



GREEN DOOR
— ADVISORS —

OFFERING MEMORANDUM

McDonald's | Tobacco & Vape

159 & 161 W Main Street
Ellsworth, Wisconsin 54011

\$1,463,000 · 6.06% CAP



Exclusively Marketed by Green Door Advisors
In Association with ParaSell, Inc. | A Licensed Wisconsin Broker #938545-91

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The Offering

PRICE	CAP RATE	NOI ¹	YEAR BUILT	MCD TERM	BLDG SF	LOT SIZE
\$1,463,000	6.06%	\$88,689	2013	6.8 YRS	4,000	1.42 acres

INVESTMENT HIGHLIGHTS

- **High Yield McDonald's Anchored Asset** – Rare opportunity to acquire a high yielding McDonald's leased asset (S&P: BBB+ investment grade credit).
- **Only McDonald's Nearby** – No competing McDonald's within 15 miles.
- **15% Rent Increases** – McDonald's steps up 15% every five years going forward.
- **Tobacco & Vape Recent Renewal** – Tobacco & Vape outlet recently renewed through 12/31/2031 with a 5% increase, demonstrating commitment to the location.
- **Proximity to Major Tourist Destination** – 1 mile from Ellsworth Cooperative Creamery, the "Cheese Curd Capital of Wisconsin," draws ~254,000 visitors a year (~700 a day).
- **Inside the Minneapolis / St. Paul MSA** – Positioned on US Hwy 10 in the Minneapolis–St. Paul MSA, 40 miles from St. Paul.

THE OPPORTUNITY

Green Door Advisors is pleased to exclusively offer the fee-simple interest in 159 & 161 W Main Street, Ellsworth, WI: a two-tenant retail building anchored by a corporate McDonald's lease with 6.8 years of remaining term plus six 5-year options.



ELLSWORTH
ELEMENTARY
SCHOOL



DOWNTOWN
ELLSWORTH



TOBACCO
SHOP

ELLSWORTH
FAIRGROUNDS



EAST MAIN STREET

ELLSWORTH
CREAMERY

0.8 MILES

250,000+
ANNUAL
VISITORS



GREEN DOOR ADVISORS

Lease Abstract

	McDonald's	Tobacco & Vape
Tenant	McDonald's USA, LLC (corporate)	Tobacco Outlet & Vape Outlet Plus, Inc.
Guarantor	Corporate	Personal Guarantee
Leased SF	2,802 SF	1,350 SF
Non-Reimbursable Landlord Maintenance Obligations¹	Roof, Structure, Pest Control, Sprinklers & HVAC	Roof & Structure
Rent Commencement	7/25/2013	1/1/2022
Lease Expiration	7/24/2033	12/31/2031
Term Remaining	~6.8 years	~5.2 years
ROFR / ROFO	ROFR	None

Period	Annual	Monthly
McDonald's		
Current (thru 7/31/28)	\$69,000	\$5,750
8/1/28 – 7/24/33	\$79,350	\$6,613
Option 1 (2033–38)	\$91,253	\$7,604
Options 2–6 (2038–63)	+15% every 5 years	
Tobacco & Vape		
Current (thru 12/31/26)	\$21,300	\$1,775
Renewal (2027–31)	\$22,365	\$1,864
Option 2 (2032–36)	\$23,707	\$1,976
Option 3 (2037–41)	\$25,366	\$2,114

Pro-Forma Financials (as of 11/1/2026)²	
Income	
Base Rent	\$91,190
Expense Reimbursements	\$19,402
Total Income	\$110,592
Expenses	
Total Expenses	\$21,903
Net Operating Income	\$88,689

Lease summary for informational purposes only.

Note (1) McDonald's CAM reimbursement is subject to a non-cumulative 3% cap. Buyers to review leases for all specific landlord and tenant maintenance obligations.

Note (2) Pro-Forma Financials based on forward 12-month estimate as of 11/1/2026.

