

# SINGLE TENANT GROUND LEASE

C-Store & Gas Station Investment Opportunity



Brand New 15-Year Ground Lease | 2026 Construction | Equipped with High Speed Diesel Pump |  
The Villages: Highest-Selling Master-Planned Community in US



NWQ of U.S.-301 and County Road 462

## WILDWOOD FLORIDA (THE VILLAGES)

REPRESENTATIVE PHOTO



**EXCLUSIVELY MARKETED BY**



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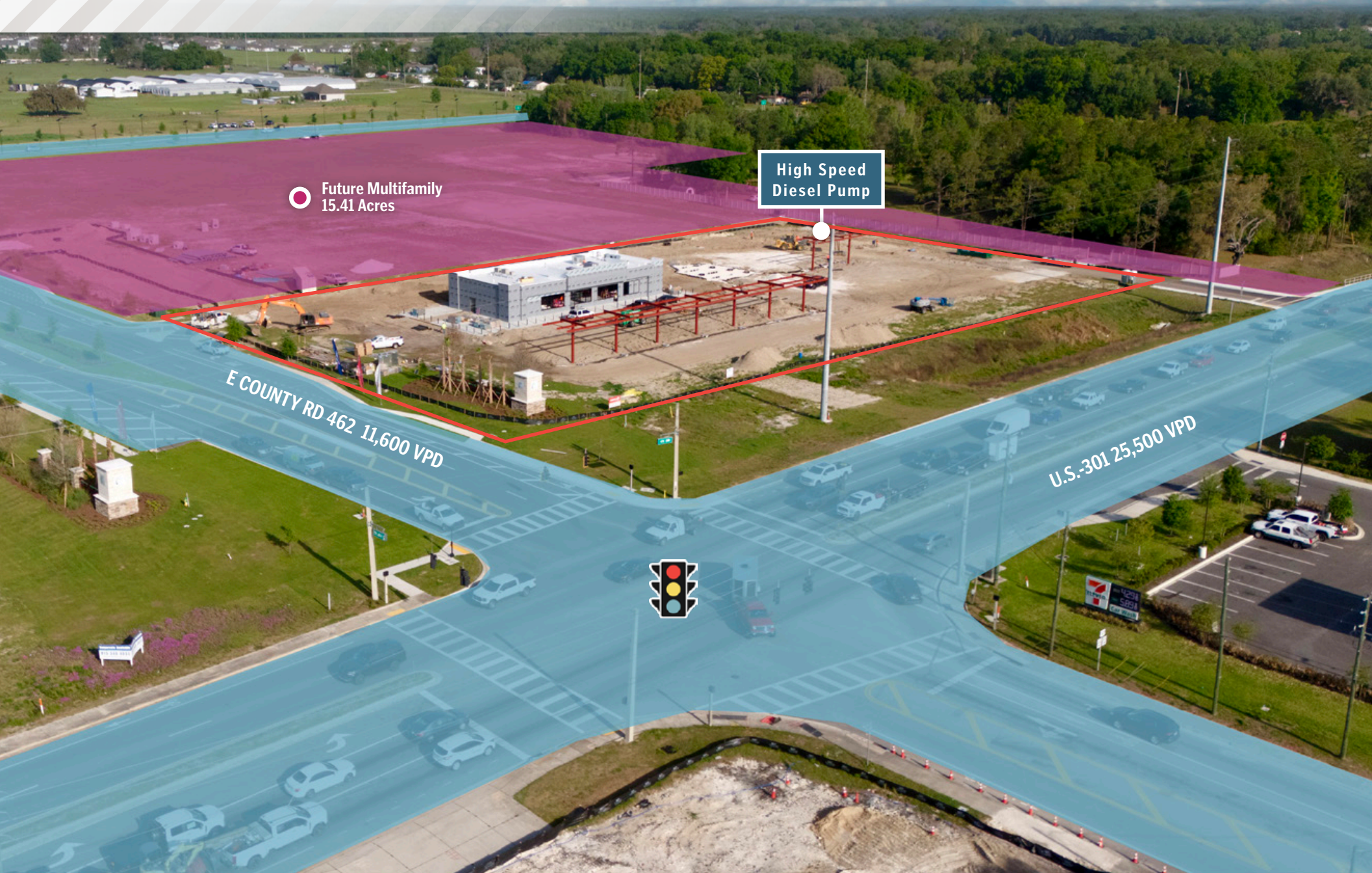


