

RetailSage AI Report

Site intelligence and market analysis for single-tenant net lease (NNN) assets.

| | |
|----------------------|--------------------------------------|
| Location | 4401 Seaboard Road, Orlando, FL, USA |
| Zip Code | 32808 |
| Coordinates | 28.582119, -81.437083 |
| Search Radius | 3 miles |
| Sub Type | QSR |
| Brand Name | McDonald's |
| Corner Site | Yes |
| Report Date | March 17, 2026 |

YOUR COMPANY LOGO

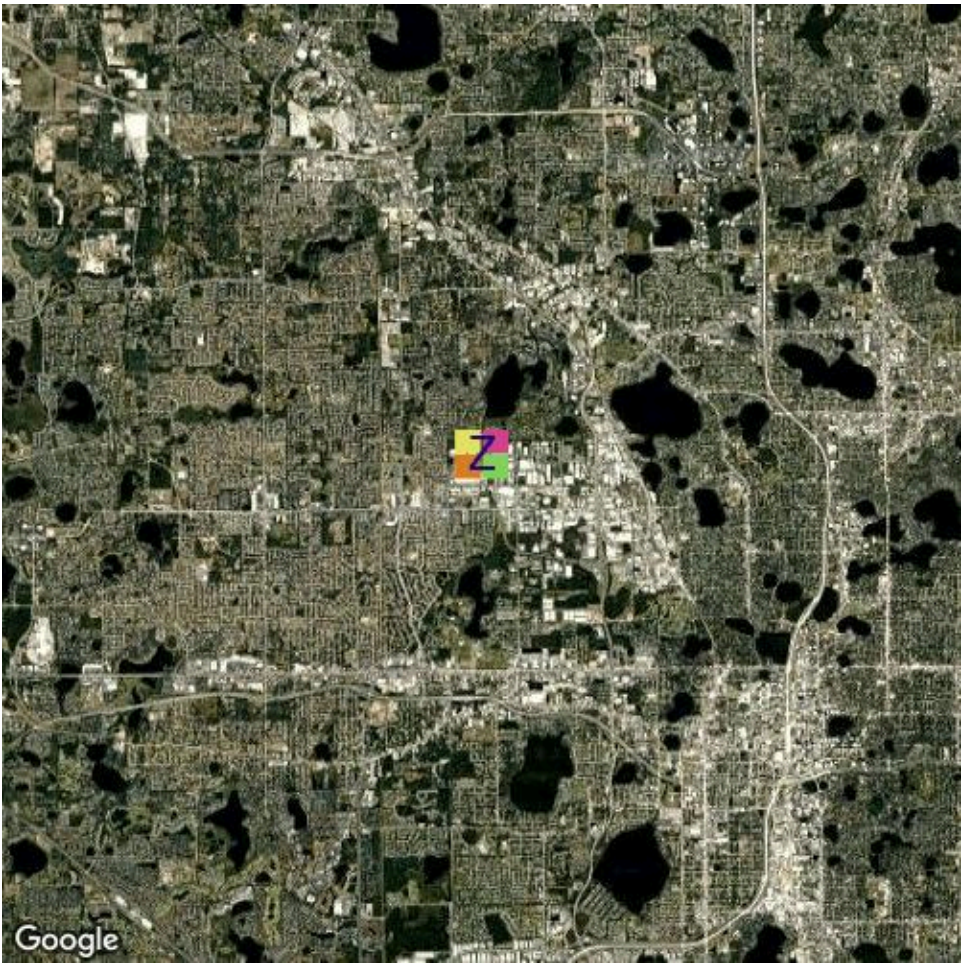
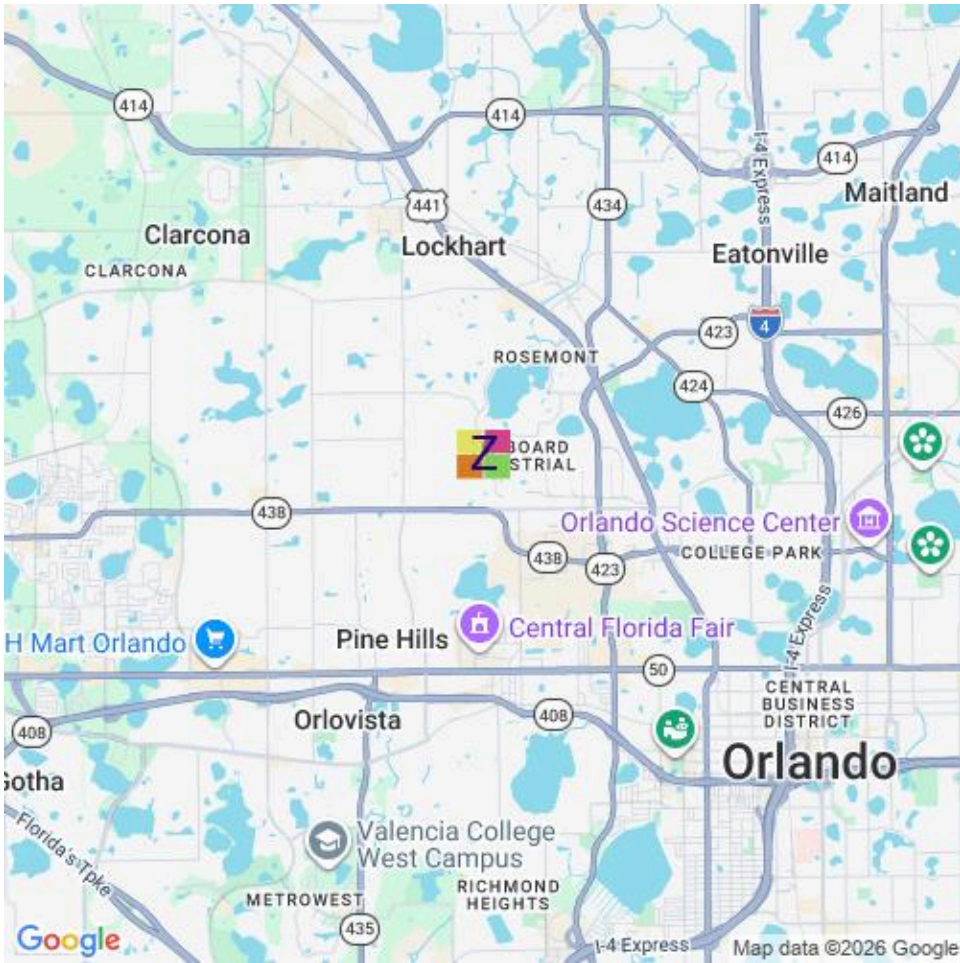
AGENT DETAILS

