

MSC

FORMER C-STORE PORTFOLIO

PA & NJ

OFFERING MEMORANDUM



JAKE ROSENBERG
Retail Specialist
215.883.7406
jrosenberg@hellomsc.com

JESSE DUBROW
Director, Investment Sales
215.883.7392
jdubrow@hellomsc.com

JASON BOCK
Partner
215.883.7403
jbock@hellomsc.com

MICHAEL SALOVE
Founding Principal & CEO
310.622.4532
msalove@hellomsc.com

1845 Walnut Street, Suite 600
Philadelphia, PA 19103

WWW.HELLOMSC.COM

MSC

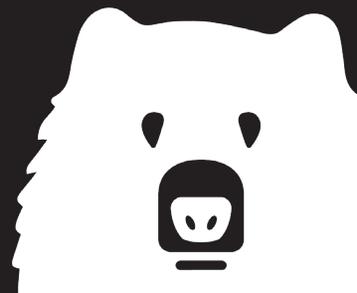




TABLE OF CONTENTS

Executive Summary	3
Property Overview	4
Deed Restrictions	5
NJ Site Map	6
PA Site Map	7

JAKE ROSENBERG
Retail Specialist
215.883.7406
jrosenberg@hellomsc.com

JESSE DUBROW
Director, Investment Sales
215.883.7392
jdubrow@hellomsc.com

JASON BOCK
Partner
215.883.7403
jbock@hellomsc.com

MICHAEL SALOVE
Founding Principal & CEO
310.622.4532
msalove@hellomsc.com

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy.

Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

EXECUTIVE SUMMARY



MSC is pleased to exclusively offer for sale a portfolio of eight former Wawa locations across Eastern Pennsylvania and Southern New Jersey.

This compelling portfolio includes six former convenience store buildings ranging from 3,000 to 4,200 square feet and one parcel of land. All sites will be delivered vacant, offering immediate repositioning potential for end users, investors, or developers. With no existing lease encumbrances, each location presents a clean slate for redevelopment, adaptive reuse, or re-tenanting.

Strategically located along high-traffic corridors in retail-dense suburban markets, these sites benefit from exceptional visibility, strong ingress/egress, and robust surrounding commercial activity. Each property sits within vibrant trade areas anchored by national retailers, grocers, and service-based operators.

The portfolio spans high-barrier-to-entry markets with affluent demographics and dense population bases, providing the ideal foundation for long-term success across a range of potential uses — from QSR and medical to automotive, retail, or redevelopment into mixed-use formats.

This is a rare opportunity to acquire multiple or singular irreplaceable pieces of real estate in top-performing suburban markets across the region.

\$3,650,000

ASKING PRICE

6

SITE COUNT

**VACANT BUILDING
& LAND**

ASSET TYPE

PROPERTY OVERVIEW



Address	City	State	Price	Building Size (SF)	Land Size (AC)
917 Erial Road	Pine Hill	NJ	\$700,000	3,198	0.44
455 US-9	Waretown	NJ	\$525,000	Land	0.77
2236 Chichester Ave	Boothwyn	PA	\$800,000	3,023	0.63
6016 Bristol Emilie Road	Levittown	PA	\$500,000	4,136	0.4
99 N Broadway	Pennsville	NJ	\$300,000	3,081	0.37
6678 Black Horse Pike	Egg Harbor Twp	NJ	\$825,000	Land	1.5