**NATIONAL NET LEASE**

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



# SITE OVERVIEW



Future Multifamily  
15.41 Acres

High Speed  
Diesel Pump

E COUNTY RD 462 11,600 VPD

U.S.-301 25,500 VPD



# OFFERING SUMMARY



**17,300+**

LOCATIONS  
GLOBALLY

**\$72.86B**

TOTAL  
SALES

**S&P: BBB+**

CREDIT  
RATING

## OFFERING

<b>Pricing</b>	\$4,000,000
<b>Net Operating Income</b>	\$200,000
<b>Cap Rate</b>	5.00%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	NWQ of U.S.-301 and CR 462, Wildwood, FL 34785
<b>Rentable Area</b>	5,964 SF
<b>Land Area</b>	3.28 AC
<b>Year Built</b>	2026
<b>Tenant</b>	Circle K
<b>Lease Signature</b>	Circle K Stores Inc.
<b>Lease Type</b>	Absolute NNN (Ground Lease)
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	7% Every 5 Years
<b>Options</b>	7 (5-Year)
<b>Rent Commencement</b>	Est. 8/1/2026
<b>Lease Expiration</b>	Est. 7/31/2041

[CLICK HERE FOR A FINANCING QUOTE](#)

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Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Circle K	5,964	Est. 8/1/2026	Est. 7/31/2041	Year 1	-	\$16,667	\$200,000	7 (5-Year)
				Year 6	7%	\$17,834	\$214,000	
				Year 11	7%	\$19,082	\$228,980	
7% Increases Beg. of Each Option								

### Brand New 15-Year Lease | Corporate Signed Lease | Options To Extend | Scheduled Rent Increases | 2026 Construction | Oversized Parcel | Equipped with High Speed Diesel Pump

- Brand new 15-year lease with 7 (5-year) options to extend and 7% rental increases every 5 years throughout the initial term and during option periods
- The lease is signed by Circle K Stores Inc., an established c-store and gas station operator with 6,877 stores in the United States as of January 2026 construction that will feature high quality materials, distinct design elements, and high-level finishes
- Situated in an oversized parcel measuring almost 3.5 acres
- This site features a high-speed diesel pump, which is expected to contribute meaningful additional fuel revenue by attracting high-volume customers and boosting overall fuel volume

