



74 RESERVOIR RD | VERNON, CT

813.3K Visits Last 12 Months
848/12,914 National (93%)
Placer.ai 12/123 in CT (91%)

**OFFERED
FOR SALE**
\$3,029,100
4.00% CAP





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of McDonald's in Vernon, Connecticut, a freestanding net-leased investment located along a dominant retail corridor with excellent visibility and convenient access to I-84 (98,000 VPD).

McDonald's has successfully operated at this location since 2004, demonstrating the long-term strength of the real estate and the surrounding trade area. The property is leased on an absolute NNN ground lease with scheduled rental increases, providing stable cash flow with zero landlord responsibilities.

Backed by the corporate credit of McDonald's and supported by more than two decades of successful operation, the asset offers investors a durable net-lease investment with strong real estate fundamentals and long-term income stability.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
1st Option Period	8/1/2024 - 7/31/2029	\$121,164
2nd Option Period	8/1/2029 - 7/31/2034	\$139,339
3rd Option Period	8/1/2034 - 7/31/2039	\$160,239
4th Option Period	8/1/2039 - 7/31/2044	\$184,275

NOI	\$121,164
CAP	4.00%
PRICE	\$3,029,100



ASSET SNAPSHOT

Tenant Name	McDonald's
Address	74 Reservoir Rd, Vernon, CT
Signator/Guarantor	Corporate
Credit Rating	S&P: BBB+
Building Size (GLA)	3,528 SF
Land Size	1.39 Acres
Year Built/Renovated	2004
Lease Type	Abs NNN Ground Lease
Landlord Responsibilities	None
Lease Expiration Date	Aug-29
Remaining Term	3 Years, 5 Months
Renewal Options	4 x 5-Years (Automatic)
Rental Increases	15% Every 5 Years
NOI	\$121,164



27,850 PEOPLE
IN 3 MILE RADIUS

\$106,094 AHHI
IN 3 MILE RADIUS

22,200 VPD
ON RESERVOIR RD



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Corporate-backed lease from McDonald's Corporation (S&P: BBB+) providing strong credit and long-term stability.



ABSOLUTE NNN GROUND LEASE – ZERO LANDLORD RESPONSIBILITIES

Absolute NNN ground lease structure with no landlord management, maintenance, roof, structure, or expense obligations.



15% RENTAL INCREASES EVERY 5 YEARS

Built-in 15% rent increases at each 5-year option period, providing strong contractual income growth and inflation hedge.



LOCATED ALONG INTERSTATE 84 RETAIL CORRIDOR

Strategically positioned along a high-traffic retail corridor with direct access to I-84, serving the Vernon and Greater Hartford trade area.



PROVEN LONG TERM OPERATING HISTORY

The McDonald's at this location has been successfully operating since 2004, demonstrating over two decades of sustained performance and strong customer demand.



STRATEGIC POSITION IN DENSE, STABLE DEMOGRAPHICS

Vernon and the surrounding Hartford MSA support steady population and employment fundamentals, with diversified employment drivers such as healthcare, insurance, education, and government sectors that underpin local consumer activity.





IMMEDIATE TRADE AREA

RESERVOIR RD 22,200 VPD

HYDE AVE 14,400 VPD

84 98,000 VPD

ExtraSpace Storage

GERBER TECHNOLOGY

Frozen Food Express

Star Hill

DUNKIN'

Mobil

SUBWAY

McDonald's
74 RESERVOIR RD, VERNON, CT

BURGER KING

ROCKVILLE PARK & RIDE
241 SPACES
provides connection
to Hartford & Uconn

ROCKVILLE TECHNOLOGY

30

31





SURROUNDING LANDSCAPE

STOP&SHOP.
Burlington
 CVS **LOWE'S**
 Goodwill
 CHASE

UNIVERSITY OF HARTFORD
 6,100 ENROLLED

THE SHOPS AT EVERGREEN WALK
WHOLE FOODS **OLD NAVY**
L.L.Bean
 WILLIAMS SONOMA
 SEPHORA **NIKE**
 SHAKE SHACK

THE PLAZA AT BUCKLAND HILLS
Marshalls **ULTA**
TRADER JOE'S **PETSMART**

JCPenney
 LOGISTICS CENTER

LOWE'S

THE SHOPPES AT BUCKLAND HILLS
macy's **LONGHORN STEAKHOUSE**
BARNES & NOBLE
BJS **DAVE'S BEST** **Red Robin**

STOP&SHOP
 THE PICKLEBALL PLACE

TRI-CITY PLAZA SHOPPING CENTER
ShopRite **Harbor Freight**
HOME SENSE **HomeGoods**

