

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



New 20-Year Lease | Wawa Generated \$18.6 Billion in Revenue in 2025 | Signalized, Hard Corner Intersection



4597 Dixie Highway | Fairfield, Ohio

CINCINNATI MSA

ACTUAL SITE



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NATIONAL NET LEASE







Bridgewater Falls

Indian Springs Market Center

HOBBY LOBBY
MENARDS

Walmart
Supercenter
urbanAir

KOHL'S
FAMOUS
footwear

TARGET

DICK'S
BARNES & NOBLE

Michael's

TJ-maxx

Burlington

BEST
BUY

PETSMART

FIVE BELOW

OLD NAVY

Butler County Regional
Airport - Hogan Field

FORCE
CONTROL

NTW

DEUFOL

GURNEY'S

WILLSCOT

Fisher Body

Wawa

SYMMES RD
18,000 VPD

DIXIE HWY 32,300 VPD

GOODSUGGEST
AUTO





OFFERING SUMMARY



OFFERING

Pricing	\$4,939,000
Net Operating Income	\$246,945
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	4597 Dixie Highway Fairfield, Ohio 45014
Rentable Area	5,915 SF
Land Area	3.39 AC
Year Built	2025
Tenant	Wawa
Guaranty	Corporate (Wawa Inc.)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	7% Every 5 Years Beg. LY 11
Options	6 (5-Year)
Rent Commencement	September 2025
Lease Expiration	September 2045

LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa	5,915	Sept. 2025	Sept. 2045	Year 1	-	\$20,579	\$246,945	6 (5-Year)
(Corporate Guaranty)				Year 11	7%	\$22,019	\$264,231	
				Year 16	7%	\$23,561	\$282,727	
7% Rental Increases Beg. of Each Option Thereafter								

Brand New 20-Year Lease | Scheduled Rental Increases | Options to Extend | Established Brand and C-Store Operator

- The lease is 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 7% rental increases every 5 years starting in lease year 11 and at the beginning of each option period
- **Wawa was ranked No. 21 in Forbes 2025 Ranking of America's largest private companies**
- **The company is currently in the midst of its "largest expansion ever," aiming to reach 1,800 stores by 2030**
- 2025 construction with high quality materials and distinct design elements
- Large 3.39-acre parcel

Absolute NNN Ground Lease | Land Ownership No Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Investor benefits from leased fee interest (land ownership)
- No landlord responsibilities
- Ideal management-free investment

Signalized Hard Corner Intersection | Across From Industrial Hub | Wawa - Strong Earnings Report and Continued Growth

- Located at the signalized, hard corner intersection of Dixie Hwy and Symmes Rd averaging a combined 50,300 VPD
- Dixie Hwy is the main retail and commuter thoroughfare serving Fairfield and the surrounding trade areas
- Ideal access off both Dixie Hwy and Symmes Rd
- Directly across from a massive 53.33-acre, 1.6M+ square foot industrial hub, which will provide all day, consistent consumer traffic at this location
- **Wawa merchandise sales per store are estimated to exceed \$7.5M for the 2025 fiscal year, significantly outpacing the industry average of \$2.3M per store for 2025 (Source: NACS/Industry Estimates)**
- **Gasoline sales totaled 3.3 billion gallons for the year 2025, an average of 70,000 gallons sold a week per store, over two times the industry average of 33,522 per store per week in 2025 (Source: NACS)**

Strong Demographics in 5-mile Trade Area

- More than 161,000 residents and 85,000 employees support the trade area
- Features an average household income of \$95,171 within a 5-mile radius
- 25 miles North of Downtown Cincinnati

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



WAWA

wawa.com

Company Type: Private

Locations: 1,260

Total Revenue: \$18.6B

Number of Employees: 47,000

Credit Rating: Fitch: BBB

As of 2025, Wawa has cemented its status as a dominant force in the convenience retail sector, operating **over 1,260 locations** across the East Coast and expanding rapidly into the Midwest and Southeast. The brand currently serves 14 states and territories, including Pennsylvania, New Jersey, Delaware, Maryland, Virginia, Florida, North Carolina, Alabama, Georgia, Ohio, Indiana, Kentucky, West Virginia, and Washington, D.C. Notably, Florida has recently overtaken Wawa's home state of Pennsylvania to host the highest number of locations, accounting for roughly 27% of the total store count.