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NOTICE & DISCLAIMER

The imagery, text, and analysis presented are based upon data provided by the user and AI/Human verified public data. This is not an appraisal. This report represents an AI generated analysis of current similar brand listings and the brand selected. It is meant to assist the user for internal analysis only. Single Tenant Rates are driven by a wide variety of factors including Brand, Lease Terms, Location, AADT, etc.

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Brand Profile

McDonald's is a prominent American fast-food restaurant chain with more than Institutional Asset locations. A Tier 1 - Blue Chip brand managed by McDonald's Corporation with a Ground Lease (Typically) structure.

1. Brand Identity & Menu

- **Core Positioning:** Available in Research Doc
- **Target Audience:** Appeals to a stable, mid-to-high income demographic, contributing to recession-resistance.

2. Corporate Powerhouse: McDonald's Corporation

Synergy: Being part of a portfolio that includes See Parent Portfolio provides massive supply chain leverage.

Credit Strength: Corporate guarantees drive compressed cap rates, typically 4.25% - 4.85% for premium sites.

3. Investment Appeal (NNN)

Lease Structure: Typically absolute NNN leases, shifting all maintenance and tax responsibilities to the tenant.

Rent Growth: Standard leases include 10% every 5 years, providing a built-in hedge against inflation.

4. Market Position & Yield

Market Classification

Tier 1 - Blue Chip

Average Closing Yield

4.75% - 5.25%

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Net Lease Analysis

The gold standard of NNN real estate, McDonald's offers the highest liquidity and lowest risk profile in the QSR sector.

1. 2025 Closing Range Breakdown

- **Corporate Credit Strength: Contact for Data**

Criteria: McDonald's Corporation (S&P: BBB+) provides one of the strongest guarantees in the industry.

2. 2025 Valuation Drivers

3. 2025 Closing Statistics (Averages)

| | |
|--------------------------------|---------------------------------|
| Avg Asking Cap 6.45% | Avg Closing Cap 6.20% |
|--------------------------------|---------------------------------|

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Is it A Good Investment?

The gold standard of NNN real estate, McDonald's offers the highest liquidity and lowest risk profile in the QSR sector.

1. Corporate Credit Strength

McDonald's Corporation (S&P: BBB+) provides one of the strongest guarantees in the industry.