### Absolute NNN Ground Lease | Leased Fee Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

### Signalized, Hard Corner Intersection | Surrounding Residential Development | Excellent Visibility & Access

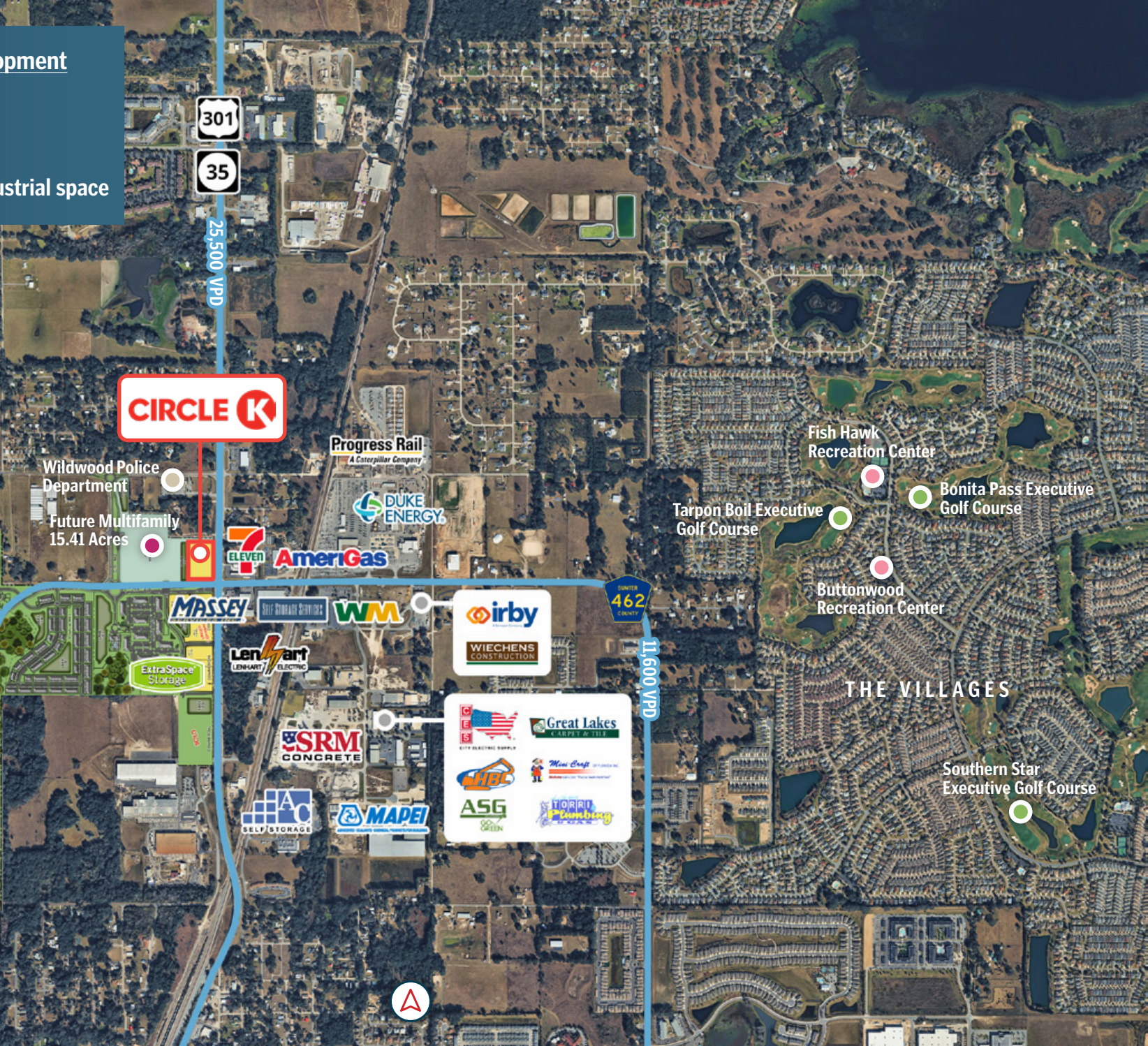
- Circle K is located on the signalized, hard corner intersection of E County Rd 462 and US-301 averaging 37,100 combined vehicles per day
- Subject property located within new 400-acre Twisted Oaks development which will feature 1,280 residential units and 165,000 square feet of commercial and industrial space
- Major US-301/CR-462 roadway upgrades are realigning the intersection enhancing long-term access and traffic flow
- The asset has excellent visibility and multiple points of ingress/egress

