
3869 NY-31, LIVERPOOL, NY

**OFFERED FOR SALE**
**$2,415,750**
**4.00% CAP**

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

# McDonald's

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively retained to offer for sale McDonald's located at 3869 Route 31 in Liverpool (Clay), New York, a single-tenant, absolute NNN ground lease investment backed by one of the world's most recognized and financially secure quick-service restaurant brands. The property is subject to a long-term corporate lease with McDonald's Corporation, providing investors with passive ownership and zero landlord responsibilities.

Originally developed in 2002, the property is strategically positioned along NY Route 31 within a dominant regional retail corridor anchored by national retailers including Home Depot, Target, and numerous complementary retailers. The lease extends through May 31, 2032, with two remaining 5-year renewal options, each featuring 10% rental increases, providing long-term income growth and continued occupancy potential. Combining an investment-grade corporate tenant, absolute NNN lease structure, and an established infill retail location, the offering presents investors with stable cash flow and durable long-term real estate fundamentals.

| RENT SCHEDULE | LEASE YEARS | ANNUAL RENT |
|---|---|---|
| Current Term (Option 1) | 6/1/2022 - 5/31/2027 | $96,630 |
| Option 2 (Exercised) | 6/1/2027 - 5/31/2032 | $106,294 |
| Option 3 | 6/1/2032 - 5/31/2037 | $116,923 |
| Option 4 | 6/1/2037 - 5/31/2042 | $128,615 |

| | |
|---|---|
| NOI | $96,630 |
| CAP | 4.00% |
| PRICE | $2,415,750 |

## ASSET SNAPSHOT

| | |
|---|---|
| Tenant Name | McDonald's |
| Address | 3869 NY-31, Liverpool, NY 13090 |
| Guarantor | Corporate |
| Building Size | 4,186 SF |
| Land Size | 2.02 Acres |
| Year Renovated | 2023 |
| Lease Type | Abs NNN Ground Lease |
| Landlord Responsibilities | None |
| Lease Expiration Date | 5/31/2032 |
| Remaining Term | 5+ Years |
| Renewal Options | 2 x 5-Years |
| Rental Increases | 10% Every 5-Years |
| NOI | $96,630 |


**26,959** PEOPLE IN 3 MILE RADIUS

**$118,939** AHHI IN 3 MILE RADIUS

**27,800** VPD ON ROUTE 31

# INVESTMENT HIGHLIGHTS

## CORPORATE MCDONALD'S GROUND LEASE

Leased directly to McDonald's Corporation, an investment-grade global restaurant company and one of the world's most recognized quick-service restaurant brands.

## ZERO LANDLORD RESPONSIBILITIES

Absolute NNN ground lease structure eliminates landlord obligations for property taxes, insurance, maintenance, repairs, and capital expenditures, providing truly passive ownership and predictable cash flow.

## 10% CONTRACTUAL RENT ESCALATIONS WITH TWO REMAINING OPTIONS

The lease includes a 10% rent increase beginning June 2027, followed by two additional five-year renewal options with 10% increases, providing built-in NOI growth and potential income durability through May 2042.

## ESTABLISHED OPERATING HISTROY SINCE 2002

McDonald's has operated at the property for more than two decades, demonstrating the long-term viability of the site and the strength of the trade area.