Location Overview – Ellsworth, Wisconsin

TO ST. PAUL

40 mi

TWIN CITIES METRO

3.8M

PIERCE COUNTY

43,500 (pop.)

COUNTY GROWTH

+3.1% ('20 – '25)

Metro = Minneapolis–St. Paul MSA; metro and county are 2025 estimates; growth is 2020–2025

INSIDE THE MINNEAPOLIS METRO

- **Minneapolis / St. Paul MSA** – Pierce County is one of two Wisconsin counties in the Minneapolis–St. Paul–Bloomington metro, only around 40 miles to St. Paul
- **Growing base** – Pierce County grew 3.1% from 2020 to 2025, adding about 1,300 residents (U.S. Census Bureau population estimates)
- **Pierce County seat** – Ellsworth (pop. 3,349) is home to the county courthouse and government offices
- **Above-average incomes** – Pierce County's median household income of \$92,109 is ~20% above Wisconsin and ~14% above the U.S. (ACS 2024)

AREA DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2025 Population	3,669	6,341	15,629
2025 Households	1,510	2,547	6,193
Avg. HH Income	\$102,849	\$111,103	\$119,819
Median Home Value	\$282,587	\$315,612	\$343,534
Consumer Spending	\$48.6M	\$89.0M	\$231.0M

Demand Drivers – Ellsworth, Wisconsin

NEXT NEAREST MCD

~ 15 miles

CREAMERY VISITORS

~ 254K / yr

10-MILE POP.