- Investment grade credit
- Unparalleled global brand recognition

2. Ground Lease Focus

Most McDonald's deals are Ground Leases, offering maximum protection to the landowner.

- Tenant pays for all improvements
- Land reverts to landlord at lease end

3. Secondary Market Demand

High resale demand ensures an easy exit strategy for the investor.

- High 1031 exchange popularity
- Compressed cap rates (4.25%-4.75%)

Final Verdict

The ultimate "Safe Haven" asset for preservation of capital with consistent, albeit lower, yield.

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QSR Metrics

ST Listings

Records

691

Avg Asking Price

\$3,184,257

ST Listings

Records

691

Avg Asking Cap Rate

5.51%

ST Listings

Records

691

Avg Asking NOI

\$169,989

Non-Corner Sites - McDonald's

ST Listings

Records

24

Avg Asking Price

\$2,479,535

ST Listings

Records

24

Avg Asking Cap Rate

4.01%

ST Listings

Records

24

Avg Asking NOI

\$98,501

Corner Sites - McDonald's

ST Listings

Records

19

Avg Asking Price

\$2,773,762

ST Listings

Records

19

Avg Asking Cap Rate

3.98%

ST Listings

Records

19

Avg Asking NOI

\$110,347

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Comprehensive Intelligence Analysis:

1. Demographic & Economic Foundations

- **Economic Power:** The median household income of \$25,450 (HH Range: lower) suggests a **lower economic foundation**.

2. Subtype Analysis

Based upon your identification the subject is part of the QSR subtype. As can be seen Retail Sage has analyzed 691 listings over the trailing 12 months. Typical asking price is **\$3,184,257** with an average Cap Rate of **5.5%**, and NOI of **\$169,989**.

MCDONALD'S (NON-CORNER)

\$2,479,535 @ 4.0%

Avg NOI: \$98,501

MCDONALD'S (CORNER)

\$2,773,762 @ 4.0%

Avg NOI: \$110,347

3. Current Listings Reconciliation

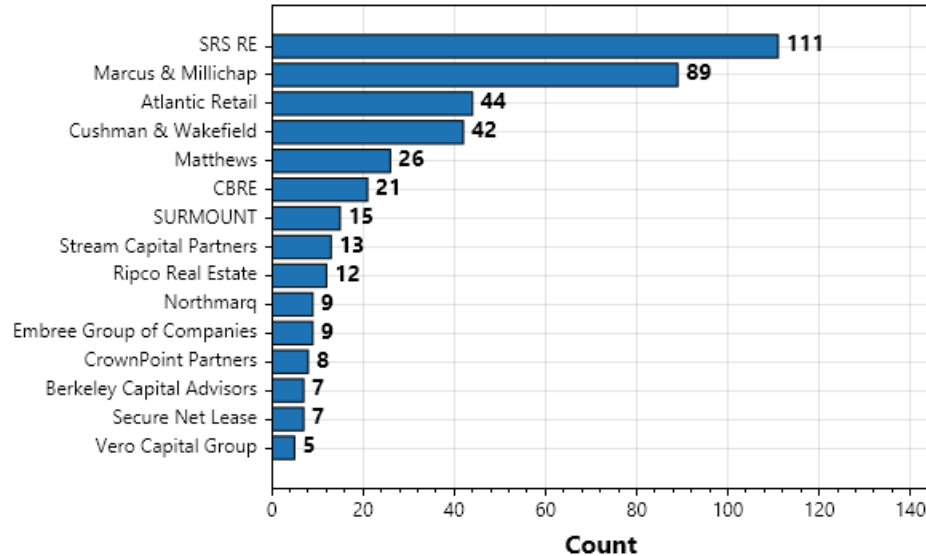
Given you selected the subject is a corner site, your most likely starting asking price point should be at or near **\$2,773,762**. Remember, these are averages, and price points may be slightly higher or lower than that represented.

If you would like a full list of all similar listings, please contact LandfinderAI.

