

# Wawa<sup>®</sup>



oldacre  
mcdonald

**OFFERING MEMORANDUM**  
MOUNT WASHINGTON, KENTUCKY  
MT. WASHINGTON BYP & OAKBROOKE DR

# OFFERING MEMORANDUM



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Mt. Washington Bypass & Oakbrooke Drive, Mt. Washington, KY 40047



# INVESTMENT HIGHLIGHTS



- Newly Constructed 5,915 SF building on 3.0 Acres in Mount Washington, Kentucky (Louisville MSA)
- Brand New 20-Year Absolute NNN Ground Lease with Zero Landlord Responsibilities
- The site is located on Mt. Washington Bypass/US-150, which sees 23,000+ VPD. It is caddy corner to a top ranked Kroger grocery store (Ranked #95 out of 1,218 nationally per Placer.ai)
- Mt. Washington is a rapidly growing, affluent Louisville suburb that sits just 25 miles away from downtown Louisville. The population in the immediate area is growing at 1%+ annually and has average household incomes of \$100,000





## COMPANY PROFILE

**Headquarters:** Wawa, Pennsylvania

**Locations:** 1,032+ Locations in U.S

**Revenue:** \$13B + AUV

**Founded:** 1964

Wawa is an American chain of convenience stores and gas stations originating in the Philadelphia metropolitan area and now located along the East Coast of the United States, operating in Pennsylvania, New Jersey, Delaware, Maryland, Virginia, Washington, D.C., Florida, Alabama, and North Carolina.

2020 saw a whole new path to convenience open up at Wawa, with Delivery & Curbside Pickup launching nationwide. In 2021, Wawa followed that with a historic launch of the Dinner menu, with the Wawa Burger, Wawa Pizza, and other items arriving on the scene for the first time. Associates celebrated 30 years of sharing ownership in Wawa in 2022, through the Employee Stock Ownership Plan (ESOP).

## LEASE ABSTRACT / PRICING

**Price: \$4,400,000**

**5.15% CAP** (Based on Year 1 NOI)

## SALE SUMMARY

**Rentable SF:** 5,915 SF

**Lease Structure:** Absolute NNN Ground

**Occupancy:** 100%

**Landlord Obligations:** None

## RENT SCHEDULE

*20 Year Primary Term with Six, 5 Year Options*

(Primary Term)	Years 1-5	\$226,566.00
	Years 6-10	\$226,566.00
	Years 11-15	\$237,894.30
	Years 16-20	\$249,789.01
(Options)	Years 21-25	\$262,278.46
	Years 26-30	\$275,392.38
	Years 31-35	\$289,162.00
	Years 36-40	\$303,620.10
	Years 41-45	\$318,801.10
	Years 46-50	\$334,741.15

*\*Rent Commencement:  
January 2026*

# RETAIL AERIAL

This aerial map displays a retail area with a specific site highlighted by a red arrow and a black box labeled "SITE". The site is located on the east side of Evans Ln, just north of its intersection with Route 44. The surrounding area is densely packed with commercial establishments, including Dollar Tree, Dunkin', Kroger, and McDonald's. Major roads shown include Route 150, Route 44, and Old Mill Rd. Educational institutions such as Old Mill Elementary and Bullitt East High School are also visible. The map includes various icons for businesses and landmarks, and a red arrow points to the site location. The text "oldacre mcdonald" is visible in the bottom right corner.

# RETAIL AERIAL

This aerial map displays a retail area with a highlighted site. The site is marked with a red dot and a red line pointing to a black box containing the word "SITE". The map includes various business logos and names, such as Dollar Tree, Dunkin', Tractor Supply Co., Kroger, AutoZone, and McDonald's. It also shows major roads like Route 150 and Route 44, and landmarks like Old Mill Elementary and Bullitt East High School. The map is overlaid with a grid of streets and a network of roads. The highlighted site is located near the intersection of Valley Dr and Evans Ln, adjacent to a large parking lot. The map is titled "RETAIL AERIAL" in a large, bold, white font on a red background at the top left. The word "SITE" is written in a large, bold, white font inside a black box, with a red line pointing to the highlighted site. The map includes various business logos and names, such as Dollar Tree, Dunkin', Tractor Supply Co., Kroger, AutoZone, and McDonald's. It also shows major roads like Route 150 and Route 44, and landmarks like Old Mill Elementary and Bullitt East High School. The map is overlaid with a grid of streets and a network of roads. The highlighted site is located near the intersection of Valley Dr and Evans Ln, adjacent to a large parking lot. The map is titled "RETAIL AERIAL" in a large, bold, white font on a red background at the top left. The word "SITE" is written in a large, bold, white font inside a black box, with a red line pointing to the highlighted site. The map includes various business logos and names, such as Dollar Tree, Dunkin', Tractor Supply Co., Kroger, AutoZone, and McDonald's. It also shows major roads like Route 150 and Route 44, and landmarks like Old Mill Elementary and Bullitt East High School. The map is overlaid with a grid of streets and a network of roads. The highlighted site is located near the intersection of Valley Dr and Evans Ln, adjacent to a large parking lot.

