Why Normalized Single-Tenant QSR Data Matters

Landchecks Powered by LandfinderAI

Single-tenant retail analysis often suffers from a data problem rather than a market problem. While listings are widely available, the underlying information is frequently inconsistent, unstructured, or incomplete—making it difficult to compare assets across markets or draw meaningful conclusions at a submarket level.

Landchecks, powered by LandfinderAI data, addresses this gap by aggregating, vetting, and normalizing single-tenant QSR listings to create a consistent analytical framework that appraisers, investors, developers, and brokers can rely on for faster and more defensible decision-making.

Beyond Listings: Why Raw Broker Data Isn't Enough

Traditional single-tenant listings often mix critical attributes into free-form descriptions or omit them entirely. Details such as corner sites, building configuration, or brand classification are left to interpretation, forcing users to manually clean and contextualize data before analysis even begins.

LandfinderAI starts by ingesting **broker-provided listing data**, including:

- Asking price
- Reported NOI
- Asking capitalization rate
- Physical attributes and site characteristics

From there, the data is **systematically reviewed, structured, and standardized** so it can be analyzed consistently across geographies.

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Vetting the Attributes That Actually Drive Value

Not all single-tenant assets perform the same, even when pricing and cap rates appear similar. Landchecks places specific emphasis on attributes that materially affect valuation and investor behavior, including:

- **Corner sites**, which often correlates with visibility, access, and traffic exposure
- **Building configuration**, distinguishing between **freestanding** and **inline** locations
- **Physical scale**, including building square footage, frontage, and acreage

By flagging and standardizing these characteristics, Landchecks allows users to quickly separate premium assets from those that may require additional scrutiny.

Normalizing Tenants and Subtypes for True Comparability

One of the most common challenges in single-tenant analysis is inconsistent tenant labeling. The same brand may be categorized differently across listings, making aggregation and trend analysis difficult.

LandfinderAI solves this by:

- Normalizing **tenant names**
- Assigning standardized **use subtypes**
- Grouping similar brands into consistent categories

For example:

- A **Chipotle** is classified as a **QSR**
- A **7-Eleven** is classified as a **C-Store**

This normalization allows users to compare like-for-like assets across markets rather than relying on fragmented labels.

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Multi-Level Market Analysis: State to Submarket

Once the data is structured, Landchecks enables analysis across multiple geographic layers:

- **State level**, to identify broad pricing and yield trends
- **CBSA level**, to compare metropolitan market behavior
- **County level**, to understand jurisdictional differences
- **Submarket level**, using **1-, 3-, or 5-mile radius analysis** tied to a latitude/longitude or ZIP code

This layered approach allows users to move seamlessly from macro context to micro, site-specific insight using the same consistent dataset.

What the QSR Dataset Reveals

Review of the QSR sample dataset highlights several important themes that reinforce the value of structured analysis:

- Asking cap rates and price points vary meaningfully by **location and asset attributes**, not just tenant name
- **Corner, freestanding QSR assets** consistently present a different risk and pricing profile than inline locations
- Reported NOI and cap rates require **contextual validation** when compared across markets
- Submarket-level analysis often reveals pricing and yield dispersion that is not visible at the CBSA level

These observations underscore why normalized data is essential for credible comparisons and underwriting.

How Users Apply This Data in Landchecks

Landchecks is designed to support **analysis, not assumptions**. Users apply this dataset to:

- Compare single-tenant QSR pricing across markets
- Identify outliers in cap rates or pricing
- Evaluate how site attributes affect valuation
- Sanity-check underwriting assumptions against current listings
- Support acquisition, valuation, or disposition decisions

By combining structured listing data with geographic flexibility, Landchecks gives users a faster way to understand how individual assets fit within broader market behavior.

Designed for Professional Judgment, Not Automation

Landchecks does not attempt to replace professional analysis. Instead, it provides:

- Clean, normalized inputs
- Transparent classification logic
- Consistent geographic segmentation
- A defensible starting point for decision-making

Users remain responsible for interpreting results, verifying assumptions, and applying conclusions within the context of their specific assignment or investment strategy.

A Smarter Way to Analyze Single-Tenant Retail

By vetting listing attributes, normalizing tenants and subtypes, and enabling multi-level geographic analysis, **Landchecks transforms fragmented single-tenant data into actionable market insight**.

Whether evaluating a single QSR acquisition or comparing market behavior across regions, LandfinderAI gives appraisers, investors, developers, and brokers a clearer view of how single-tenant retail assets are being priced—powered by structured data and location-based analysis.

Landchecks outputs are intended for informational and analytical purposes. Users should verify all assumptions and inputs when applying results to valuation, acquisition, or underwriting decisions.