

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



New Construction | 20-Year Lease with Increases | Chick-fil-A and Publix Opening Nearby



1401 Tallahassee Highway | Bainbridge, Georgia

TALLAHASSEE MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



PHILIP WELLDE JR.

First Vice President

National Net Lease

philip.wellde@srsre.com

D: 202.552.0092 | M: 703.268.0854

1765 Greensboro Station Place

Tower 1, Suite 900, McLean, VA 22102

FL license No. SL3430880

MICHAEL BERK

Vice President

National Net Lease

michael.berk@srsre.com

D: 770.402.3432

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 385824

PATRICK NUTT

Senior Managing Principal &

Co-Head of National Net Lease

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739

WILLIAM WAMBLE

EVP & Principal

National Net Lease

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3257920





U.S. HIGHWAY 27&84

14,900
VEHICLES PER DAY

Wawa



TALLAHASSEE HWY.

10,200
VEHICLES PER DAY







PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$4,075,000
Net Operating Income	\$215,000
Cap Rate	5.27%

PROPERTY SPECIFICATIONS

Property Address	1401 Tallahassee Highway Bainbridge, Georgia 39819
Rentable Area	5,000 SF (Est.)
Land Area	2.75 AC
Year Built	2024
Tenant	Wawa
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	20 Years
Increases	5% Rental Increases every 5 years starting in Year 11 and at the Beginning of Each Option
Options	6 (5-Year)
Rent Commencement	11/14/2024
Lease Expiration	11/30/2044

LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa (Corporate Guaranty)	5,000 (Est)	11/14/2024	11/30/2044	Year 1	-	\$17,917	\$215,000	6 (5-Year)
				Year 11	5%	\$18,812	\$225,750	
				Year 16	5%	\$19,753	\$237,037	
1) Tenant Shall have a 15-day Right of First Refusal (ROFR).						5% Rental Increases Beg. of Each Option Thereafter		

Brand New Construction | Corporate Guaranteed (Fitch: BBB) | Scheduled Rental Increases | Options to Extend

- The lease is corporate guaranteed by Wawa, Inc., an investment grade (Fitch: BBB), nationally recognized, and an established convenience store and gas brand with over 1,100+ locations
- Brand new 20-year ground lease with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- The ground lease features 5% rental increases every 5 years starting in lease year 11 and at the beginning of each option period

Absolute NNN Ground Lease | No Landlord Responsibilities | Land Ownership

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

Local Demographics in 10-mile Trade Area

- More than 24,000 residents and 8,000 employees support the trade area
- Features an average household income of \$70,334

Directly Across from Walmart Supercenter | Dense Retail Corridor | Nearby Hospital | Southgate by DR Horton (42-Homes)

- The subject property is directly across the street from a Walmart Supercenter
- The site is located in a dense retail corridor, with numerous nearby national/credit tenants including Home Depot, Tractor Supply, O'Reilly Auto Parts, Autozone, Anytime Fitness, Dollar General, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Furthermore, the asset is in close proximity to Memorial Hospital and Manor (80 beds), further increasing consumer traffic to the immediate trade area
- Brand new development by DR Horton - Southgate (42 homes) located near

Signalized Hard Corner Intersection | Excellent Visibility | Multiple Points of Access

- This site is located at the intersection of U.S. Hwy 84 & Tallahassee Hwy which combined average 25,100 VPD
- The asset benefits from significant street frontage and multiple points of ingress/egress, providing convenience and ease for customers