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**23,430 ADT '23**

**11,552 ADT '22**

**19,858 ADT '22**

**9,932 ADT '23**

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**23,430 ADT '23**

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# RETAIL AERIAL



TireDiscounters



L&N  
FEDERAL CREDIT UNION

Kroger

150

EASTBROOKE PKWY



SITE

MT. WASHINGTON BYP/BARDSTOWN RD

Peoples Bank  
MT. WASHINGTON

German American Bank



OAKBROOKE DR



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# SITE AERIAL



BULLITT EAST  
HIGH SCHOOL

Tractor  
SUPPLY CO.

Kroger

T-Mobile

TireDiscounters

BURGER  
KING

Kroger  
FUEL  
Center

Wawa

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# SITE AERIAL



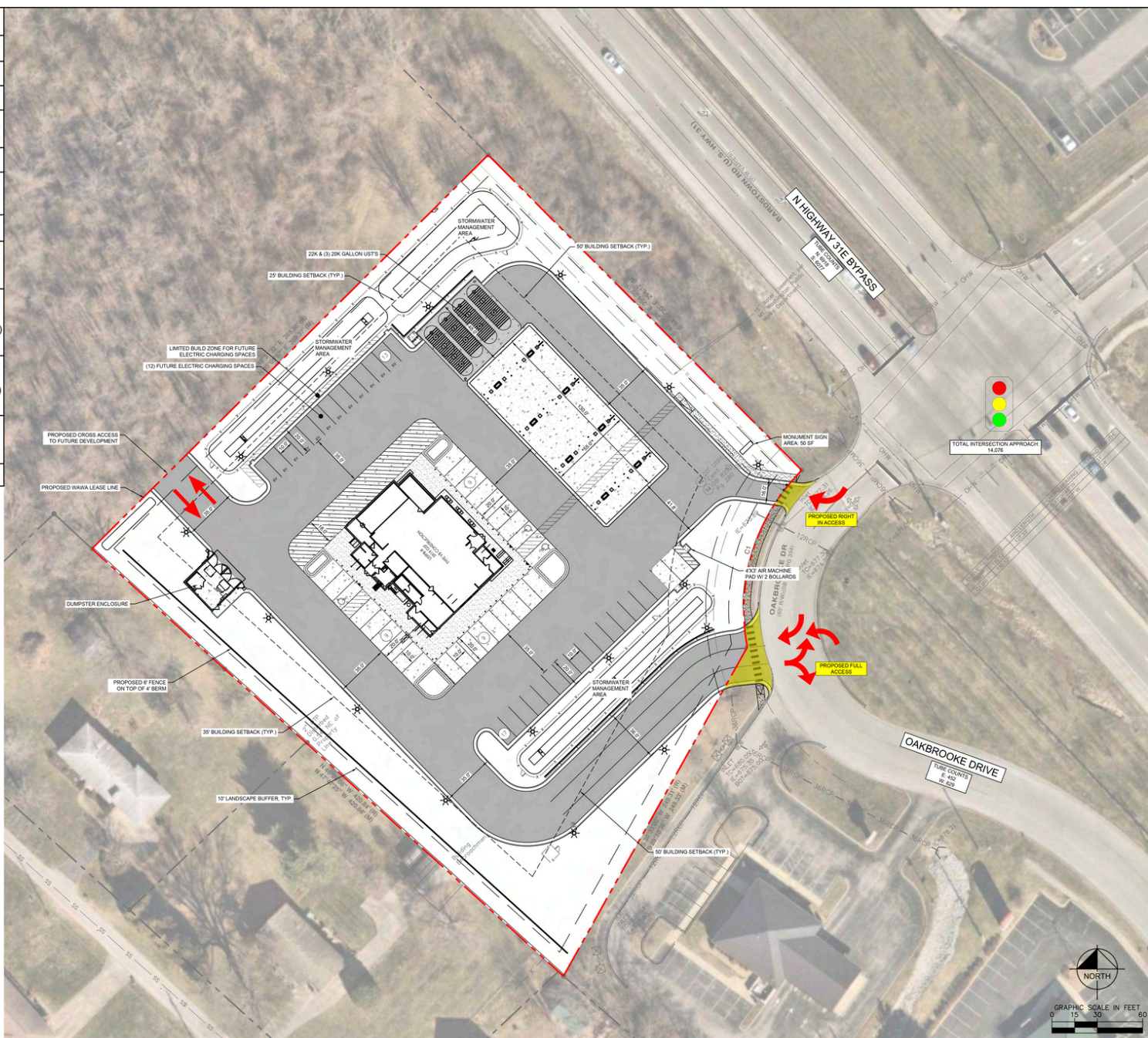
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# SITE PHOTO



