

Representative Photo

OFFERING MEMORANDUM



CBRE


Wawa[®]
14650

South US Hwy 441, Summerfield, FL 32495

**BRAND NEW 20 YEAR ABSOLUTE NNN GROUND LEASE
LOCATED NEXT TO THE FASTEST GROWING METRO AREA IN THE U.S. – THE VILLAGES**

14650

SOUTH US HWY 441



Representative Photo

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INTRODUCTION

CBRE is pleased to exclusively present a brand new 20 year absolute NNN Wawa ground lease – one of the most sought-after tenants in the single tenant market. This new location is located at a high traffic signalized intersection just north of The Villages, which has been repeatedly recognized as the **fastest growing metro area in the United States** and is the world’s largest retirement community. This metro area has experienced an average annual growth rate of 4.4% over the past few years adding approximate 4,500 new residents each year. Between 2010 and 2020 The Villages’ population grew by 39%.

Wawa consistently ranks on Forbes lists of top private companies, recently placing at #21 on Forbes’ Americas Top Private Companies for 2025 with a 2024 annual revenue of \$18.8 billion. The company recently revealed plans for “the most aggressive growth” in company history, according to CEO Chris Gheysen, with plans to open as many as 280 new stores over the next decade.

INVESTMENT HIGHLIGHTS

- Brand new 20-year lease with Wawa
- Absolute NNN ground lease – No landlord management obligations
- Fixed 8% rental increases every 5 years throughout the entire lease including options
- Located just north of **The Villages**:
 - Repeatedly recognized as the fastest-growing metro area in the United States
 - World’s largest retirement community
 - #1 Best Small City for Business & Careers (Forbes)
- Large efficient 2.58 acre parcel at high traffic signalized intersection
- Excellent visibility and access
- Florida has NO STATE INCOME TAX

INVESTMENT SUMMARY

PROPERTY ADDRESS:	14650 South US Hwy 441, Summerfield, FL 32495
PRICE:	\$4,117,650
ANNUAL RENT:	\$175,000
CAP RATE:	4.25%
TENANT:	WaWa
GUARANTOR:	WaWa Florida, LLC
RENTAL INCREASES:	8% increases every 5 years including options
INITIAL LEASE TERM:	20 Years
REMAINING LEASE TERM:	20 Years
OPTIONS:	(6) 5-Year options
RENT COMMENCEMENT:	Anticipated July 2026
LANDLORD OBLIGATIONS:	None - Absolute NNN Ground Lease
BUILDING SIZE:	5,915± SF
LAND SIZE:	2.58± acres
PARKING SPACES:	53 Spaces (8.96 spaces per 1,000 SF)
YEAR BUILT:	2026

SITE PLAN



PROPERTY IMAGES (Construction Progress)



Wawa
14650
SOUTH US HWY 441

Walmart	McDonald's	UPS	Pizza Hut
BEALLS	LOWE'S	CVS pharmacy	Wawa
Office DEPOT	Walgreens	CHASE	
Publix	WELLS FARGO	Advance Auto Parts	ALDI
FIREHOUSE SUBS	tropical CAFE	DUNKIN'	SONIC
Denny's	K	DD	SALLY BEAUTY

The Villages

sam's club	Chipotle	Holiday Inn	Tanera	Wendy's
Applebee's	KFC	CVS pharmacy	Chick-fil-e	
OUTBACK STEAKHOUSE	Winn-Dixie	Ruby Tuesday		
Publix	WOB	TOWNEPLACE SUITES	Bath & Body Works	
FLIPPERS PIZZERIA	Hertz	DUNKIN'	Staples	
belk	Perkins	petco	Meat 'Em	Target
Arby's				
CARRABBA'S	ROSS DRESS FOR LESS	TJ-maxx	McDonald's	
PETSMART	TEXAS	ULTA	KEKES	DOLLAR TREE
TIRE KINGDOM	MILLER'S ALE-HOUSE	KOHL'S	Kirklands	
Fantastic Sams	BEST BUY	Shell		