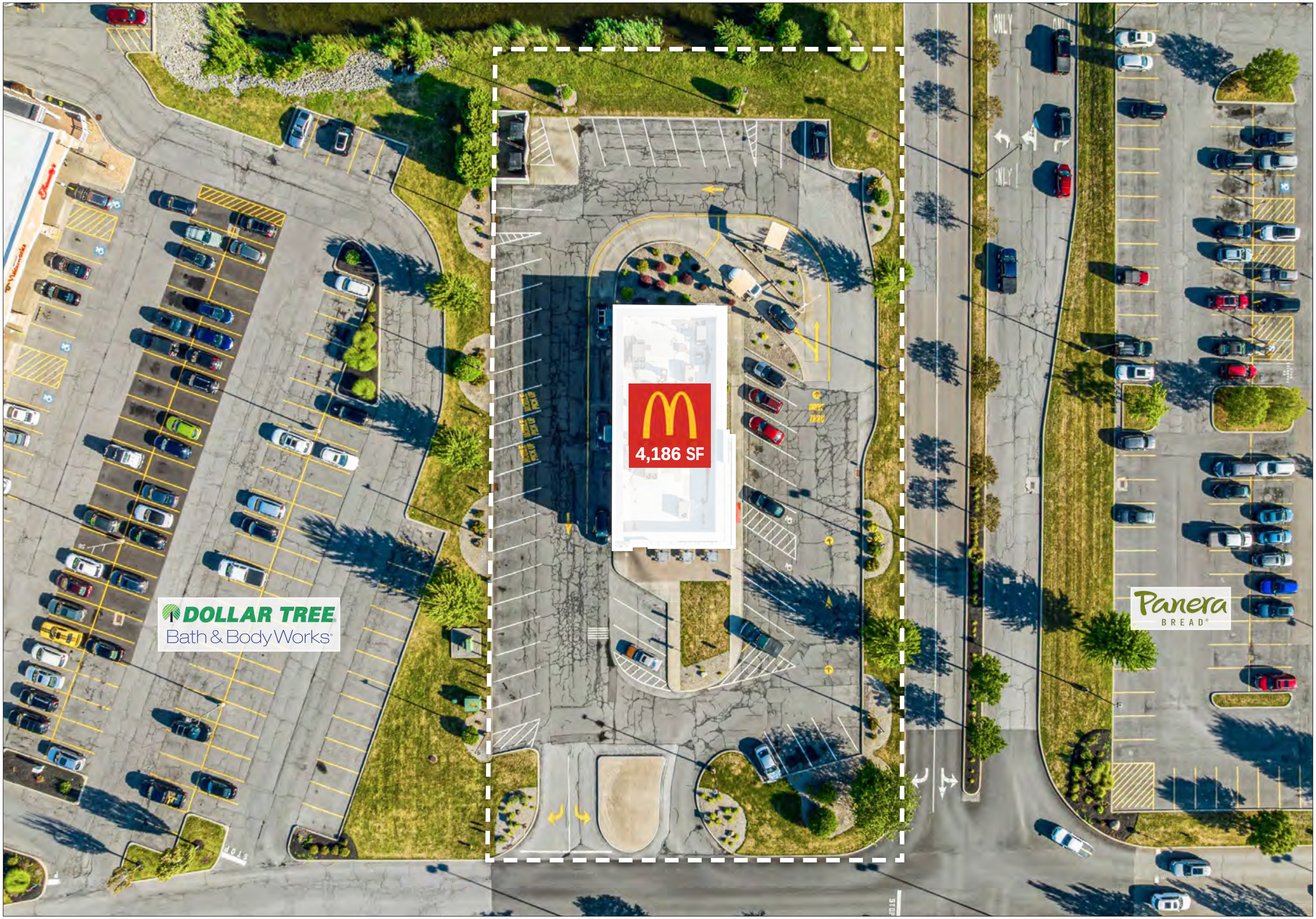
## STRATEGICALLY POSITIONED WITHIN A DOMINANT REGIONAL RETAIL CORRIDOR

Strategically positioned along NY Route 31, carrying approximately 27,800 vehicles per day, within one of northern Syracuse's most concentrated retail destinations. Surrounding national tenants include, Target, The Home Depot, Lowe's, Walmart, Wegmans, BJ's Wholesale Club, Hobby Lobby, Kohl's, and more.

## STRONG RESIDENTIAL DENSITY AND SIGNIFICANT TRADE-AREA INVESTMENT

The property benefits from nearby residential communities including Rivers Pointe Apartments and Woodland Acres Townhomes, totaling more than 700 units, along with the planned redevelopment of the former Great Northern Mall into a mixed-use town center and medical destination.

# SITE PLAN



# EAST AERIAL


GREAT NORTHERN MALL REDEVELOPMENT
DEMOLITION BEGAN JULY 2026
Wegmans
DICK'S SPORTING GOODS
HomeGoods
Raymour & Flanigan
Burlington
ALDI
Runnings
481
NY-481 27,200 VPD
WILLOW FIELD ELEMENTARY
385 STUDENTS
Walmart Supercenter
BARNES & NOBLE
HOBBY LOBBY
LOWE'S
orangetheory
DOLLAR TREE
Bath & Body Works
CHIPOTLE MEXICAN GRILL
31
NY-31 27,800 VPD
Panera BREAD
3869 NY-31
LIVERPOOL, NY
THE HOME DEPOT
TARGET
PETSMART
OLD NAVY
ULTA BEAUTY
TJ·maxx
KOHL'S + SEPHORA
KFC

# NORTHWEST AERIAL

# IMMEDIATE TRADE AREA

# SYRACUSE MSA

**The Syracuse MSA serves as the economic and commercial hub of Central New York, supported by a diverse employment base spanning healthcare, higher education, advanced manufacturing, logistics, defense, and technology. The region is anchored by major institutions including Syracuse University, Upstate University Hospital, Micron Technology, and Lockheed Martin. Micron's historic $100+ billion semiconductor investment in the northern Syracuse region the largest private investment in New York State history is expected to create more than 50,000 direct and indirect jobs over the coming decades, reinforcing the area's long-term economic outlook.**