### Local Demographics in 5-mile Trade Area

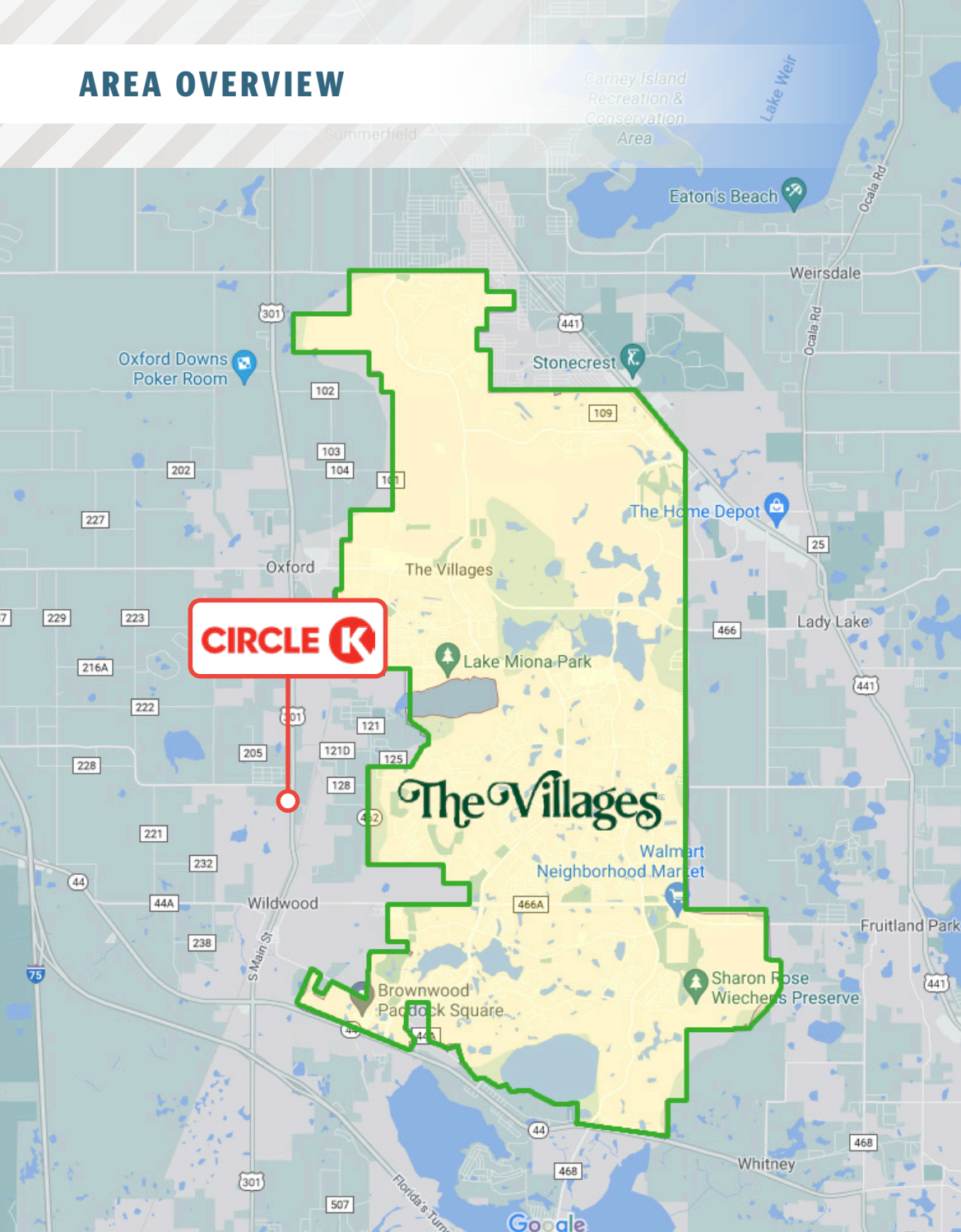
- The Villages is the fastest growing metro area within the past decade
- More than 76,000 residents and 18,000 employees support the trade area
- \$104,000 average household income

## Twisted Oaks Development

- 735 single-family homes
- 248 townhomes
- 300 apartments
- 165,000 SF of retail and industrial space



## AREA OVERVIEW



## The Villages, Florida, was fastest-growing metro area this decade: Census Bureau

The majority of U.S. metro areas have grown in population over the past decade, but one Florida community beat them all.

The Villages, a 55-plus master-planned community about an hour northwest of Orlando, was the fastest-growing U.S. metro area between 2010 and 2020, according to new data released by the U.S. Census Bureau Thursday. Marc Perry, a senior demographer with the bureau's population division, said The Villages' population grew by 39% over the decade.

There are about 60,000 households in The Villages, and more homes are in development.

The community is well-known as a popular retirement enclave with many activities for its residents, as well as more than 90 miles of golf cart paths for them to get around. There are 54 golf courses in the area, more than 100 pickleball courts, plus tennis, bocce, shuffleboard and numerous clubs.

The Villages also has three distinct "town squares" with restaurants, shops, movie theaters and other businesses so locals don't have to venture far for the essentials, or for fun.

Read Full Article [HERE](#)