Wawa
14650
SOUTH US HWY 441

RV SWAPSHOP

CAMPING WORLD
GANDER
RECREATION

Sunkissed Village
RV Resort

Southern Oaks
RV Resort



TIRECHOICE
AUTO SERVICE CENTERS

Harbour View Ele-
mentary School

Village View Com-
munity Church

Safe Harbor RV
& Boat Storage

Ocala Health

Audrey Smith Storage

Mobil

SE 147TH PL | 4,400 AADT

K
KANGAROO
KANGAROO

Bright Beginnings
Learning Center

DOLLAR
GENERAL

BIMBO
BakeriesUSA

SHERWIN
WILLIAMS

CUBE SMART
self storage

US Hwy 441 / US Hwy 27 | 30,000 AADT

EAGLE RIDGE
GOLF CLUB

Del Webb Spruce Creek
Golf & Country Club
3,250 homes on 1,604 acres

Del Webb Spruce Creek
Golf & Country Club
3,250 homes on 1,604 acres

Southern Oaks
RV Resort



Sunkissed Village
RV Resort

RV SWAPSHOP

U.S. 27/441 | 30,000 AADT



Audrey Smith Storage

Harbour View
Elementary School

Village View
Community Church



SE 147TH PL | 4,400 AADT



Safe Harbor RV
& Boat Storage



DOLLAR GENERAL



NORTHWEST AERIAL



Wawa
14650
SOUTH US HWY 441



SE 147TH PL / SE SUNSET HARBOR RD | 4,400 AADT

US HWY 441 | US HWY 27 | 30,000 AADT



SOUTHEAST AERIAL



US HWY 441 / US HWY 27 | 30,000 AADT

SE 147TH PL / SE SUNSET HARBOR RD | 4,400 AADT



14650
SOUTH US HWY 441



WEST AERIAL



SE 147TH PL / SE SUNSET HARBOR RD | 4,400 AADT

Wawa
14650
SOUTH US HWY 441



SE 147TH PL | 4,400 AADT

US HWY 441 / US HWY 27 | 30,000 AADT

NORTHEAST AERIAL

Wawa
14650
SOUTH US HWY 441

Mobil

**Race
Trac**

US HWY 441 / US HWY 27 | 30,000 AADT

TIRECHOICE
AUTO SERVICE CENTERS

K
KANGAROO
EXPRESS

SE 147TH PL / SE SUNSET HARBOR RD | 4,400 AADT



TENANT OVERVIEW



Wawa, Inc. is a privately held convenience store chain with deep roots dating back to 1803. Originally an iron foundry, the company shifted to dairy farming in the early 1900s and opened its first Wawa Food Market in 1964 to sell dairy products. Since then, Wawa has grown into a beloved brand known for its fresh food, beverages, coffee, fuel services, and surcharge-free ATMs.

With over 1,043 stores across PA, NJ, DE, MD, VA, FL, and Washington, D.C., Wawa offers a wide selection of fresh foodservice items including custom hoagies, hot breakfast sandwiches, handcrafted beverages, and snacks. The company has announced plans to expand by adding up to 280 new stores over the next decade, targeting markets in Florida, Alabama, Tennessee, Georgia, North Carolina, Ohio, Indiana, and Kentucky.

Wawa continues to be a go-to destination for customers seeking convenience, quality, and value—all day, every day.



COMPANY OVERVIEW

ANNUAL REVENUE:	\$18.84 billion in 2024
LOCATIONS:	1,150 Stores
EMPLOYEES:	46,000
FITCH RATING:	BBB
OWNERSHIP:	Private
HEADQUARTERS:	WaWa, Pennsylvania

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	3,564	27,564	67,661
2030 Population (Projection)	3,687	28,297	71,911
2020–2025 Annual Population Growth Rate	0.53%	0.79%	0.86%
2025–2030 Annual Population Growth Rate	0.68%	0.53%	1.23%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	2,915	23,316	56,712
Black or African American	140	877	2,375
Asian	52	343	810
American Indian & Alaskan Native	12	65	195
Pacific Islander	4	26	51
Other	129	850	2,257
Two or More Races	312	2,087	5,261

