



735 BOSTON POST RD | MARLBOROUGH, MA

**OFFERED  
FOR SALE**  
**\$2,700,000**  
**4.00% CAP**

REPRESENTATIVE PHOTO



## EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively present the sale of 735 Boston Post Road in Marlborough, Massachusetts, an absolute NNN ground lease investment occupied and corporately guaranteed by McDonald's Corporation (S&P: BBB+). Strategically positioned along Boston Post Road (Route 20), a primary commercial corridor carrying approximately 20,600 vehicles per day, the property benefits from exceptional visibility and access within Marlborough's established retail corridor in the Greater Boston MSA.

Situated on 2.86 acres, the asset offers truly passive ownership with zero landlord responsibilities, including maintenance, insurance, taxes, and capital expenditures. The lease features favorable 12.5% contractual rent escalations every five years, providing consistent NOI growth, with Four (5-Year) renewal options minimizing rollover exposure and enhancing long-term asset value.

The offering presents investors with the opportunity to acquire a proven quick-service retail asset backed by one of the world's most recognized operators, positioned within a dense and affluent MetroWest trade area supported by more than 105,000 residents within five miles and average household incomes exceeding \$159,000. The property further benefits from strong surrounding retail synergy and proximity to major regional employers including Boston Scientific, Hologic, TJX Companies, and Raytheon Technologies, which continue to drive daytime population, consumer traffic, and long-term retail demand throughout the corridor, supporting durable real estate fundamentals and long-term income stability.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	1-5	\$108,000
Current Term	6-10	\$121,500
Current Term	11-15	\$136,688
Current Term	16-20	\$153,773
1st Extension Term	21-25	\$172,995
2nd Extension Term	26-30	\$194,619
3rd Extension Term	31-35	\$218,947
4th Extension Term	36-40	\$246,315

<b>NOI</b>	<b>\$108,000</b>
<b>CAP</b>	<b>4.00%</b>
<b>PRICE</b>	<b>\$2,700,000</b>

## ASSET SNAPSHOT

Tenant Name	McDonald's
Address	735 Boston Post Rd, Marlborough, MA
Signator/Guarantor	McDonald's Corporation (S&P BBB+)
Building Size (Est.)	3,830 SF
Land Size	2.86 Acres
Year Built	2026
Lease Type	Abs NNN Ground Lease
Landlord Responsibilities	None
Lease Expiration Date (Est.)	Q4 2046
Base Term	Twenty (20) Years
Renewal Options	4 x 5-Years (Automatic)
Rental Increases	12.5% Every 5-Years
NOI	\$108,000



**41,338** PEOPLE  
IN 3 MILE RADIUS

**\$140,108** AHHI  
IN 3 MILE RADIUS

**20,600** VPD  
ON BOSTON POST RD



## 20-YEAR CORPORATE GUARANTEE FROM INVESTMENT-GRADE TENANT

Secured by a corporate guarantee from McDonald's Corporation (S&P: BBB+), providing credit certainty and stable income backed by a globally recognized QSR brand.



## ABSOLUTE NNN GROUND LEASE WITH ZERO LANDLORD RESPONSIBILITIES

Eliminates all landlord obligations including maintenance, insurance, taxes, and capital expenditures, maximizing net income and minimizing operational complexity.



## ABOVE-MARKET 12.5% RENT GROWTH WITH FOUR AUTOMATIC EXTENSION OPTIONS

Contractual 12.5% rent increases every five years provide outsized NOI growth well above prevailing market escalation standards, while four automatic renewal options extend income durability through 2064.



## RARE MASSACHUSETTS MCDONALD'S OFFERING

Corporate-guaranteed McDonald's ground leases in Massachusetts are exceptionally rare, offering limited competition and strong regional and national buyer demand.



## HIGH-VISIBILITY BOSTON POST ROAD LOCATION

Prominent frontage along Boston Post Road (Route 20) generating 20,600 vehicles per day within Marlborough's established retail corridor.



## AFFLUENT METROWEST DEMOGRAPHICS

Supported by 41,338 residents within three miles with \$140,108 average household income, underpinning durable consumer spending.