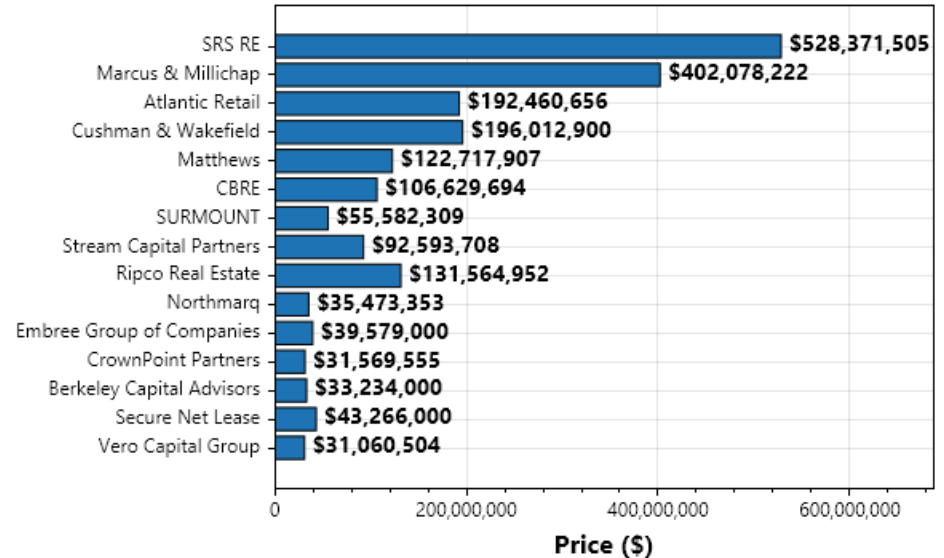
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FL Statewide Capitalization Analysis

State Level Top Brokers



State Level Top Brokers Price Point



The above graphs reflect the top 15 Single Tenant Brokerage firms active in the subject state. They reflect the count of projects analyzed as well as the gross listings since LandfinderAI/Landchecks began analyzing Single Tenant listings.

The table below provides insight into asking Capitalization Rates, asking NOI (Net Operating Income), and asking Price Points by Subtype. State-level aggregation provides essential market context for evaluating single-tenant submarkets. By normalizing listings by property subtype at the state level, broader trends in pricing, capitalization rates, and investor demand become evident, establishing a reliable benchmark for comparison. This macro framework allows users to assess whether observed submarket pricing is consistent with statewide norms or indicative of localized market conditions. State-level analysis also reflects regulatory, tax, and economic influences that materially affect value and should be considered when interpreting submarket data.

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FL State Level Subtype Analysis

| SubType | Count | Average Asking Price | Average Asking NOI | Average Asking Cap Rate |
|-------------|-------|----------------------|--------------------|-------------------------|
| Auto Repair | 49 | \$2,961,019 | \$164,359 | 0.0549% |
| Automotive | 1 | \$14,500,000 | \$780,000 | 0.0538% |
| Big Box | 21 | \$9,246,600 | \$555,987 | 0.0581% |
| Branch Bank | 16 | \$4,467,287 | \$212,930 | 0.0519% |
| C-Store | 92 | \$5,437,430 | \$278,583 | 0.0515% |
| Car Wash | 7 | \$5,338,671 | \$353,838 | 0.0657% |
| Gen Office | 3 | \$2,722,750 | \$175,000 | 0.0585% |
| Gen Retail | 85 | \$4,504,416 | \$283,579 | 0.0641% |
| Grocer | 6 | \$6,296,717 | \$310,409 | 0.0507% |
| Medical | 112 | \$4,870,427 | \$303,347 | 0.0624% |
| QSR | 164 | \$3,806,090 | \$185,835 | 0.0507% |
| Restaurant | 40 | \$4,463,225 | \$255,334 | 0.0577% |
| School | 17 | \$4,684,384 | \$307,215 | 0.0630% |
| Warehouse | 1 | \$2,950,000 | \$202,075 | 0.0685% |

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FL State Level Brand Name Analysis

| Brand Name | Count | Average Asking Price | Average Asking NOI | Average Asking Cap Rate |
|-------------------------------------|-------|----------------------|--------------------|-------------------------|
| 7 Brew | 2 | \$1,845,429 | \$102,000 | 0.0555% |
| Arby's | 2 | \$1,662,827 | \$106,230 | 0.0625% |
| Aspen Dental - Dunkin' | 1 | \$2,867,000 | \$172,020 | 0.0600% |
| Bojangles | 1 | \$2,479,000 | \$167,133 | 0.0674% |
| Burger King | 6 | \$2,490,554 | \$122,526 | 0.0513% |
| Chase Bank & Chipotle | 2 | \$7,666,000 | \$393,860 | 0.0514% |
| Chick-Fil-A | 17 | \$7,183,954 | \$297,402 | 0.0429% |
| Chipotle | 15 | \$3,917,326 | \$186,518 | 0.0469% |
| Chipotle -Sage Dental | 1 | \$5,150,000 | \$252,638 | 0.0491% |
| Chipotle-Verizon | 1 | \$6,300,000 | \$348,947 | 0.0554% |
| Church's Chicken | 2 | \$2,149,500 | \$67,990 | 0.0323% |
| Dairy Queen | 1 | \$4,200,000 | \$210,000 | 0.0500% |
| Del Taco | 4 | \$3,034,886 | \$168,669 | 0.0554% |
| Dunkin Donuts | 7 | \$2,103,037 | \$113,155 | 0.0543% |
| Dutch Bros. | 7 | \$3,120,270 | \$153,355 | 0.0491% |
| Ellianos Coffee | 1 | \$1,696,000 | \$97,500 | 0.0575% |
| FirstWatch.PaneraBread.RaisingCanes | 1 | \$22,436,479 | \$1,001,763 | 0.0446% |