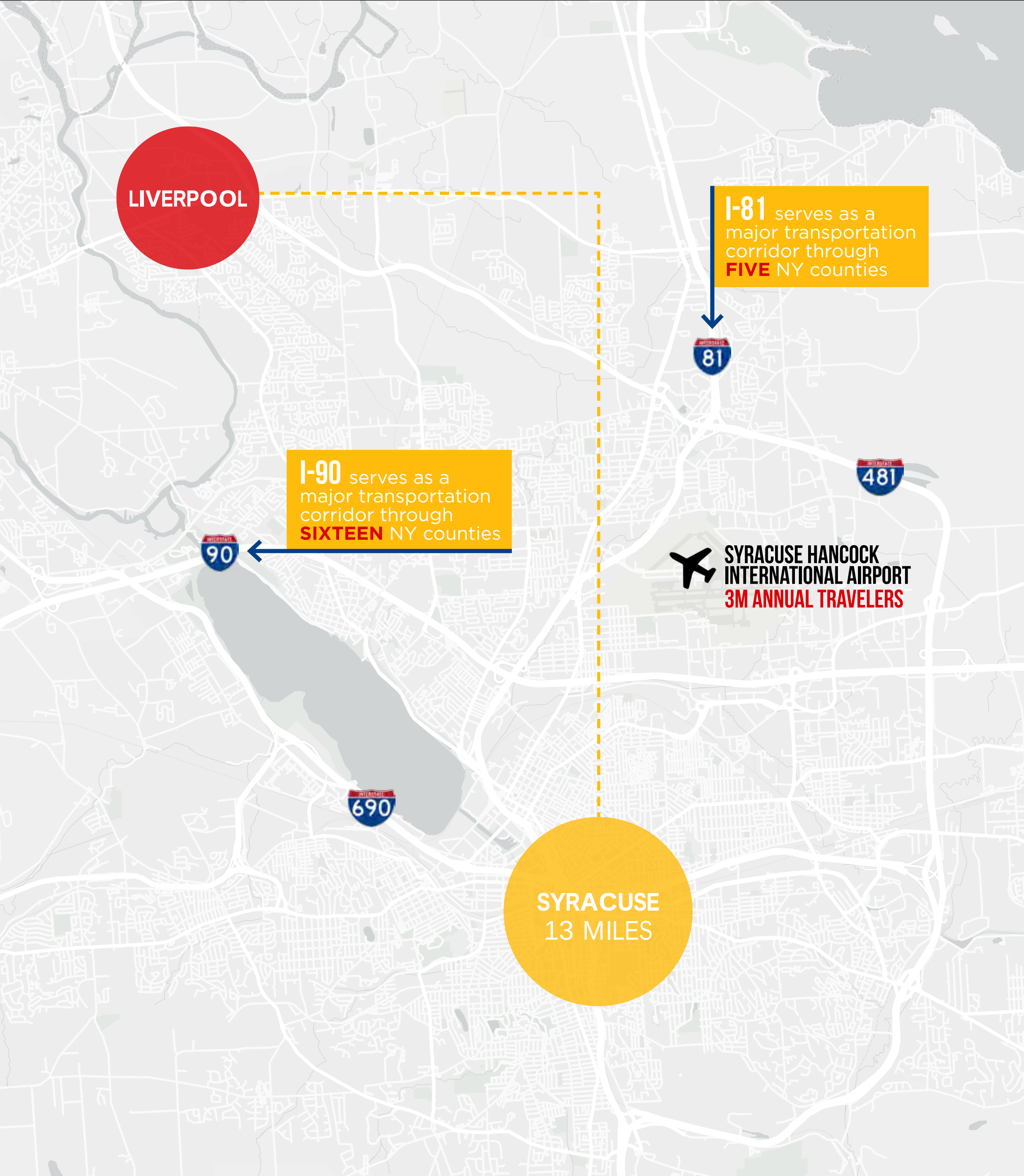
**The Syracuse MSA benefits from exceptional regional connectivity via Interstate 81, Interstate 90 (New York State Thruway), Interstate 481, and Syracuse Hancock International Airport. Continued residential growth, expanding healthcare and educational institutions, and significant public and private investment have fueled strong commercial development throughout the region. Combined with its strategic location, skilled workforce, and expanding retail and employment base, the Syracuse MSA has emerged as one of the Northeast's most compelling long-term growth markets.**

## SIGNIFICANT CHANGE & GROWTH

**THE MICRON MEGAFAB:** Micron Technology officially broke ground in January 2026 on a semiconductor manufacturing complex in nearby Clay, NY. Spanning a massive $250 billion initiative through 2035, the project is projected to create 50,000 to 100,000 regional jobs. ***This represents the largest private investment in New York State history.***

**JOB INFLUX & TECH EXPANSION:** High-paying tech, construction, and engineering roles are driving an unprecedented local population boom. Leaders in neighboring suburbs like Cicero and North Syracuse report sharp increases in commercial land inquiries.