# CONSTRUCTION STATUS AS OF JUNE 9, 2026



1 MILE  
6,265  
PEOPLE  
\$87,120  
AHHI

3 MILES  
41,338  
PEOPLE  
\$140,108  
AHHI

 **Raytheon  
Technologies**

 **EXELA  
STORAGE**

 **SUBWAY**

**McDonald's**  
735 BOSTON POST RD, MARLBOROUGH, MA

 **ANYTIME  
FITNESS**  
 **DOLLAR TREE**  
 **Staples**

 **TACO  
BELL**

 **NISSAN**

BOSTON POST RD 20,600 VPD

**Zenith Primary &  
Urgent Care**





**McDonald's**  
735 BOSTON POST RD, MARLBOROUGH, MA

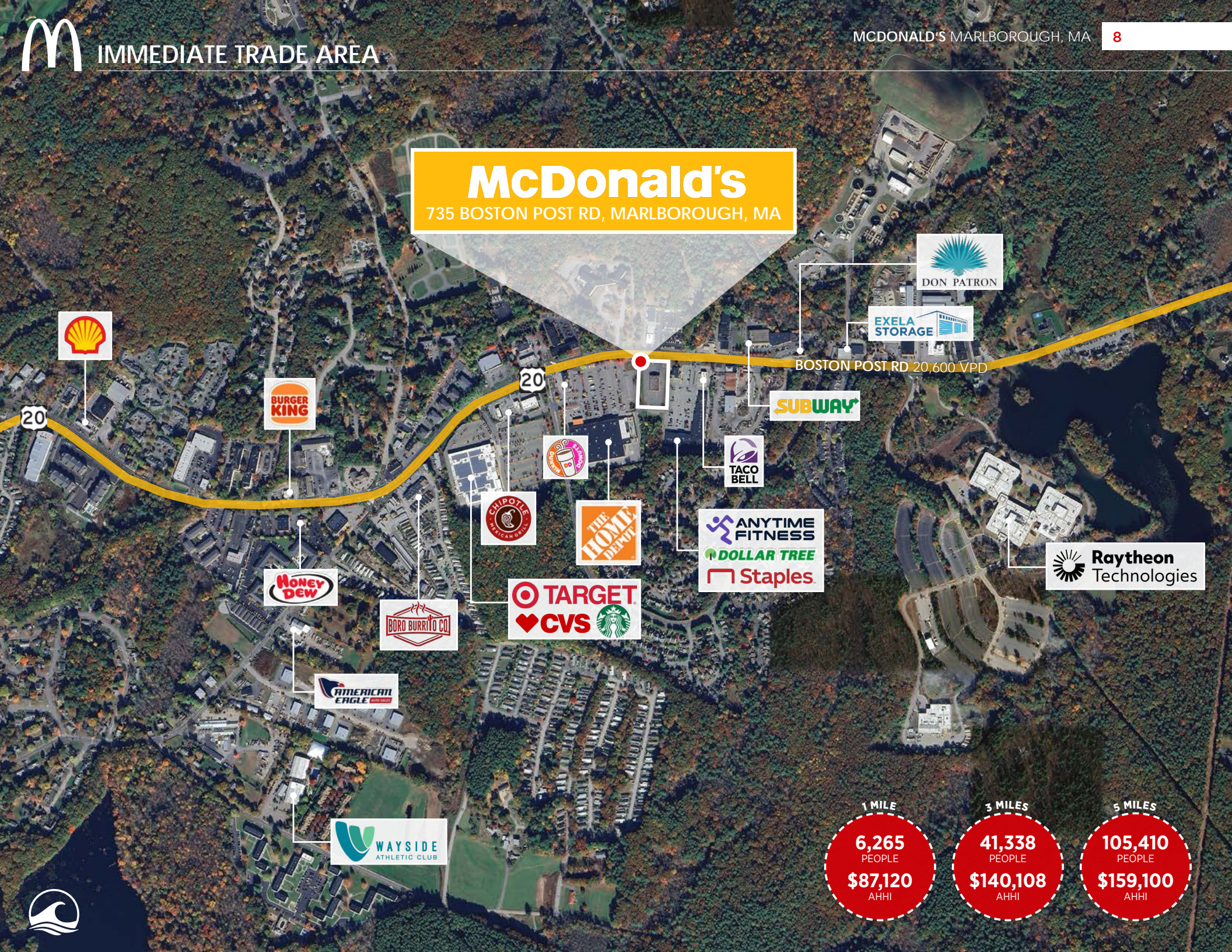


BOSTON POST RD 20,600 VPD





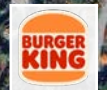
**McDonald's**  
 735 BOSTON POST RD, MARLBOROUGH, MA