Wawa remains one of the largest and most successful private companies in America. **For the 2025 fiscal year, Forbes estimated Wawa's revenue at approximately \$18.64 billion.** This performance earned the company the #21 spot on Forbes' list of America's Largest Private Companies and the #16 spot for Customer Experience All-Stars. **Wawa's consistent ranking among the top 25 most trusted companies in the U.S.** highlights its unique ability to maintain a «cult-like» following while operating at a massive national scale.

What truly sets Wawa apart is its legendary foodservice and community-driven culture. It is most famous for its built-to-order hoagies, which become a cultural phenomenon every summer during the «HoagieFest» promotion. Beyond sandwiches, the brand is beloved for its proprietary award-winning coffee, «Sizzli» breakfast sandwiches, and seasonal favorites like «The Gobbler»—a Thanksgiving-themed hoagie. By blending the efficiency of a gas station with the quality of a fresh deli, Wawa has transitioned from a local dairy farm heritage into a lifestyle brand that customers claim as a point of regional pride.

Source: s3.amazonaws.com

PROPERTY OVERVIEW



LOCATION



Fairfield, Ohio
Butler, Hamilton County
Cincinnati MSA

ACCESS



Dixie Highway/State Highway 4: 1 Access Point
Symmes Road: 1 Access Point

TRAFFIC COUNTS



Dixie Highway/State Highway 4: 32,300 VPD
Symmes Road: 18,000 VPD
Pleasant Avenue/U.S. Highway 127: 20,600 VPD

IMPROVEMENTS



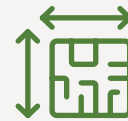
There is approximately 5,915 SF of existing building area

PARKING



There are approximately 61 parking spaces on the owned parcel.
The parking ratio is approximately 10.31 stalls per 1,000 SF of leasable area.