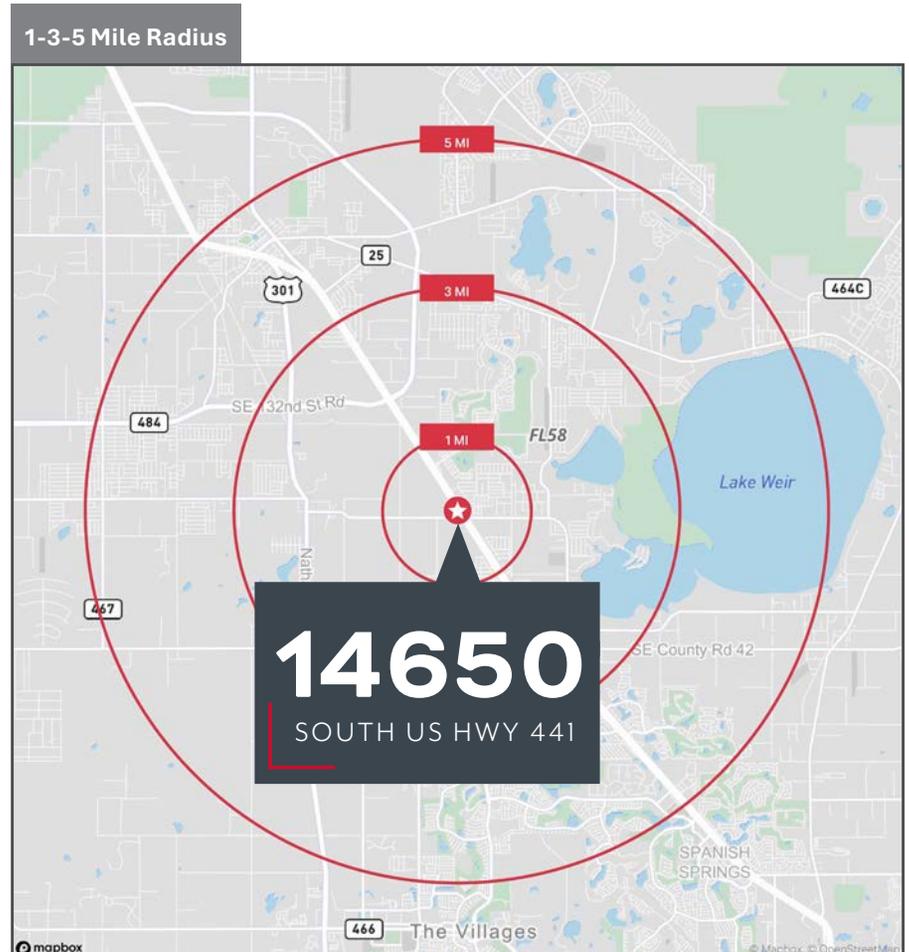
DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2025 Daytime Population	3,232	24,484	65,472
Daytime Workers	640	4,253	16,295
Daytime Residents	2,592	20,231	49,177