**THE "SYRACUSE SURGE":** This smart-city initiative continues to draw remote workers by modernizing municipal digital infrastructure, introducing regional 5G, and bolstering high-tech workforce training.



# McDonald's

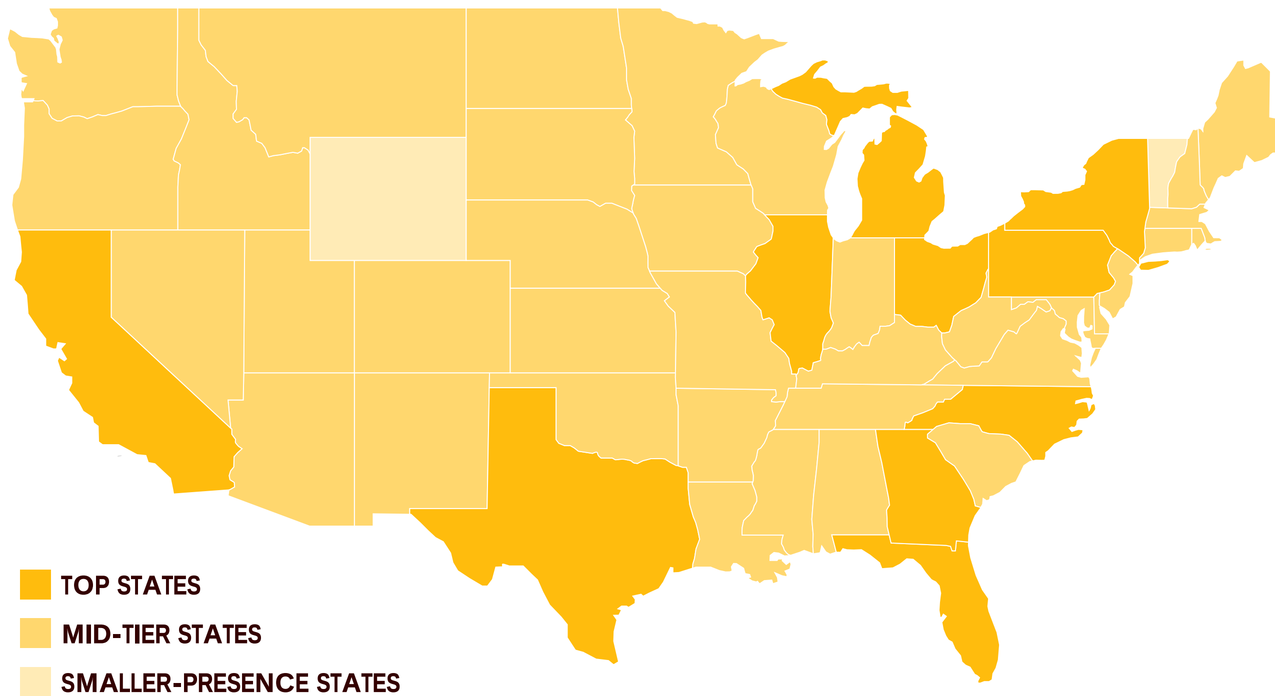
## MCDONALD'S QUICK FACTS

| | |
|---|---|
| **Founded:** | 1940 |
| **Headquarters:** | Chicago, IL |
| **Ownership:** | Public |
| **Locations:** | 45,000+ |
| **Guaranty:** | Corporate |

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 more than 45,000 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 has demonstrated resilience across multiple economic cycles. Continued investment in drive-thru optimization, digital ordering, loyalty initiatives, delivery integration, and menu innovation has strengthened customer engagement and reinforced long-term sales growth.

READ MORE




**$26.89B**
2025 REVENUE

**13,800+**
TOTAL U.S. LOCATIONS

**50 STATES**
GEOGRAPHIC FOOTPRINT

**2M+**
TOTAL EMPLOYEES

**$217B**
MARKET CAP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**4.00% CAP**

# 3869 NY-31, LIVERPOOL, NY

Exclusively Offered By

Atlantic
CAPITAL PARTNERS™

## PRIMARY DEAL CONTACTS


**CHRIS PETERSON**
Executive Vice President
917.780.4233
cpeterson@atlanticretail.com

**DANNY GRIFFIN**
Vice President
781.635.2449
dgriffin@atlanticretail.com

**KENDRA DOHERTY**
Analyst
857.400.1568
kdoherty@atlanticretail.com


**BROKER OF RECORD:**
**Bryan Anderson**
#49AN1154847