CINEMARK

MANCHESTER

PLAZA AT BURR CORNERS
at home **DUNKIN'**
110 Grill **Firestone**

PUTNAM BRIDGE PLAZA SHOPPING CENTER
ShopRite **THE HOME DEPOT** **TACO BELL**
TJ-maxx **PETSMART** **Michaels**

McDonald's
 74 RESERVOIR RD, VERNON, CT

HARTFORD

EAST HARTFORD

84 98,000 VPD





HARTFORD MSA

SPRINGFIELD
23 MILES

AREA EMPLOYERS

UConn

ROCKVILLE
GENERAL HOSPITAL

GERBER
TECHNOLOGY

Mastercam

NERA

McDonald's
74 RESERVOIR RD, VERNON, CT

HARTFORD
15 MILES

MANCHESTER
8 MILES

VERNON, CT TOLLAND COUNTY

Vernon, Connecticut is a well-located suburban community in Tolland County, approximately 15 miles northeast of Hartford. With a population of roughly 30,000 residents, Vernon offers a mix of suburban convenience and small-town character, supported by direct access to Interstate 84 and strong regional connectivity throughout the Hartford MSA.

The town benefits from stable residential demand, established neighborhoods, and active retail corridors along Route 83 and Talcottville Road, which serve both local residents and surrounding communities. Vernon's real estate market has demonstrated steady performance, supported by consistent consumer activity and integration within the broader Hartford economy.

Economically, the area draws strength from the Hartford region's core industries, including insurance, healthcare, manufacturing, and financial services. With reliable access to major employment centers and a stable population base, Vernon provides a solid and dependable environment for residents and long-term investment.



15 MILES
FROM
HARTFORD



DIRECT
ACCESS



6,125 PEOPLE
\$229,067 AHHI

MCDONALD'S QUICK FACTS

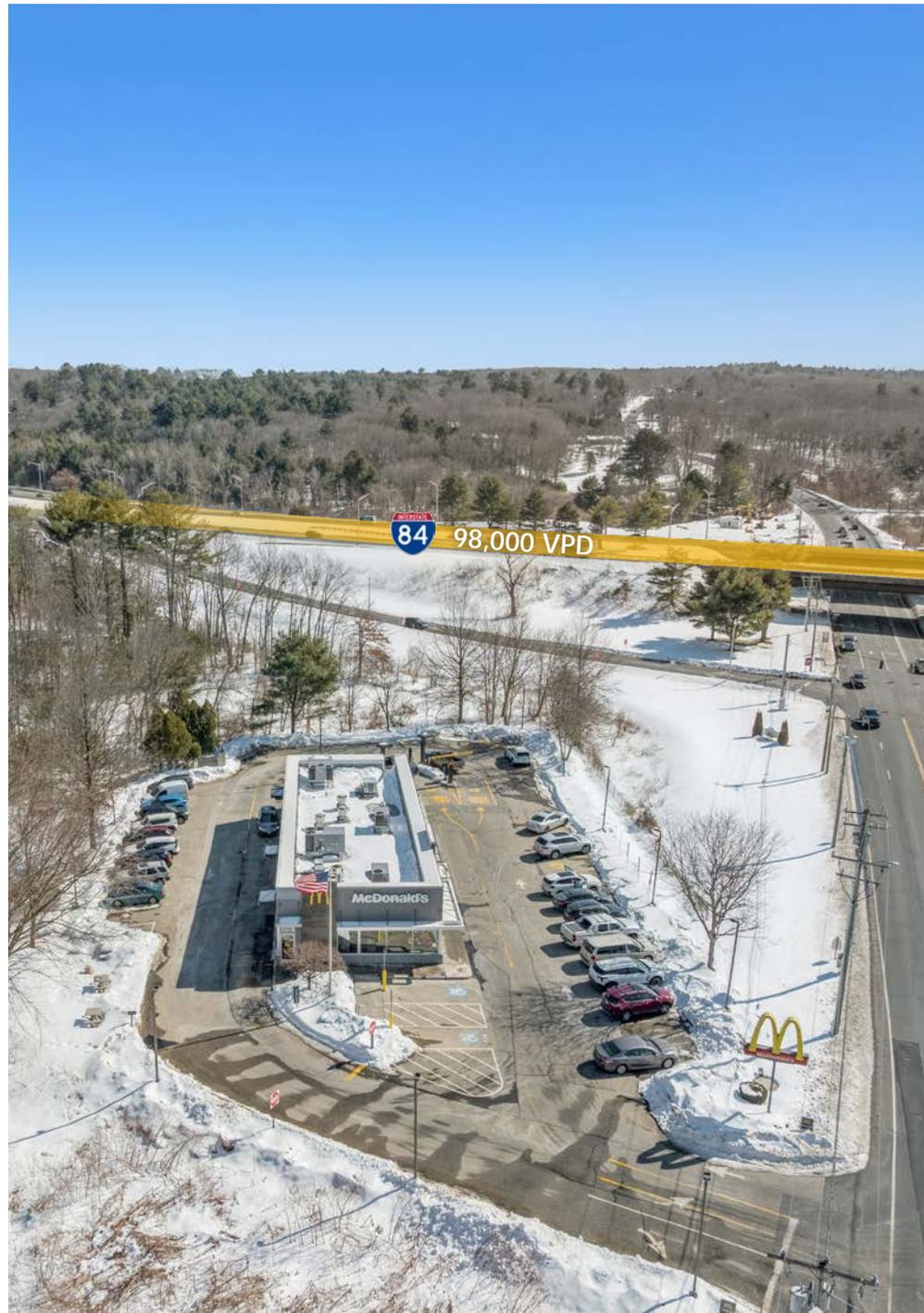
FOUNDED:	1940
HEADQUARTERS:	Chicago, IL
OWNERSHIP:	Public
LOCATIONS:	41,000+
GUARANTY:	Corporate
WEBSITE:	https://www.mcdonalds.com/us/en-us.html