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| Brand Name | Count | Average Asking Price | Average Asking NOI | Average Asking Cap Rate |
|------------------------------|----------|----------------------|--------------------|-------------------------|
| Hardee's | 2 | \$1,887,908 | \$117,314 | 0.0625% |
| HTeaO | 1 | \$2,010,667 | \$120,604 | 0.0600% |
| Kahwa Coffee | 1 | \$1,688,073 | \$92,000 | 0.0545% |
| KFC | 2 | \$2,037,071 | \$96,019 | 0.0462% |
| Krispy Kreme | 1 | \$4,550,000 | \$216,300 | 0.0475% |
| Little Caesar's | 1 | \$1,630,000 | \$84,360 | 0.0518% |
| McDonald's | 7 | \$3,616,332 | \$148,861 | 0.0415% |
| McDonald's/TacoBell/PizzaHut | 1 | \$10,600,000 | \$449,270 | 0.0424% |
| Panda Express | 1 | \$3,600,000 | \$162,000 | 0.0450% |
| Panera Bread | 3 | \$4,504,333 | \$209,867 | 0.0468% |
| PDQ | 1 | \$5,200,000 | \$325,000 | 0.0625% |
| Pollo Tropical | 2 | \$2,885,667 | \$161,597 | 0.0563% |
| Popeye's | 1 | \$2,800,940 | \$140,047 | 0.0500% |
| Raising Cane's | 3 | \$5,468,667 | \$216,667 | 0.0399% |
| Scooter's Coffee | 2 | \$1,692,500 | \$110,925 | 0.0638% |
| Smalls Sliders | 1 | \$2,443,478 | \$140,500 | 0.0575% |
| Sonic Drive In | 2 | \$2,836,271 | \$152,251 | 0.0545% |
| Starbuck's | 28 | \$3,570,609 | \$194,316 | 0.0546% |
| Starbucks.TideCleaners | 1 | \$3,857,900 | \$213,500 | 0.0553% |

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| Brand Name | Count | Average Asking Price | Average Asking NOI | Average Asking Cap Rate |
|----------------|-------|----------------------|--------------------|-------------------------|
| Steak 'n Shake | 1 | \$2,243,000 | \$134,588 | 0.0600% |
| Taco Bell | 7 | \$3,283,803 | \$174,377 | 0.0532% |
| Wendy's | 15 | \$2,371,137 | \$118,854 | 0.0501% |
| Whataburger | 2 | \$3,342,816 | \$166,267 | 0.0500% |
| White Castle | 1 | \$3,600,000 | \$180,000 | 0.0500% |
| Zaxby's | 6 | \$3,422,833 | \$187,617 | 0.0547% |

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Single Tenant Listings

Single-tenant retail performance and site characteristics vary materially by market type, influencing investor demand, development feasibility, and long-term operational stability.

In infill markets, single-tenant retail sites are typically constrained by land scarcity, higher acquisition costs, and complex entitlement processes, but benefit from dense population, strong traffic counts, and established retail trade areas, which tend to support durable tenant demand and long-term occupancy.

Transitioning markets often present a balance of affordability and growth potential, where expanding rooftops, infrastructure investment, and evolving traffic patterns can support new single-tenant retail development, though absorption and tenant credit strength may vary depending on the pace of surrounding residential and commercial growth.

In rural markets, single-tenant retail is more closely tied to local employment drivers, highway exposure, and limited competitive supply, with site performance often influenced by regional traffic corridors and tenant reliance on destination or convenience based demand.

Market type analysis is intended to provide context regarding location dynamics and should be considered alongside site-specific factors, tenant characteristics, and prevailing market conditions when making real estate or investment decisions, with users responsible for independent verification to ensure compliance with applicable professional standards.