PARCEL



Acres: 3.39
Square Feet: 147,668

CONSTRUCTION



Year Built: 2025

ZONING

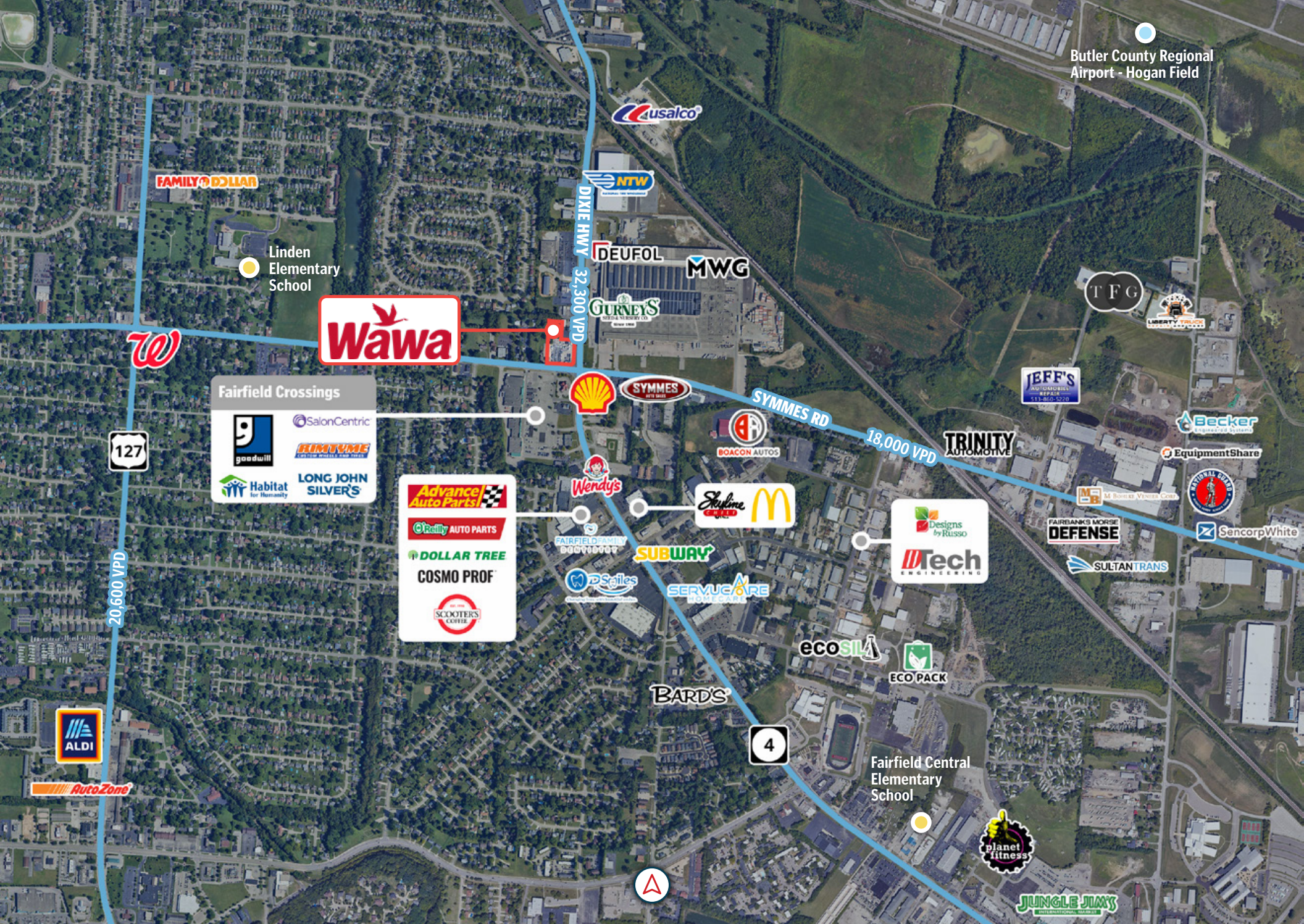


C3 - General Business District

LOCATION MAP



2025 Estimated Population	
1 Mile	7,847
3 Miles	63,562
5 Miles	161,995
2025 Average Household Income	
1 Mile	\$79,397
3 Miles	\$83,880
5 Miles	\$95,171
2025 Estimated Total Employees	
1 Mile	5,466
3 Miles	29,043
5 Miles	85,949



Butler County Regional
Airport - Hogan Field

Wawa

Fairfield Crossings



SalonCentric

HIMYM



LONG JOHN
SILVER'S

Advance
Auto Parts

O'Reilly AUTO PARTS

DOLLAR TREE

COSMO PROF



FAIRFIELD FAMILY
DOCTORS



SUBWAY

SERVPRO

HOME CARE



SYMMES

SYMMES RD

18,000 VPD

TRINITY
AUTOMOTIVE



ecoSIL



BARD'S

4

Fairfield Central
Elementary
School



JUNGLE JIM'S

FAIRBANKS MORSE
DEFENSE

SULTAN TRANS

EquipmentShare

M. BOWEN VEHICLE CARE

SencorpWhite



Becker

Jeff's

LIBERTY TRUCK

TFG

DEUFOL

MWG

GURNEY'S

NTW

usafco

FAMILY DOLLAR

Linden
Elementary
School

127

20,600 VPD



AutoZone





	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	7,847	63,562	161,995
2030 Projected Population	7,831	63,474	163,164
2025 Median Age	41.1	38.8	39.1
Households & Growth			
2025 Estimated Households	3,250	25,426	62,788
2030 Projected Households	3,255	25,525	63,561
Income			
2025 Estimated Average Household Income	\$79,397	\$83,880	\$95,171
2025 Estimated Median Household Income	\$63,856	\$62,888	\$75,260
Businesses & Employees			
2025 Estimated Total Businesses	415	1,996	5,297
2025 Estimated Total Employees	5,466	29,043	85,949



FAIRFIELD, OHIO

Fairfield is a city in southern Butler County, Ohio, United States. It is a suburb located about 25 miles north of Cincinnati and is situated on the east bank of the Great Miami River. It is situated along the northern loop of I-275, conveniently positioned within minutes of a variety of recreational, cultural and business areas. Fairfield has a 2026 population of 44,657.

The City of Fairfield is a leading business location in the Cincinnati region. Located adjacent to major interstate highways I-75 and I-275, Fairfield is an ideal location for manufacturing and logistics businesses. Their companies range from innovative research and development firms to major suppliers for the automotive industry.

Fairfield is a prime business address featuring more than 1,200 businesses including the corporate headquarters of Cincinnati Financial Corporation, regional staples like Skyline Chili and Jungle Jim's International Market, and major manufacturing firms such as Pacific Manufacturing and Koch Foods, among many others.

Fairfield offers a variety of attractions, with Jungle Jim's International Market being a major highlight known for its unique and expansive selection. Other nearby attractions include the Ohio Valley Antique Mall, Fairfield Fun Center, and Harbin Park. Fairfield operates a parks and recreation system with over 500 acres of parkland. Harbin Park is the city's largest at 230 acres. It annually hosts the Cincinnati Cyclocross, a cycling competition spread over three days and three Greater Cincinnati communities. Fairfield offers vibrant cultural experiences through the Fairfield Community Arts Center and its weekly summer concert series at Village Green Park.

The nearest major airport is Cincinnati Municipal Lunken 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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