

NNN INVESTMENT SALE OPPORTUNITY



New Absolute NNN Leased Wawa
Commenced May 2023
Washington DC Metropolitan Area

2151 BROOKS DRIVE
DISTRICT HEIGHTS, MARYLAND 20747



UPDATED
PRICING!



\$420,000
Net Operating
Income



5.4%
Cap Rate



NNN
Lease Type



2022-2023
Year Built



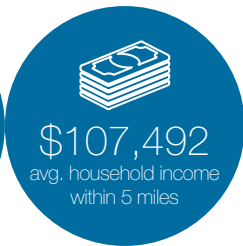
5,619± SF
Size



2.09± AC
Site Area



\$7,780,000
Sale Price



INVESTMENT HIGHLIGHTS

- New construction completed in Q2 2023
- Easily accessible location at a fully signalized intersection at Pennsylvania Avenue (Route 4) and Brooks Drive
- New lease with 18+ years remaining
- Corporate Guarantee by Wawa, Inc.
- Base rent increase 10% every 5 years, including the renewal option periods
- Adjacent to high-density communities (7,000+ residences within 1 mile)
- Strategic location approx. one mile from Washington DC and approximately 2.5 miles from the Capital Beltway (I-495/I-95)
- Highly visible site with approximately 150' feet of unobstructed frontage on Pennsylvania Avenue
- Last stop for a fueling station before entering Washington DC, or the first stop for a fueling station after entering Prince George's County, MD from Washington DC

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