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McDonald's - Listings

| State | County | Zip Code | BSF | Asking Price | NOI | Cap Rate |
|-------|------------|----------|-------|--------------|-----------|----------|
| FL | Orange | 32832 | 4,388 | \$2,700,000 | \$102,850 | 0.0381% |
| FL | Brevard | 32909 | 4,395 | \$2,800,000 | \$105,000 | 0.0375% |
| FL | Sarasota | 34240 | 4,448 | \$2,990,000 | \$102,000 | 0.0341% |
| FL | Charlotte | 33948 | 3,100 | \$3,043,000 | \$162,800 | 0.0535% |
| FL | Palm Beach | 33461 | 2,656 | \$7,728,000 | \$297,500 | 0.0385% |
| FL | Bay | 32407 | 4,584 | \$2,675,325 | \$103,000 | 0.0385% |
| FL | Escambia | 32534 | 3,557 | \$3,378,000 | \$168,875 | 0.0500% |
| SC | Horry | 29588 | 2,200 | \$4,095,000 | \$215,000 | 0.0525% |
| NC | Cabarrus | 28081 | | \$2,894,738 | \$110,000 | 0.0380% |
| TN | Hamilton | 37363 | 2,000 | \$1,900,000 | \$95,000 | 0.0500% |
| KY | Harlan | 40831 | 5,952 | \$2,286,000 | \$80,000 | 0.0350% |
| LA | Ascension | 70734 | 3,700 | \$2,195,000 | \$90,000 | 0.0410% |
| LA | Ascension | 70734 | 3,700 | \$2,195,000 | \$90,000 | 0.0410% |
| LA | Ascension | 70734 | 3,700 | \$2,195,000 | \$90,000 | 0.0410% |
| TN | Davidson | 37221 | 3,909 | \$2,254,800 | \$95,829 | 0.0425% |
| TN | Shelby | 38111 | 3,804 | \$1,510,000 | \$70,250 | 0.0465% |
| TX | Chambers | 77523 | 3,686 | \$2,312,500 | \$92,500 | 0.0400% |
| TX | Galveston | 77590 | 4,268 | \$3,250,000 | \$130,000 | 0.0400% |
| TX | Galveston | 77568 | 4,268 | \$3,250,000 | \$130,000 | 0.0400% |

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| State | County | Zip Code | BSF | Asking Price | NOI | Cap Rate |
|-------|------------|----------|-------|--------------|-----------|----------|
| TX | Montgomery | 77372 | | \$2,857,000 | \$0 | 0% |
| TX | Harris | 77089 | 4,285 | \$2,625,000 | \$105,000 | 0.0400% |
| TX | Brazoria | 77578 | | \$2,187,501 | \$87,500 | 0.0400% |
| TX | Tarrant | 76148 | 3,641 | \$2,310,000 | \$127,050 | 0.0550% |
| IL | Dupage | 60106 | 3,503 | \$2,433,000 | \$105,867 | 0.0435% |
| TX | Williamson | 78628 | 4,292 | \$3,900,000 | \$150,000 | 0.0385% |
| MI | Lapeer | 48455 | 5,002 | \$1,760,000 | \$66,000 | 0.0375% |
| TX | Hays | 78666 | 4,365 | \$3,117,000 | \$120,000 | 0.0385% |
| TX | Cameron | 78520 | 3,750 | \$2,208,000 | \$85,000 | 0.0385% |
| TX | Comal | 78133 | | \$1,781,000 | \$65,000 | 0.0365% |
| TX | Comal | 78133 | | \$1,781,000 | \$65,000 | 0.0365% |
| TX | Comal | 78133 | | \$1,781,000 | \$65,000 | 0.0365% |
| TX | Kendall | 78006 | | \$3,108,107 | \$115,000 | 0.0370% |
| CT | Tolland | 6066 | 3,528 | \$3,029,100 | \$121,164 | 0.0400% |
| TX | Bexar | 78254 | | \$2,670,000 | \$100,000 | 0.0375% |
| TX | Bexar | 78252 | 2,468 | \$2,988,000 | \$115,000 | 0.0385% |
| TX | Bexar | 78252 | 2,468 | \$2,988,000 | \$115,000 | 0.0385% |
| TX | Bexar | 78253 | 1,939 | \$2,667,000 | \$100,000 | 0.0375% |
| TX | Bexar | 78253 | 1,939 | \$2,667,000 | \$100,000 | 0.0375% |
| WI | Ozaukee | 53024 | 4,460 | \$2,311,250 | \$94,765 | 0.0410% |

