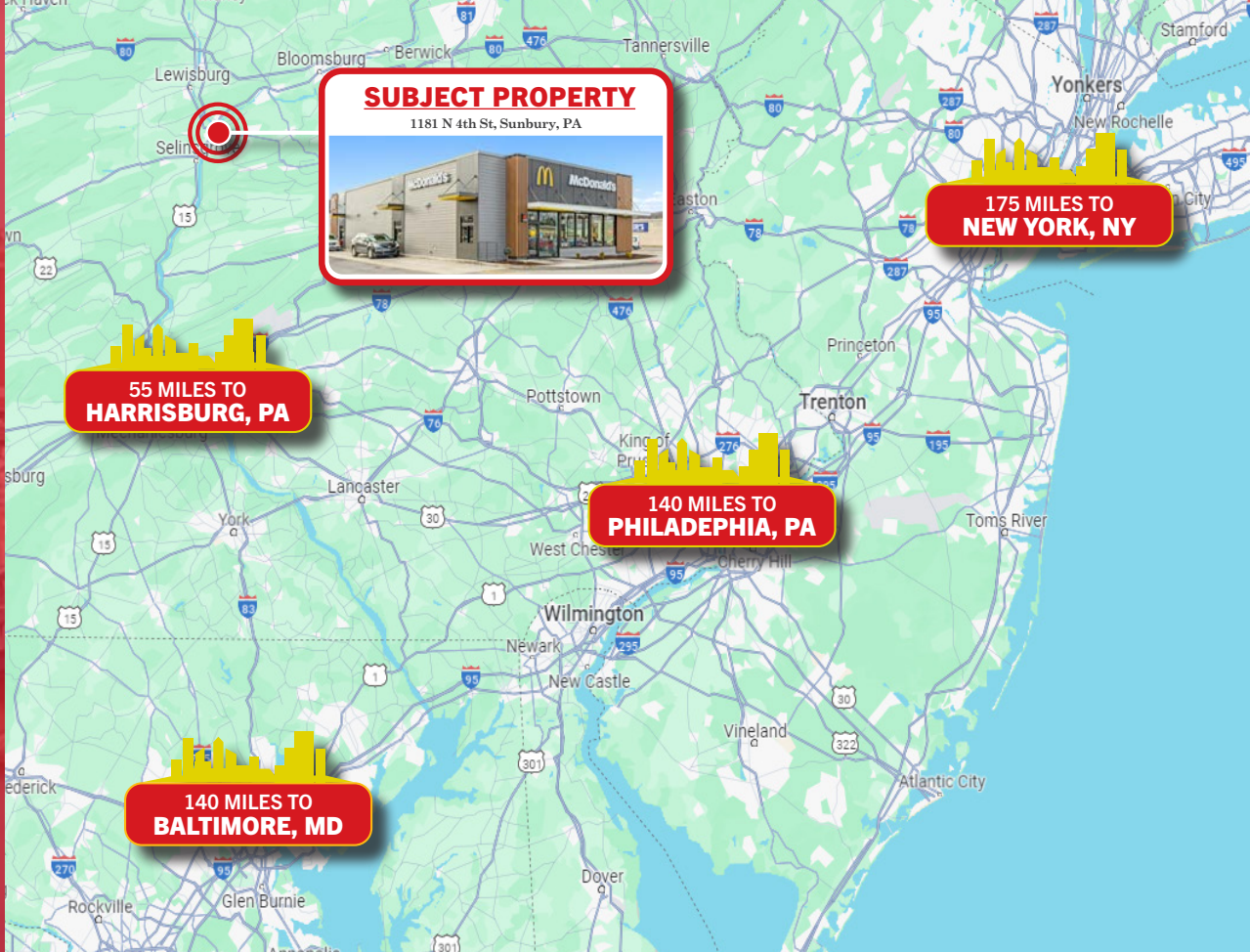
MCDONALD'S // SUNBURY, PA

POPULATION	1-MILE	3-MILE	5-MILES
2023 Population	5,647	19,958	27,815
2028 Population Est.	5,653	20,075	27,958
Population Growth (%)	0.1%	0.6%	0.5%

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2023 Households	2,337	8,580	11,802
2028 Household Est.	2,341	8,631	11,860
Household Growth (%)	0.2%	0.6%	0.5%

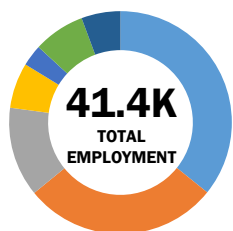
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2023 Average HH Income	\$50,128	\$60,487	\$69,560
2023 Median HH Income	\$35,265	\$44,787	\$51,733

EMPLOYMENT	1-MILE	3-MILE	5-MILES
Businesses	285	951	1,504



MARKET PERFORMANCE

SUNBURY, PA // NORTHUMBERLAND COUNTY

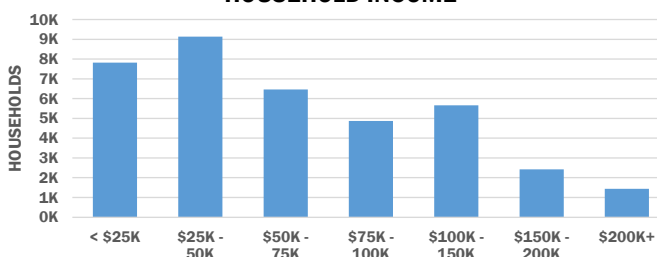


Source: ACS 2021

TOP INDUSTRIES

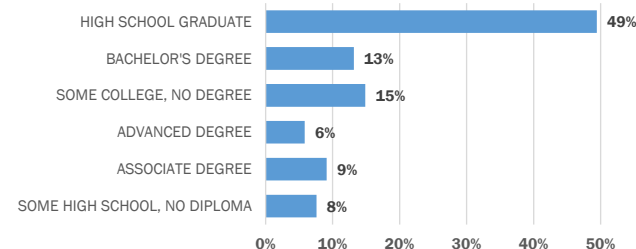
- (36%) TRADE, TRANSPORTATION, & UTILITIES
- (28%) EDUCATION & HEALTHCARE
- (13%) PROFESSIONAL & BUSINESS SERVICES
- (7%) CONSTRUCTION
- (3%) FINANCIAL ACTIVITIES
- (7%) LEISURE & HOSPITALITY
- (6%) GOVERNMENT

HOUSEHOLD INCOME



Source: ACS 2021

EDUCATIONAL ATTAINMENT



Source: ACS 2021

NORTHUMBERLAND COUNTY, PA

Strategic Location

Situated near major transportation route, including I-81, I-180, and I-17



Accessibility

Located within 60 miles of the state capital, Harrisburg, and 130 miles from Philadelphia



Affordability

Low cost of living compared to other counties in PA, thriving QSR Sub market



Employment:

EMPLOYER	EMPLOYEES
Weis Markets	900
Conagra Foods	800
Northumberland County	750
Fumano's Foods	300
Watsontown Trucking Co	75



Transportation:

ROADWAY	TRAFFIC COUNTS (PA)
I-80	28,000
I-180	16,000
State Route 147	15,000
State Route 45	13,000
State Route 61	12,000



pennsylvania
DEPARTMENT OF TRANSPORTATION

Education:

SCHOOL NAME	STUDENTS
Shikellamy High School	887
Warrior Run High School	710
Shamokin Area High School	702
Milton High School	636
Mount Carmel Area High School	493



Shikellamy
High School



MOUNT CARMEL AREA



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