BRAND PROFILE



WAWA

wawa.com

Company Type: Private

Locations: 1,100+

Wawa, Inc., a privately held company, began in 1803 as an iron foundry in New Jersey. Toward the end of the 19th Century, owner George Wood took an interest in dairy farming and the family began a small processing plant in Wawa, PA in 1902. The milk business was a huge success, due to its quality, cleanliness and “certified” process. As home delivery of milk declined in the early 1960s, Grahame Wood, George’s grandson, opened the first Wawa Food Market in 1964 in Pennsylvania as an outlet for dairy products. Today, Wawa is your all day, every day stop for freshly prepared foods, beverages, coffee, fuel services and surcharge-free ATMs. Wawa stores are located in Pennsylvania, New Jersey, Delaware, Maryland, Virginia, Florida, North Carolina, Alabama, Georgia and Washington, D.C. with 1,100 locations to date. The stores offer a large fresh foodservice selection, including Wawa brands such as custom prepared hoagies, freshly-brewed coffee, Sizzli hot breakfast sandwiches, hand-crafted specialty beverages, a dinner menu including burgers and an assortment of soups, sides and snacks. Forbes.com Ranks Wawa as #22 of America's Largest Private Companies, one of Forbes 2023 America's Best Employers for Women and New College Grads.

Source: amazonaws.com

PROPERTY OVERVIEW

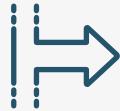


LOCATION



Bainbridge, Georgia
Decatur County

ACCESS



Tallahassee Highway: 1 Access Point

TRAFFIC COUNTS



Tallahassee Highway: 10,200 VPD
U.S. Highway 84: 14,900 VPD

IMPROVEMENTS



There is approximately 5,000 SF (Est.) of existing building area

PARKING



There are approximately 70 parking spaces on the owned parcel.
The parking ratio is approximately 14.00 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: B053A-001-000
Acres: 2.75
Square Feet: 119,790