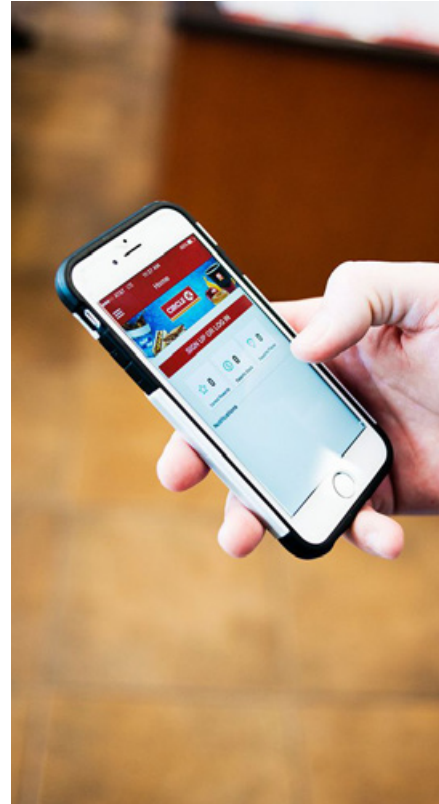
# CONSTRUCTION SITE AS OF APRIL 6, 2026



WATCH DRONE VIDEO



# BRAND PROFILE



## CIRCLE K

**circlek.com**

**Company Type:** Subsidiary

**Locations:** 17,300 Globally, 6,846 Nationwide

**Parent:** Alimentation Couche-Tard

**2025 Employees:** 149,500

**2025 Revenue:** \$72.86 Billion

**2025 Net Income:** \$2.58 Billion

**2025 Assets:** \$38.30 Billion

**2025 Equity:** \$14.95 Billion

**Credit Rating:** S&P: BBB

Circle K is a subsidiary of Alimentation Couche-Tard is a global leader in convenience and mobility, operating in 29 countries and territories, with close to 17,300 stores, of which approximately 13,200 offer road transportation fuel. With its well-known Couche-Tard and Circle K banners, it is one of the largest independent convenience store operators in the United States and it is a leader in the convenience store industry and road transportation fuel retail in Canada, Scandinavia, the Baltics, Belgium, as well as in Ireland. It also has an important presence in Luxembourg, Germany, the Netherlands, Poland, as well as in Hong Kong Special Administrative Region of the People's Republic of China. Approximately 149,500 people are employed throughout its network. There are 6,846 Circle K stores in the United States as of March 30, 2026.

Source: prnewswire.com, corporate.couche-tard.com, finance.yahoo.com, scrapehero.com

# PROPERTY OVERVIEW



## LOCATION



Wildwood, Florida  
Sumter County  
The Villages MSA

## ACCESS



U.S. Highway 301/State Highway 35: 1 Access Point  
County Road 462: 1 Access Point

## TRAFFIC COUNTS



U.S. Highway 301/State Highway 35: 25,500 VPD  
County Road 462: 11,600 VPD

## IMPROVEMENTS



There is approximately 5,964 SF of existing building area

## PARKING



There are approximately 25 parking spaces on the owned parcel.  
The parking ratio is approximately 4.19 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: D31A218  
Acres: 3.28