BOSTON POST RD 20,600 VPD

20

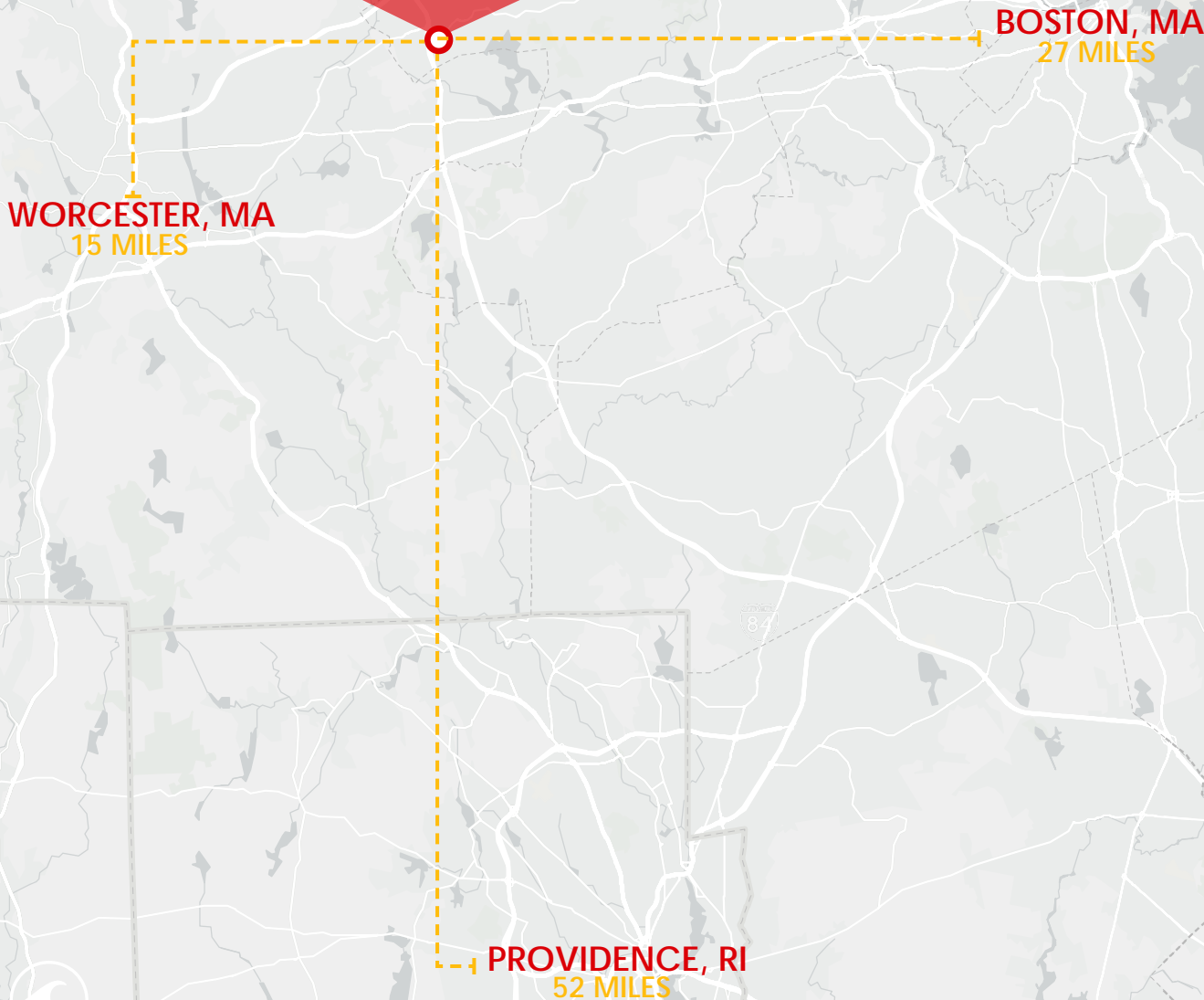
20





# McDonald's

735 BOSTON POST RD, MARLBOROUGH, MA



## MARLBOROUGH, MA

Marlborough, Massachusetts is a strategically positioned commercial hub located approximately 25 miles west of downtown Boston within the Greater Boston MSA. Situated at the intersection of Interstate 495 and the Massachusetts Turnpike (I-90), Marlborough benefits from exceptional regional connectivity and serves as a key employment and retail center within the MetroWest subregion.

Marlborough's strategic positioning along the I-495 technology corridor places it within one of New England's most concentrated clusters of life sciences, biotechnology, and advanced manufacturing employers. Major corporate presences include Boston Scientific, TJX Companies, Hologic, and Raytheon Technologies, supporting a highly educated and affluent workforce that drives sustained consumer spending and retail demand throughout the trade area. The local economy is further supported by healthcare, professional services, and logistics sectors, creating population stability and limiting single-sector economic volatility. The combination of strong regional employment drivers, excellent transportation access, and expanding residential population positions Marlborough as a resilient and attractive market for neighborhood retail and service-oriented commercial investment.

 25 MILES FROM DOWNTOWN BOSTON

 105,410 PEOPLE  
\$159,100 AHHI

## MCDONALD'S QUICK FACTS

<b>FOUNDED:</b>	1940
<b>HEADQUARTERS:</b>	Chicago, IL
<b>OWNERSHIP:</b>	Public
<b>LOCATIONS:</b>	41,000+
<b>GUARANTY:</b>	Corporate
<b>WEBSITE:</b>	<a href="https://www.mcdonalds.com/us/en-us.html">https://www.mcdonalds.com/us/en-us.html</a>



## 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.



735 BOSTON POST RD | MARLBOROUGH, MA

**OFFERED  
FOR SALE  
\$2,700,000  
4.00% CAP**



Exclusively Offered By



**PRIMARY DEAL CONTACTS**

**JUSTIN SMITH**  
Head of Capital Markets  
617.239.3610  
jsmith@atlanticretail.com

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

**MATT ERICSON**  
Associate  
978.866.0855  
mericson@atlanticretail.com

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

**BROKER OF RECORD:**  
**Bryan Anderson**  
License # 904060

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of McDonald's - Marlborough, MA (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.

REPRESENTATIVE PHOTO