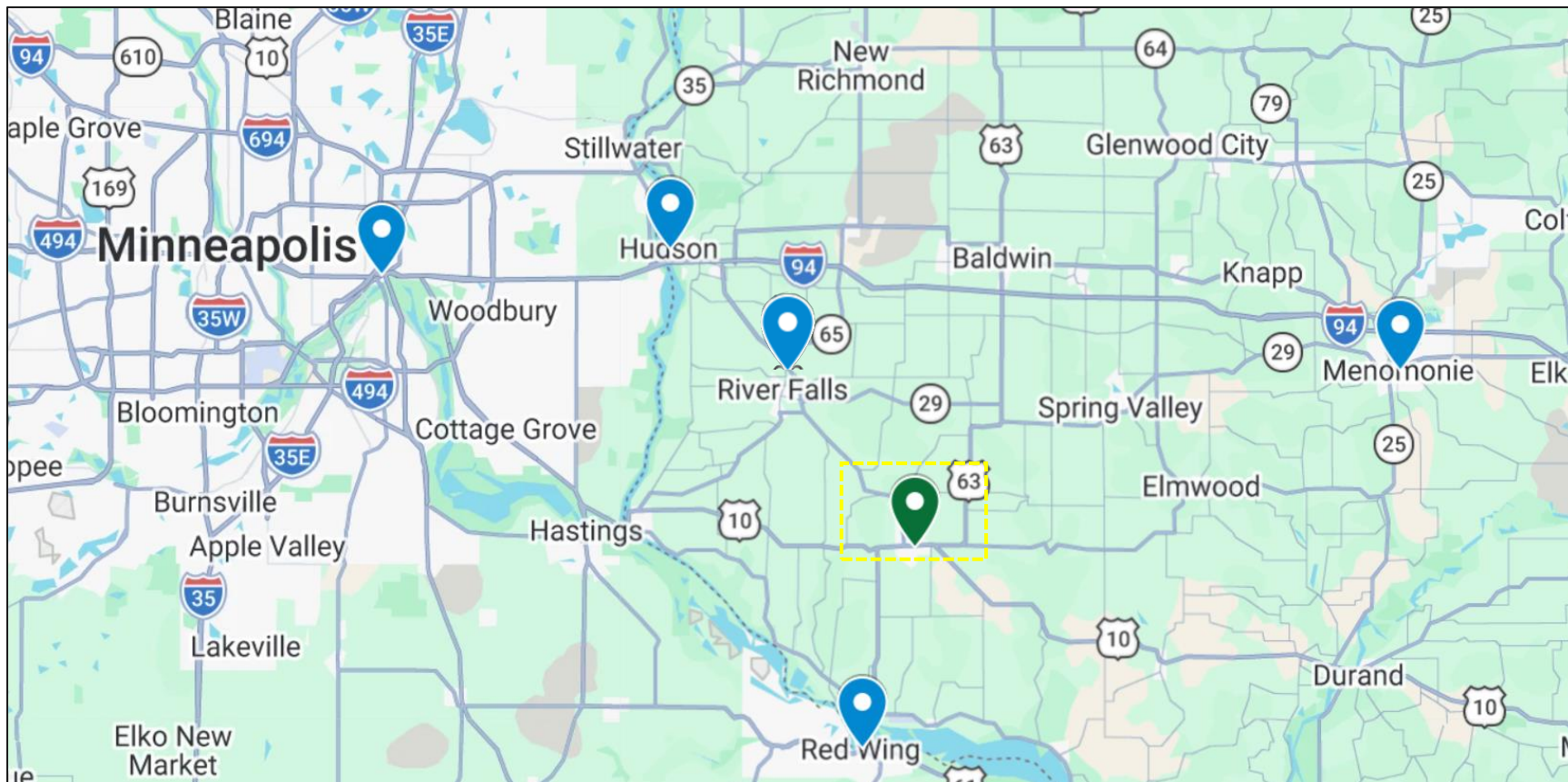
~ 15,600

A COUNTY-SEAT CROSSROADS

- **Only McDonald's in Ellsworth** – The nearest other MCD locations are in River Falls, WI (15 mi) and Red Wing, MN (17 mi)
- **“Cheese Curd Capital of Wisconsin”** – Ellsworth Cooperative Creamery, founded in 1910 and headquartered here, draws ~254,000 visitors a year (~700 a day) to its retail store, 1 mile from the site
- **County government** – As the Pierce County seat, Ellsworth brings residents from across the county to the courthouse and county offices
- **Main-road frontage** – The site fronts US 10 (West Main Street), the direct route from the Twin Cities via Prescott, which runs together with US 63 through downtown Ellsworth
- **Regional connector** – US 63 links Ellsworth to Red Wing, MN, 13 miles south; WIS 65 runs north toward River Falls and I-94



Regional Accessibility Overview



RED WING, MN	RIVER FALLS, WI	HUDSON, WI	MPLS-ST. PAUL	MENOMONIE, WI
13 mi	13 mi	25 mi	40–51 mi	44 mi
pop. 16.5K	pop. 16.7K	pop. 15.0K	pop. 736K · metro 3.8M	pop. 16.5K

Tenant Overview



ABOUT MCDONALD'S

McDonald's Corporation (NYSE: MCD) is the world's largest restaurant company, with 45,356 restaurants in more than 100 countries, including 13,706 in the U.S. The system serves more than 70 million customers every day.

COMPANY HIGHLIGHTS

- » U.S. comparable sales up 2.3% in the first half of 2026
- » U.S. franchised restaurants averaged \$4.06M in sales in 2025, up from \$3.97M in 2024
- » Q2 2026 revenue up 4% to \$7.1B; diluted EPS up 6% to \$3.32
- » Loyalty members drove \$40B+ of trailing-12-month sales, with ~220M active users

HEADQUARTERS
CHICAGO

RESTAURANTS
45,356

TICKER
NYSE: MCD

S&P RATING
BBB+

Note: S&P rating applies to McDonald's Corporation; tenant is McDonald's USA, LLC. Rep. photo.
Sources: McDonald's 2025 Form 10-K; Q2 2026 earnings call; QSR Magazine, "McDonald's U.S. Growth Spurt is Officially On" (2026), citing McDonald's 2026 FDD; Q2 2026 earnings release (call and release Aug. 4, 2026); S&P Global Ratings.





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