## CONSTRUCTION



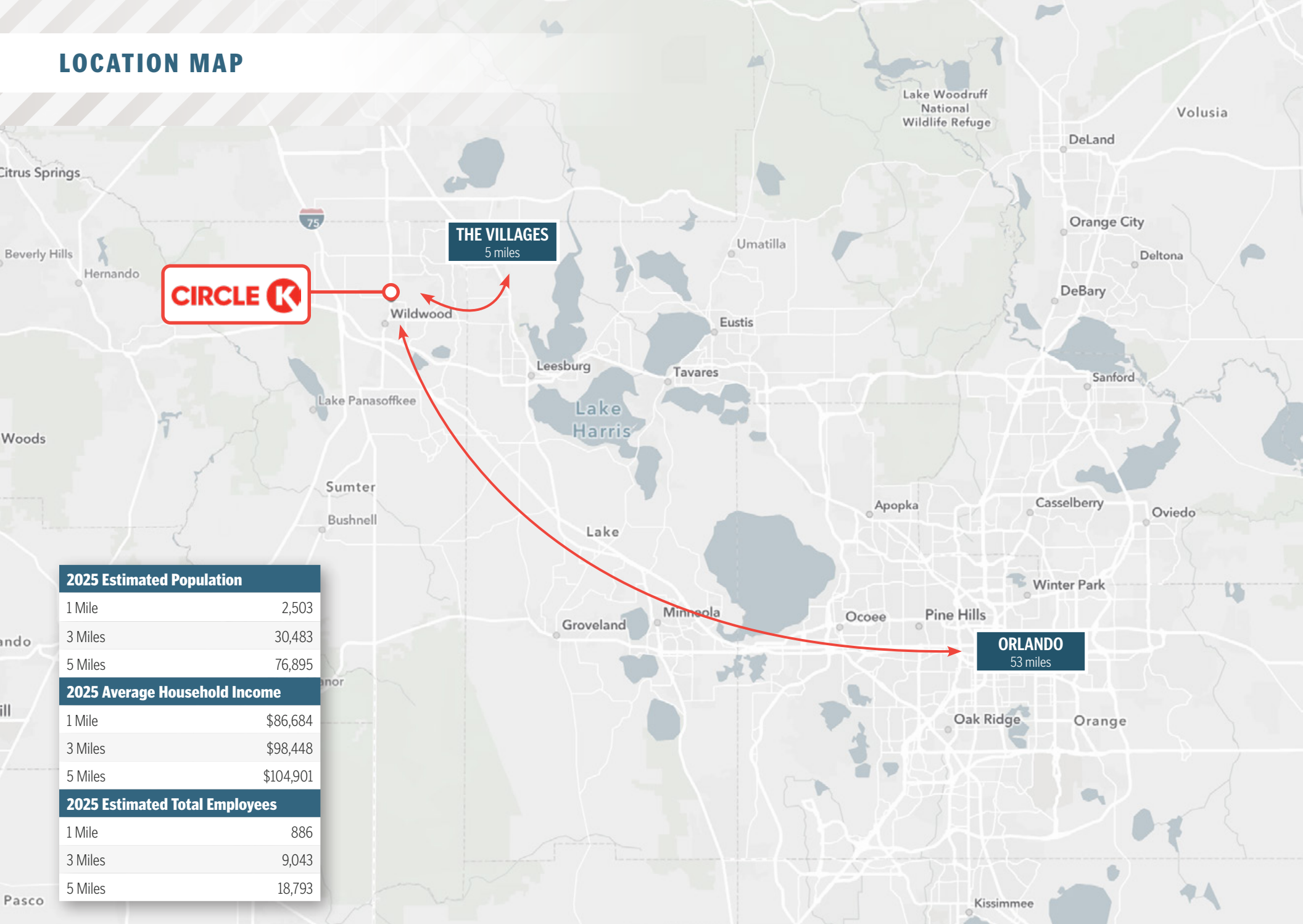
Year Built: 2026

## ZONING



C-3

# LOCATION MAP



**THE VILLAGES**  
5 miles

**ORLANDO**  
53 miles

2025 Estimated Population	
1 Mile	2,503
3 Miles	30,483
5 Miles	76,895
2025 Average Household Income	
1 Mile	\$86,684
3 Miles	\$98,448
5 Miles	\$104,901
2025 Estimated Total Employees	
1 Mile	886
3 Miles	9,043
5 Miles	18,793





	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	2,503	30,483	76,895
2030 Projected Population	3,566	38,033	92,154
2025 Median Age	42.1	69.8	71.9
<b>Households &amp; Growth</b>			
2025 Estimated Households	960	15,572	41,763
2030 Projected Households	1,367	19,418	50,102
<b>Income</b>			
2025 Estimated Average Household Income	\$86,684	\$98,448	\$104,901
2025 Estimated Median Household Income	\$70,199	\$81,527	\$83,567
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	101	878	1,771
2025 Estimated Total Employees	886	9,043	18,793



## WILDWOOD, FLORIDA

Wildwood, located 50 miles northwest of Orlando and 75 miles north of Tampa in northern Sumter County, is known as the “The Crossroads of Florida.” Today Wildwood is home to the southernmost portion of The Villages, the nation’s fastest-growing metropolitan area. Wildwood has a 2026 population of 20,563.

Key industries in the area include healthcare, retail, construction, and service-based sectors, which support both residents and the growing retiree population. Agribusiness, manufacturing, and distribution also contribute to the local economy, reflecting broader employment trends in Sumter County. Popular local companies in Wildwood include Iron Mountain Logistics, Goodwin Racing Engines Inc., and Springhill Nurseries Inc., which are all great places to work or hire services from.

Wildwood offers access to a variety of outdoor, recreational, and entertainment attractions in Central Florida. Popular nearby destinations include Lake Okahumpka Park, which features scenic lake views, walking trails, and fishing opportunities, and Brownwood Paddock Square, a vibrant town center known for shopping, dining, and live entertainment. Nature enthusiasts can explore Lake Panasoffkee Wildlife Management Area, offer boating, birdwatching, and hiking trails, or visit Dade Battlefield Historic State Park, which preserves local history and hosts reenactments. Additionally, Wildwood serves as a gateway to larger regional attractions such as Ocala National Forest, known for its natural springs, forests, and outdoor recreation.

Education in Wildwood is primarily served by the Sumter County School District. Local schools include Wildwood Elementary School, serving early grades, Wildwood Intermediate School, and Wildwood Middle High School. The closest major airport to Wildwood, Florida is Orlando Sanford International Airport.



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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