DEED RESTRICTIONS



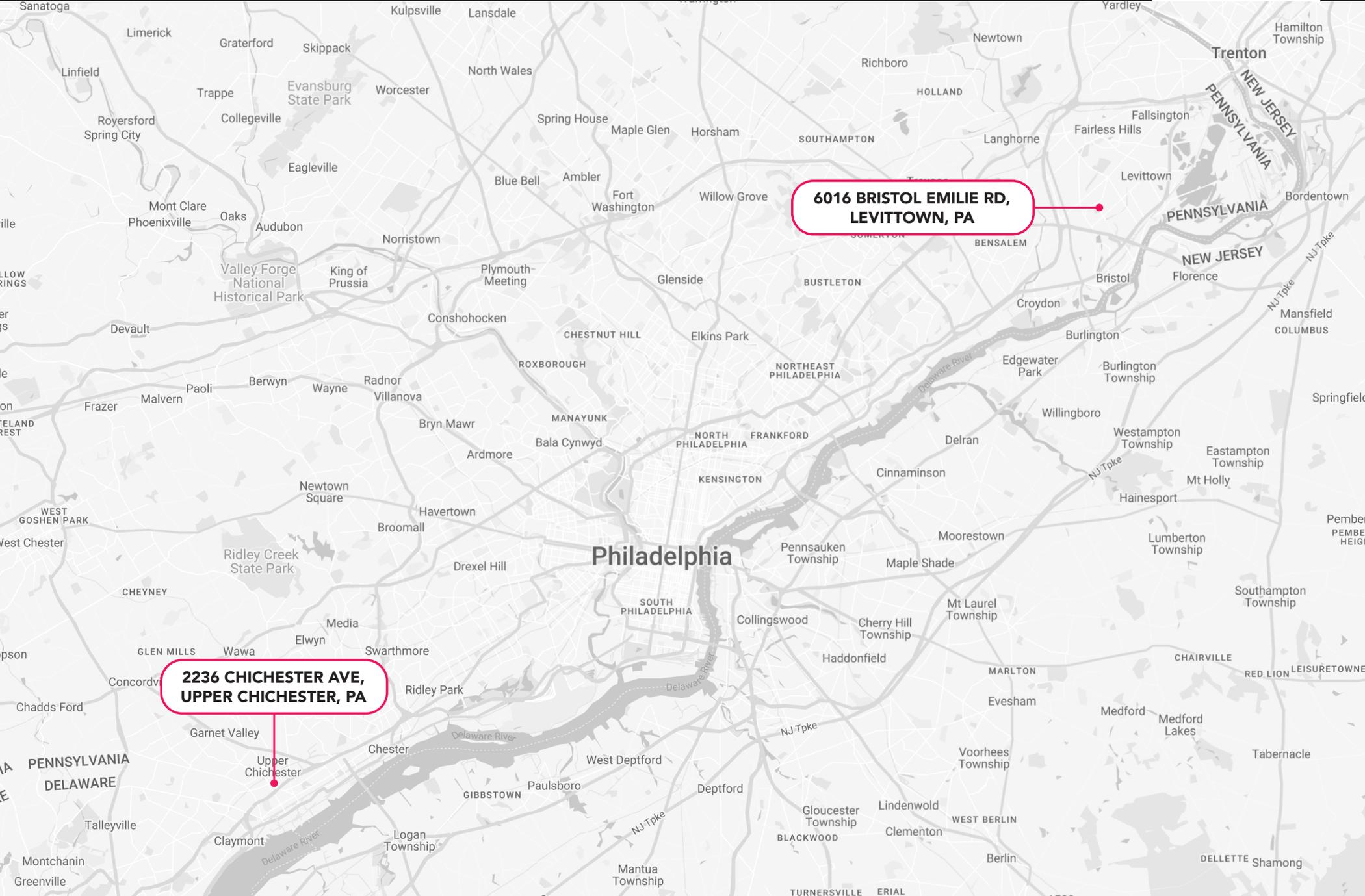
THE PROPERTIES WILL BE CONVEYED SUBJECT TO THE FOLLOWING:

Property will not be occupied or used for a convenience food store, coffee store, doughnut store, sandwich store, smoothie store, quick service restaurant, drug store, fuel dispensing facility, or any combination of such uses. The term 'convenience food store' means any store generally recognized by the retail food industry as being a convenience food store, including but not limited to, the type of store operated by Seller, Sheetz, Seven-Eleven, Turkey Hill, Hess, QuikCheck, Royal Farms, Circle K, Exxon- Mobil (On the Run), Race Trac, or Hess Express. The term 'coffee store' means a store primarily engaged in the sale of coffee and related coffee drinks, including without limitation, Starbucks, Seattle's Best, Einstein's, Caribou Coffee, or Bucks County Coffee. The term 'doughnut store' means a store primarily engaged in the sale of doughnuts or pastries, including, without limitation, Dunkin' Donuts or Krispy Kreme. The term 'sandwich store' means a store that is primarily engaged in the sale of hot or cold sandwiches for on-site or off-site consumption, including, without limitation, Subway, Blimpie's, Quizno's, Panera, Cosi, or Firehouse Subs. The term 'smoothie store' means a store primarily engaged in the sale of smoothies, including, without limitation, Smoothie King, Planet Smoothie, Tropical Smoothie Cafe, or Jamba Juice. The term 'quick service restaurant' means any establishment generally recognized by the retail food industry as being a quick service restaurant, including, but not limited to, McDonald's, Burger King, Sonic, KFC, Taco Bell, Chick-fil-A, Salad Gallery, Saladworks, or Wendy's. The term 'drug store' means any store generally recognized by the retail industry as being a drug store, including but not limited to, the type of store operated by CVS, Rite Aid, or Walgreens. The term 'fuel dispensing facility' means a fuel service station, including a self service station.

NJ SITE MAP



PA SITE MAP



DISCLAIMER



This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the herein referenced "Property".

This brochure was prepared by MSC Retail, Inc., and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of MSC Retail, Inc. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, MSC Retail, Inc. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any person or entity at any time with or without notice. Owner shall have no legal commitment or obligation to any person or entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived. By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or MSC Retail, Inc.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MSC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine

whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor MSC Retail, Inc. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to MSC Retail, Inc. at your earliest possible convenience.

Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure.

All zoning information, including but not limited to, use and buildable footage must be independently verified.

MSC

FORMER C-STORE PORTFOLIO

PA & NJ

OFFERING MEMORANDUM

JAKE ROSENBERG

Retail Specialist

215.883.7406

jrosenberg@hellomsc.com

JASON BOCK

Partner

215.883.7403

jbock@hellomsc.com

JESSE DUBROW

Director, Investment Sales

215.883.7392

jdubrow@hellomsc.com

MICHAEL SALOVE

Founding Principal & CEO

310.622.4532

msalove@hellomsc.com