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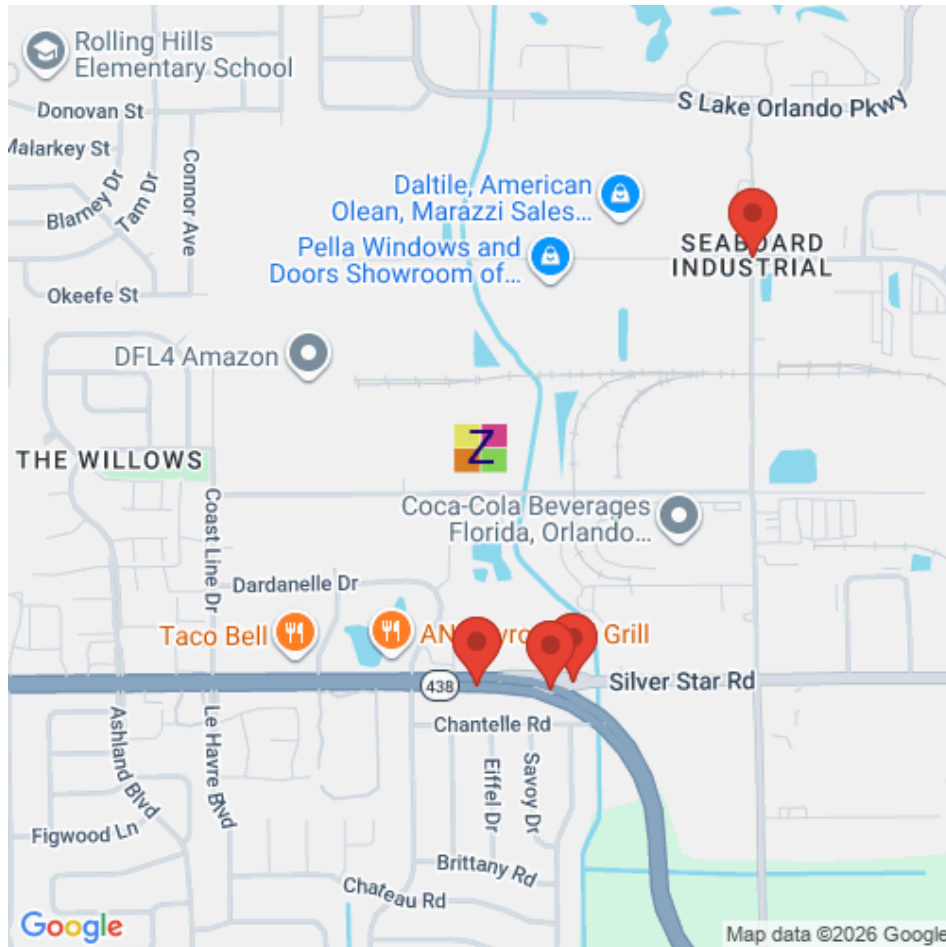
| State | County | Zip Code | BSF | Asking Price | NOI | Cap Rate |
|-------|-----------|----------|-------|--------------|-----------|----------|
| WI | Portage | 54467 | 4,016 | \$1,600,000 | \$67,349 | 0.0420% |
| NE | Sarpy | 68028 | 3,654 | \$3,133,000 | \$130,000 | 0.0415% |
| TX | El Paso | 79928 | 4,285 | \$2,650,000 | \$110,000 | 0.0415% |
| TX | El Paso | 79928 | 4,285 | \$2,650,000 | \$110,000 | 0.0415% |
| AZ | Maricopa | 85302 | 3,843 | \$3,333,000 | \$125,000 | 0.0375% |
| CA | Riverside | 92201 | 4,174 | \$3,086,000 | \$108,000 | 0.0350% |
| CA | Riverside | 92201 | 4,174 | \$3,086,000 | \$108,000 | 0.0350% |

Note: The data presented herein reflects the trailing 12 months. Individual locations are geo-coded with distance from subject in associated online Dashboard/Map.