# SITE PLAN

SITE DATA	
JURISDICTION	MT WASHINGTON
EXISTING ZONING	R1
PROPOSED ZONING	B1
WAWA SITE AREA	2.99 AC. ± OVERALL 2.99 AC ± WAWA SITE
BUILDING AREA	5,919 S.F.
MIN. PARKING REQUIRED	1 PER 150 SF = 40 SPACES
PARKING PROVIDED	57 SPACES
ZONE A	27 SPACES
ZONE B	23 SPACES
ZONE C	7 SPACES
FRONT SETBACK	50 FT
SIDE (R/W) SETBACK	25 FT
SIDE SETBACK	25 FT (NONRESIDENTIAL)
REAR SETBACK	35 FT
FRONT BUFFER YARD	10 FT
SIDE BUFFER YARD	10 FT (NONRESIDENTIAL)
REAR BUFFER YARD	10 FT
BUILDING TYPE	U59FB-R
CANOPY CONFIGURATION	STACKED
CANOPY TYPE	SLOPED
# MPD'S	8



Mt. Washington Bypass & Oakbrooke Drive, Mt. Washington, KY 40047

# DEMOGRAPHIC OVERVIEW 2024

## Market Profile: Oakbrooke Dr, Mount Washington, KY, 40047

Rings: 10, 15, 5 mile radii

	5 MILES	10 MILES	15 MILES
<b>Population Summary</b>			
2024 Total Population	38,537	217,325	513,534
2024 Group Quarters	103	610	3,912
2029 Total Population	39,770	221,023	519,858
2024-2029 Annual Rate	0.63%	0.34%	0.25%
2024 Total Daytime Population	26,415	163,925	515,675
Workers	6,657	56,346	257,450
Residents	19,758	107,579	258,225
<b>Household Summary</b>			
2024 Households	14,737	84,712	208,328
2024 Average Household Size	2.61	2.56	2.45
<b>Housing Unit Summary</b>			
2024 Housing Units	15,309	88,731	222,512
Owner Occupied Housing Units	83.4%	74.7%	65.5%
Renter Occupied Housing Units	12.8%	20.8%	28.1%
Vacant Housing Units	3.7%	4.5%	6.4%
<b>2024 Households by Income</b>			
Household Income Base	14,737	84,712	208,324
<\$15,000	5.8%	5.7%	7.3%
\$15,000 - \$24,999	4.7%	4.4%	5.5%
\$25,000 - \$34,999	3.2%	5.5%	6.5%
\$35,000 - \$49,999	6.8%	9.9%	10.8%
\$50,000 - \$74,999	14.1%	18.3%	17.7%
\$75,000 - \$99,999	14.9%	14.8%	13.6%
\$100,000 - \$149,999	24.3%	22.2%	19.6%
\$150,000 - \$199,999	13.3%	10.3%	9.3%
\$200,000+	12.8%	8.8%	9.6%
Average Household Income	\$123,426	\$106,540	\$104,836
<b>Median Age</b>			
2024	41.8	40.5	39.8
2029	42.6	41.5	41.0

ESRI Business Analyst

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# CONTACT US

STEELE MCDONALD

615.417.3631

[smcdonald@oldacremcdonald.com](mailto:smcdonald@oldacremcdonald.com)

JAKE MCDONALD

615.509.9129

[jmcdonald@oldacremcdonald.com](mailto:jmcdonald@oldacremcdonald.com)

OLDACRE MCDONALD, LLC

3841 Green Hills Village Drive, Suite 400

Nashville, TN 37215

615.269.5444

[www.oldacremcdonald.com](http://www.oldacremcdonald.com)

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