CONSTRUCTION



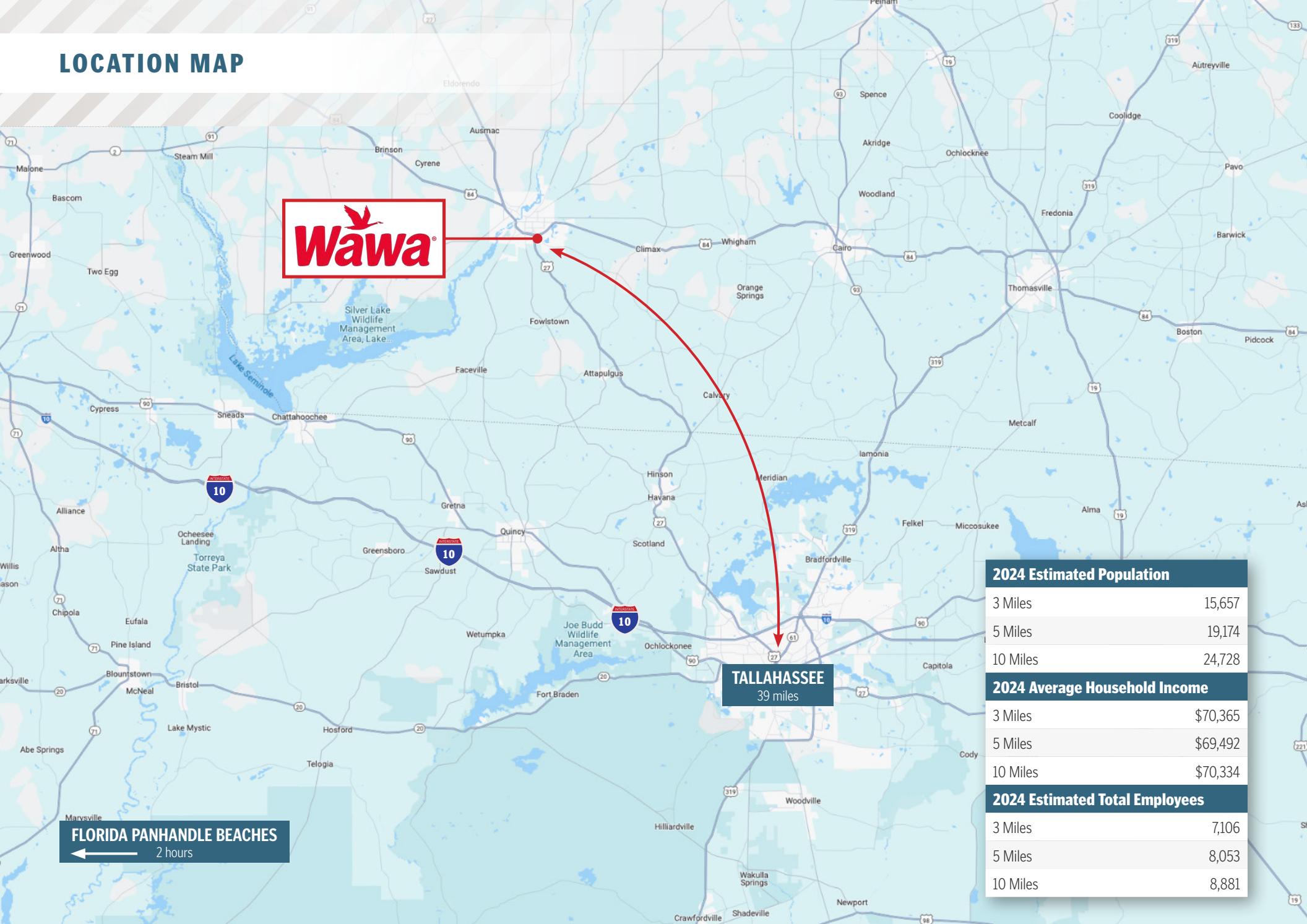
Year Built: 2024

ZONING



HC

LOCATION MAP









	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	5,173	15,657	19,174
2029 Projected Population	5,192	15,913	19,400
2024 Median Age	37.4	37.9	38.0
Households & Growth			
2024 Estimated Households	1,989	6,002	7,435
2029 Projected Households	1,995	6,101	7,525
Income			
2024 Estimated Average Household Income	\$70,964	\$70,365	\$69,492
2024 Estimated Median Household Income	\$54,303	\$52,354	\$50,887
Businesses & Employees			
2024 Estimated Total Businesses	142	757	833
2024 Estimated Total Employees	1,369	7,106	8,053



BAINBRIDGE, GEORGIA

Bainbridge, the seat of Decatur County, is located in southwest Georgia approximately forty miles north of Tallahassee, Florida; sixty miles east of Dothan, Alabama; and sixty miles south of Albany, Georgia. U.S. Highway 84 and U.S. Highway 27 intersect in Bainbridge, which also boasts its own limited access highway. With a population of over 15,000, is the perfect blend of past and present, where history seamlessly meets modern charm. The picturesque downtown, reminiscent of a scene from a Hallmark movie, showcases the town's rich heritage while embracing contemporary amenities. Surrounded by abundant natural resources and nestled along the scenic Flint River, Bainbridge offers a plethora of outdoor recreation opportunities, from boating and fishing to trails and even disc golf.

It was announced in December 2019 that Brazil-based gun manufacturer Taurus had been granted a \$39 million tax-incentive package to move from the Miami, Florida area to Bainbridge in return for creating 300 jobs. The package includes \$20 million for construction, \$7.9 million in tax credits, \$4.5 million for infrastructure, \$4.3 million in property-tax abatements, and \$3 million for equipment, in addition to a land lease arrangement of \$1/year for 73 acres (30 hectares) of land. The subsidy totals \$130,000 per job.

The historic district encompasses most of downtown Bainbridge and the surrounding streets of antebellum homes. At Bainbridge State there is a nature trail on which are located two historic sites: an old turpentine mill and two rough-hewn stones probably, but not certainly, of Native American origin. The Decatur County Historical Society maintains a museum in the old city hall/fire hall/jail building, which it shares with the Decatur County Council for the Arts. A gazebo on the city square hosts musical performances at Christmas and throughout the year.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE
company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2024

© 2025 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.