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Traffic Counts (AADT)

DOT Traffic Counts are obtained from the State Department of Traffic. These data points are updated annually.



| ID | Roadway | AADT | Dist |
|----|--|--------|------|
| A | PINE HILLS RD to SR-438/ PRINCETON ST | 33,000 | 0.29 |
| B | SR438/SILVER STAR RD to MERCY DR | 20,900 | 0.31 |
| C | SR-438/PRINCETON ST to SR423/JOHN YOUNG PKY | 16,500 | 0.31 |
| D | MERCY DR to US 441/OBT | 6,500 | 0.48 |
| E | POWERS DR to N LAKE ORLANDO PKWY | 6,100 | 0.77 |
| F | NORTH LN to CINDERLANE PKWY | 4,100 | 0.77 |
| G | MERCY DR to SR423JOHN YOUNG PKWY | 24,000 | 0.84 |
| H | SILVER STAR RD to BEGGS RD | 34,000 | 0.88 |
| I | POWERS DR to PINE HILLS RD | 38,500 | 0.92 |
| J | POWERS DR to PINE HILLS RD | 5,000 | 1 |

DOT Traffic Counts are obtained from the State Department of Traffic. These data points are updated annually.

Definitions

Ground Lease - A long-term lease where the tenant leases the land from the owner and is responsible for constructing and maintaining any buildings or improvements on the property. The tenant typically owns the improvements until the lease expires, at which point ownership reverts to the landlord. Common in single-tenant retail for developments like standalone stores.

Triple Net Lease (NNN) - A lease agreement where the tenant pays base rent plus the three "nets": property taxes, insurance, and maintenance costs. This shifts most operating expenses to the tenant, making it attractive for investors seeking predictable income with minimal management.

Absolute Net Lease - Similar to a triple net lease but even more tenant-favorable for the landlord, where the tenant assumes all responsibilities, including structural repairs and roof replacement. Often used for creditworthy tenants in single-tenant setups.

Double Net Lease (NN) - A lease where the tenant pays base rent plus property taxes and insurance, while the landlord handles maintenance and repairs. Less common than NNN but still reduces landlord responsibilities compared to gross leases.

Capitalization Rate (Cap Rate) - A valuation metric calculated as Net Operating Income (NOI) divided by the property's purchase price or current market value, expressed as a percentage. Lower cap rates indicate lower risk/higher value properties (e.g., strong tenants like national chains), while higher rates suggest higher risk. Used to estimate investment returns and compare similar properties.

Net Operating Income (NOI) - The annual income generated by the property after deducting operating expenses (e.g., taxes, insurance, maintenance) but before debt service, depreciation, or income taxes. A key figure in valuing single-tenant retail properties, as it drives cap rate calculations and cash flow projections.

Credit Worthiness - An assessment of the tenant's financial stability and ability to meet lease obligations, often based on credit ratings (e.g., from Moody's or S&P), financial statements, and history. In single-tenant retail, high credit tenants (e.g., investmentgrade like Walmart) increase property value by reducing default risk.

Rent Escalations - Scheduled increases in base rent over the lease term, often as a fixed percentage (e.g., 2% annually) or tied to CPI. These protect against inflation and boost NOI over time, positively impacting property valuation.

Renewal Options - Clauses allowing the tenant to extend the lease, often at predetermined rates. These add value by minimizing vacancy risk and supporting long-term NOI projections in investment models.

Disclaimer

This information, including any indicated property values, capitalization rates, net operating income (NOI) estimates, comparable sales data, yield calculations, cash-on-cash returns, or other metrics, is provided for informational and educational purposes only. It does not constitute an appraisal, formal valuation, investment advice, financial advice, tax advice, or a recommendation to buy, sell, hold, or finance any property.

No representation or warranty, express or implied, is made as to the accuracy, completeness, timeliness, or suitability of the data, assumptions, calculations, market information, tenant credit assessments, lease abstracts, or any other content presented. Data may be sourced from third-party providers, public records, user inputs, or proprietary models and may contain errors, omissions, or outdated information.

Users must independently verify all information, including but not limited to lease terms, rent rolls, expense reimbursements, tenant financials, creditworthiness, market rents, comparable transactions, zoning, title status, physical condition, environmental reports, and local market conditions, through qualified professionals such as licensed appraisers, real estate attorneys, brokers, accountants, title companies, and/or other appropriate experts.

Real estate markets are dynamic and subject to rapid change due to economic conditions, interest rates, supply/demand shifts, tenant performance, regulatory changes, and other factors. Past performance or indicated metrics are not indicative of future results.

Any user relying on this platform's data, outputs, or projections does so entirely at their own risk. The provider of this SaaS platform, its affiliates, officers, employees, and agents shall not be liable for any direct, indirect, incidental, consequential, special, or punitive damages arising from the use of or reliance on any information provided herein.

All data is verified once by Landchecks/Landfinder.AI Users are responsible for final verification of all data. Users understand and agree that applicants may alter their intended development based upon a multitude of factors after their initial submittal.