



9179 BABCOCK STREET
Palm Bay, FL

OFFERED FOR SALE
\$2,800,000 | 3.75% CAP

OUTPARCEL
TO BRAND
NEW PUBLIX!



CONFIDENTIAL
OFFERING MEMORANDUM





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a McDonald's in Palm Bay, FL. The Premises has been leased to McDonalds for a long 20-year term with Ten (10) Five (5) year extensions remaining. The Asset is well positioned just off busy Johns Heritage heritage Pkwy & Babcock St and under 10 miles to Melbourne, FL.

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$105,000
Current Term	6-10	\$115,500
Current Term	11-15	\$127,050
Current Term	16-20	\$139,755
1st Extension	21-25	\$153,731
2nd Extension	26-30	\$169,104
3rd Extension	31-35	\$186,014
4th Extension	36-40	\$204,615
5th Extension	41-45	\$225,077
6th Extension	46-50	\$247,585
7th Extension	51-55	\$272,343
8th Extension	56-60	\$299,577
9th Extension	61-65	\$329,535
10th Extension	66-70	\$362,488

NOI	\$105,000
CAP	3.75%
PRICE	\$2,800,000



ASSET SNAPSHOT

Tenant Name	McDonalds
Address	9179 Babcock St, Palm Bay, FL
Building Size (GLA)	4,395 SF
Land Size	1.54 AC
Year Built/Renovated	2025
Signator/Guarantor	Corporate
Rent Type	Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	11/14/2025 est.
Lease Expiration Date	11/30/2045 est.
ROFR	Yes - 30 Days
Rental Increases	10% Every 5 Years and in Options
Remaining Term	20 Years
Current Annual Rent	\$105,000



34,376 PEOPLE
IN 5 MILE RADIUS



\$180,062 AHHI
IN 1 MILE RADIUS



57,584 VPD
ON INTERSTATE -95



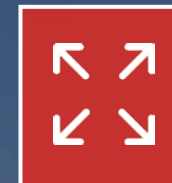
STRONG LEASE FUNDAMENTALS

10% rent increase every 5 years during current term & options periods | 20-year Absolute NNN Ground lease | Ten (10) five (5) year option periods



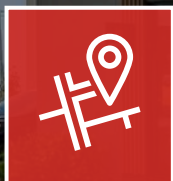
CORPORATE GUARANTEE FROM CREDIT TENANT

McDonald's has over 40,000 locations worldwide | S&P Credit Rating of BBB+ and has a market capitalization of \$218B (NYSE: MCD) | Over \$23B 2024 Revenue



LOCATED IN FAST GROWING & HIGHLY AFFLUENT PALM BAY

AHHI exceeds \$180K in a 1-mile radius | Within the rapidly growing Palm Bay-Melbourne-Titusville MSA (600,000+ residents) | Palm Bay is the largest city in Brevard County (127,000+ residents) and benefits from strong aerospace, defense, and tech employment clusters led by Lockheed Martin, L3Harris, and Northrop Grumman | Potential customers with an AHHI greater than \$160,000



STRATEGIC CONNECTIVITY

This brand new construction is less than 3 miles from I-95 | Quick access to Palm Bay-Melbourne-Titusville regional market | 242 feet of frontage and excellent visibility



PUBLIX OUTPARCEL & NEW DEVELOPMENT

Immediate trade area features multiple master planned residential communities under construction | Cypress Bay Preserve. Emerald Lakes and Eddgewood at Everland's | Across the street from Courtyard at Waterstone | Outparcel to Publix Shopping Center



BREVARD COUNTY ECONOMIC DRIVERS

Anchored by aerospace, defense, and high-tech employers | L3Harris (8,000+ employees), Northrop Grumman (6,500+ employees), and Lockheed Martin contribute to consumer spending



SITE PLAN





Proposed Mexican QSR



St John Heritage Pkwy (6,900 VPD)

Babcock St (3,500 VPD)





PROPERTY PHOTOS





Florida Business Environment

Florida's business market is one of the most dynamic in the United States, driven by its strategic location, strong population growth, and diverse economy. The state benefits from a favorable tax climate with no personal income tax, making it attractive for entrepreneurs, corporations, and investors. Key industries include tourism, real estate, financial services, aerospace and defense, international trade, and a rapidly growing technology sector. With major ports, global connectivity, and close ties to Latin America, Florida serves as a gateway for international commerce. Additionally, its large and expanding workforce, coupled with continuous infrastructure investment, positions the state as a competitive hub for both established enterprises and emerging startups.

TAMPA
112 MILES
2:40 DRIVE



PALM BAY

FORT MYERS
115 MILES
3:00 DRIVE

WEST PALM BEACH
88 MILES
1:40 DRIVE

1 MILES

1,827
PEOPLE
\$180,062
AHHI
155
TOTAL
EMPLOYEES

3 MILES

12,868
PEOPLE
\$149,407
AHHI
491
TOTAL
EMPLOYEES

5 MILES

34,376
PEOPLE
\$131,257
AHHI
3,095
TOTAL
EMPLOYEES

MIAMI
150 MILES
3:00 DRIVE



TENANT OVERVIEW

McDonald's is the largest quick-service restaurant chain in the world, operating more than 40,000 locations across over 100 countries. Founded in 1955, McDonald's has grown into the most recognizable brand in the fast-food industry, serving nearly 70 million customers daily. The company's menu innovation, global supply chain, and industry-leading digital platforms (mobile ordering, delivery, loyalty) continue to drive strong customer engagement and sales growth.

For fiscal year 2023, McDonald's reported \$25.5 billion in revenue and \$8.47 billion in net income, reflecting its robust financial performance. The company maintains investment-grade credit ratings of BBB+ (S&P) and Baa1 (Moody's), underscoring its financial strength and reliability as a tenant. McDonald's continues to prioritize drive-thru modernization, technology integration, and global store expansion, positioning the brand for sustainable long-term growth.

MCDONALD'S QUICK FACTS

Founded:	1955
Ownership:	Public; NYSE: MCD
Market Cap:	\$2.18B
# of Locations:	40,000+
Headquarters:	Chicago, IL
Guaranty:	Corporate





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Exclusively Offered By



PRIMARY DEAL CONTACTS

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