TENANT SUMMARY

McDonald's is the world's largest quick-service restaurant company, serving millions of customers daily across more than 100 countries. Founded in 1940, the brand has built an unparalleled global platform through consistent operational execution, strong franchise partnerships, and strategic real estate positioning along high-traffic retail corridors.

The company operates and franchises over 41,000 locations worldwide and maintains a dominant presence in the U.S. quick-service restaurant sector. McDonald's benefits from exceptional brand recognition, diversified revenue streams, and a proven business model that performs across economic cycles. The brand continues to invest heavily in drive-thru optimization, digital ordering, delivery integration, and menu innovation, reinforcing its competitive positioning and long-term sales growth. McDonald's real estate strategy prioritizes high-visibility, convenience-oriented sites, supporting strong unit-level performance and durable occupancy.





LEASE ABSTRACT

LESSEE:	McDonald's			
LAND:	1.39 Acres			
LEASE TERM:	Twenty (20) Years			
RENT COMMENCEMENT DATE:	Aug-04			
EXPIRATION DATE:	Aug-29			
BASE RENT:	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
1st Option Period	8/1/2024 - 7/31/2029	\$121,164	\$10,097	\$34.34
2nd Option Period	8/1/2029 - 7/31/2034	\$139,339	\$11,612	\$39.50
3rd Option Period	8/1/2034 - 7/31/2039	\$160,239	\$13,353	\$45.42
4th Option Period	8/1/2039 - 7/31/2044	\$184,275	\$15,356	\$52.23
SECURITY DEPOSIT:	None			
SIGNATOR/GUARANTOR:	Corporate			
RENEWAL TERM(S):	Tenant as four (4) five (5) year automatic renewals			
REQUIRED PARKING:	The adjoining shopping center granted to the premise pursuant to the REA certain easement and rights including the nonexclusive right to use 59 parking spaces on the adjoining shopping center. Tenant agrees to pay REA Payee \$45,000 per lease year for the use of the REA spaces in equal monthly installments.			
USE RESTRICTIONS:	The premises may not be used for the following purposes: massage parlor, adult bookstore, or other such noxious or offensive use			
TERMINATION OPTION(S):	None			
REAL ESTATE TAXES:	Tenant shall be responsible for paying real estate taxes directly to the taxing authority			
REPAIRS & MAINTENANCE:	Tenant shall pay its proportionate share of expenses yearly within fifteen (15) days after receipt of a statement from Landlord			
UTILITIES:	Tenant to pay when due all charges for utility services used on the Demised Premises			
INSURANCE:	Tenant shall maintain property insurance (100% replacement value) and \$3,000,000 general liability coverage, name Landlord as additional insured, deliver certificates upon request, indemnify Landlord, and may self-insure provided net worth exceeds \$50M			
ASSIGNMENT, SUBLETTING & GO DARK:	Tenant may without the consent of the Landlord, sublease or assign this Lease to a wholly owned subsidiary or a franchisee of McDonald's Corporation, or any of its affiliates or subsidiaries			
ESTOPPEL CERTIFICATE:	N/A			



**OFFERED
FOR SALE
\$3,029,100
4.00% CAP**

74 RESERVOIR RD | VERNON, CT

Exclusively Offered By



PRIMARY DEAL CONTACTS

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
860.944.3851
esuffoletto@atlanticretail.com

KENDRA DOHERTY

Analyst
857.400.1568
kdoherty@atlanticretail.com

**BROKER OF RECORD:
Bryan Anderson
REB.0754893**

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of McDonald's - Vernon, CT (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.