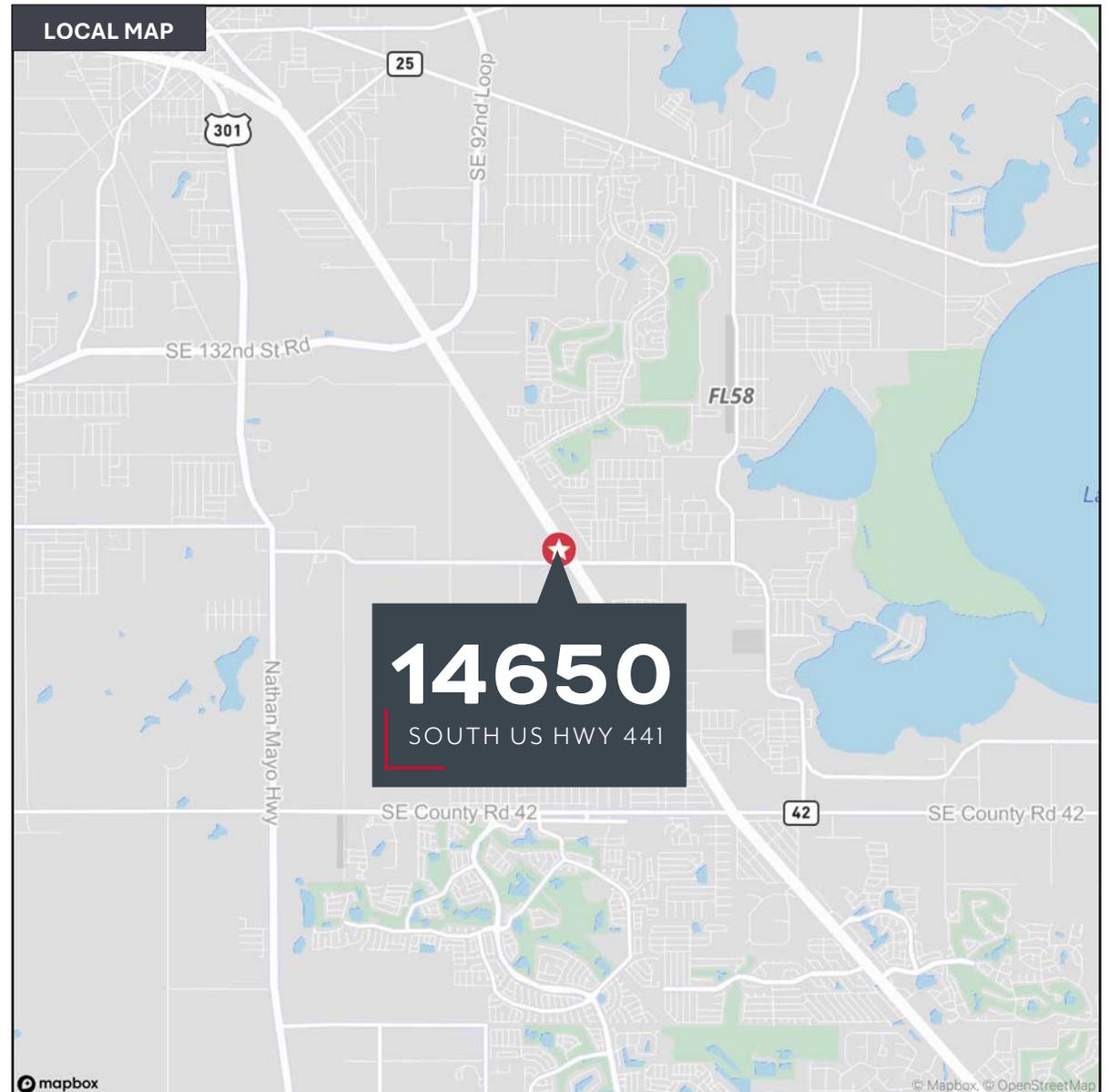
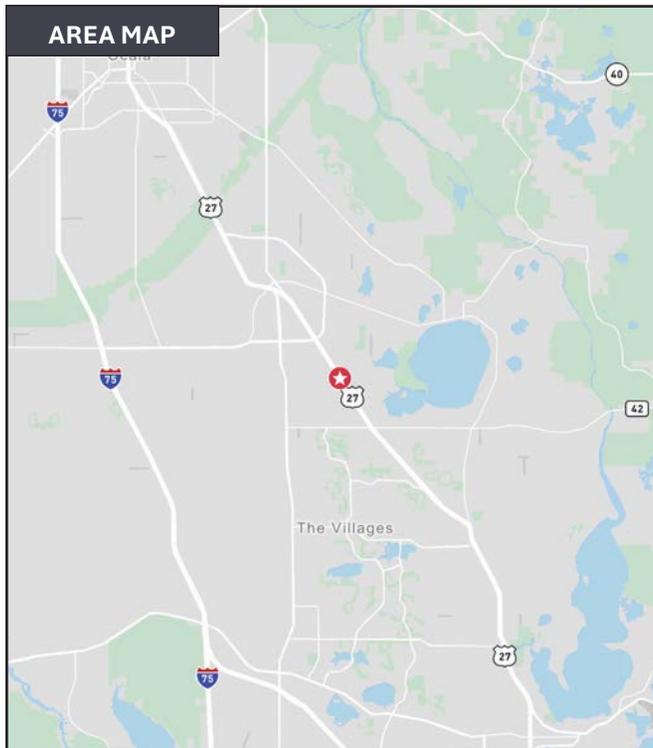
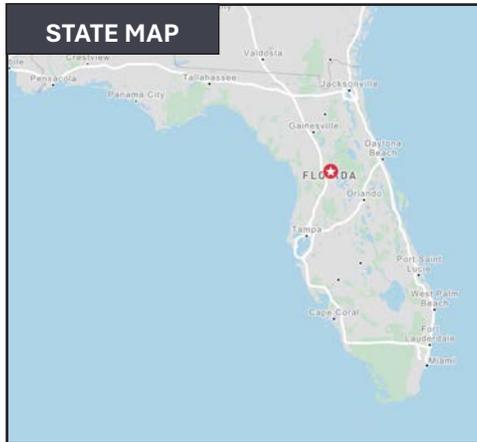
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	78	474	1,409
2025 Employees	672	3,537	12,653

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$79,584	\$80,433	\$79,644

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	56.80	65.40	65.90

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Households	1,672	13,380	33,436
2030 Households (Projection)	1,744	13,859	35,950
2020–2025 Annual Household Growth Rate	1.05%	1.14%	1.21%
2025–2030 Annual Household Growth Rate	0.85%	0.71%	1.46%





THE VILLAGES was the fastest growing metro area between 2010 and 2020. -- 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 data released by the U.S. Census Bureau. The Villages experienced 39% growth over the decade showing roughly 60,000 households and more homes 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 over 50 golf courses in the area and over 100 pickleball courts, not to mention tennis, bocce, shuffleboard and numerous clubs.

Recreation options:

- Racket sports, adventure sports, cycling swimming and water sports, relaxation and fitness, team and competitive sports
- Arts and crafts, music and theatre, reading, writing, science and social clubs
- Parks, dog parks, trails and pathways

Shopping, dining and services include:

- Publix
- Target
- Walmart
- Custom Apparel & Gifts
- Village Cycles
- Brownwood Jewelers
- 7-Eleven, McDonald's
- China Buffet
- Foxtail Coffee Co.
- Haagen-Dazs
- Bonefish Grill
- Olive Garden
- Tierra Del Sol Bar & Grill
- GarVino's
- Fenney Grill
- Edward Jones
- TownePlace Suites by Marriott
- Bank of America
- The Waterfront Inn
- Citizens First Bank
- Salon Jaylee and
- Quest Diagnostics



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