



**BERKELEY**  
CAPITAL ADVISORS

**MCDONALD'S GROUND LEASE**  
RALEIGH, NC



# BERKELEY

CAPITAL ADVISORS

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BERKELEYCAP.COM

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## TRANSACTION TEAM

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BCA FIRM NC REAL ESTATE LICENSE NO.: C9467

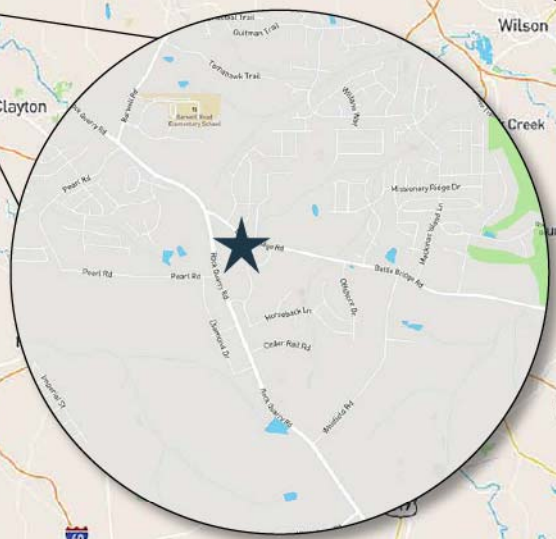


# LOCATION MAP

  
6320 Battle Bridge Road  
Raleigh, NC 27610

  
**1.28AC**  
McDonald's is situated on a large, 1.28 acre site.

  
**7MI**  
McDonald's is located seven miles from Raleigh's CBD.





# MCDONALD'S GROUND LEASE

6320 BATTLE BRIDGE ROAD  
RALEIGH, NC 27610

## PROPERTY DETAILS

TENANT	MCDONALD'S CORPORATION
NET OPERATING INCOME	\$73,810
RENT INCREASES	10% IN 2023; 15% IN EACH OPT
RENT COMMENCEMENT	JANUARY 28, 2008
RENT EXPIRATION	FEBRUARY 22, 2028
LEASE TYPE	ABSOLUTE NET GROUND LEASE
ORIGINAL LEASE TERM	20 YEARS
LEASE TERM REMAINING	10 YEARS
OPTIONS	FIVE, 5-YEAR
RIGHT OF FIRST REFUSAL	NO

**\$1,640,222**

**4.50% CAP RATE**



**5,127**  
SQUARE FEET



**1.28**  
ACRES



**44**  
PARKING SPACES



**2008**  
YEAR BUILT

## TRAFFIC COUNTS

	AADT
BATTLE BRIDGE ROAD	6,416
ROCK QUARRY ROAD	14,447