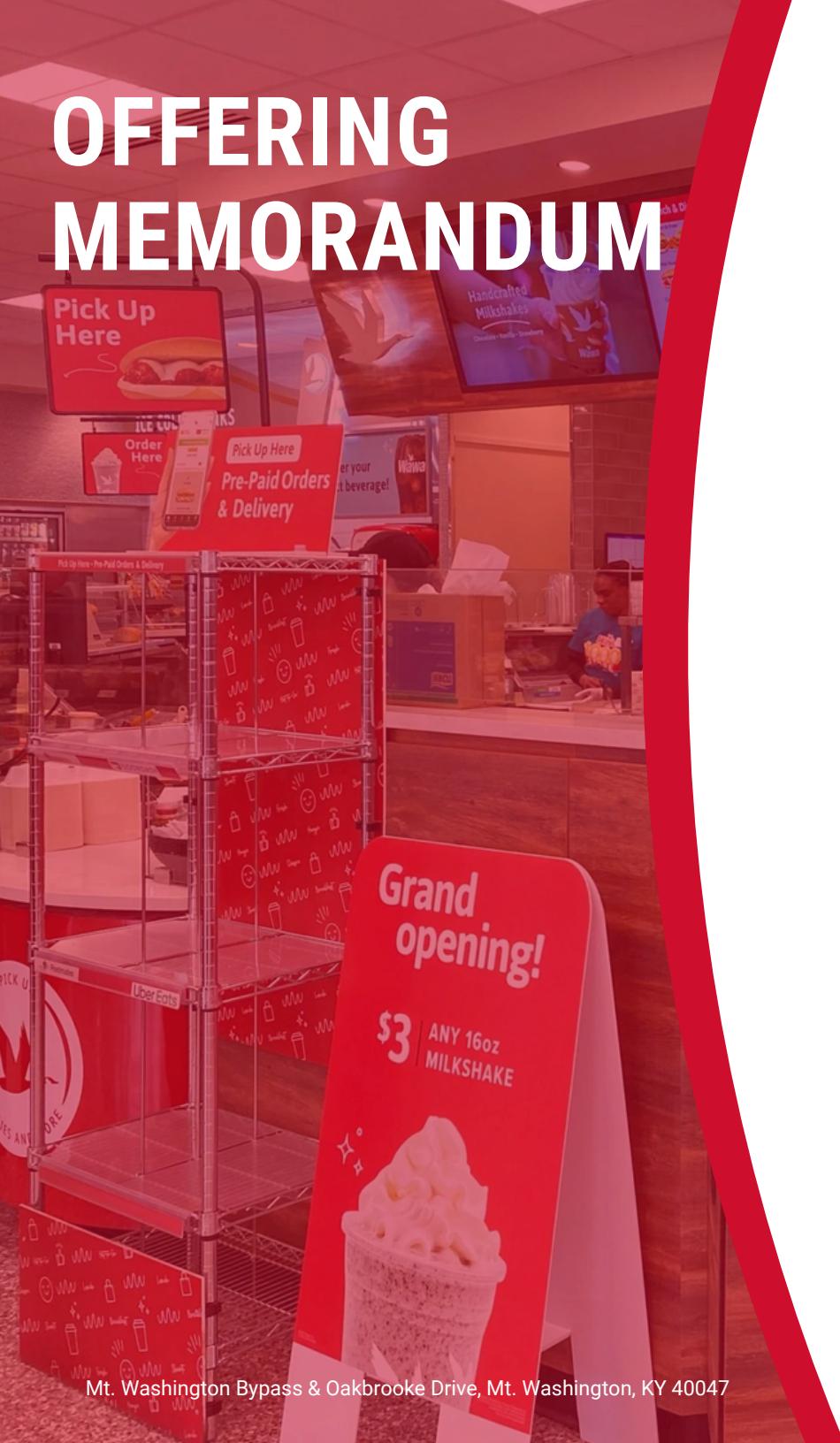




OFFERING MEMORANDUM

MOUNT WASHINGTON, KENTUCKY
MT. WASHINGTON BYP & OAKBROOKE DR

OFFERING MEMORANDUM



Investment Highlights
Lease Abstract & Company Profile
Site Aerials
Site Plan
Demographics
Contact Us

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

<i>(Primary Term)</i>	Years 1-5	\$226,566.00
<i>(Options)</i>	Years 6-10	\$226,566.00
	Years 11-15	\$237,894.30
	Years 16-20	\$249,789.01
	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



RETAIL AERIAL



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SITE AERIAL



BULLITT EAST
HIGH SCHOOL

T-Mobile

Kroger

Kroger
FUEL
Center

TireDiscounters

TSC
TRACTOR
SUPPLY CO.

Wawa

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SITE AERIAL



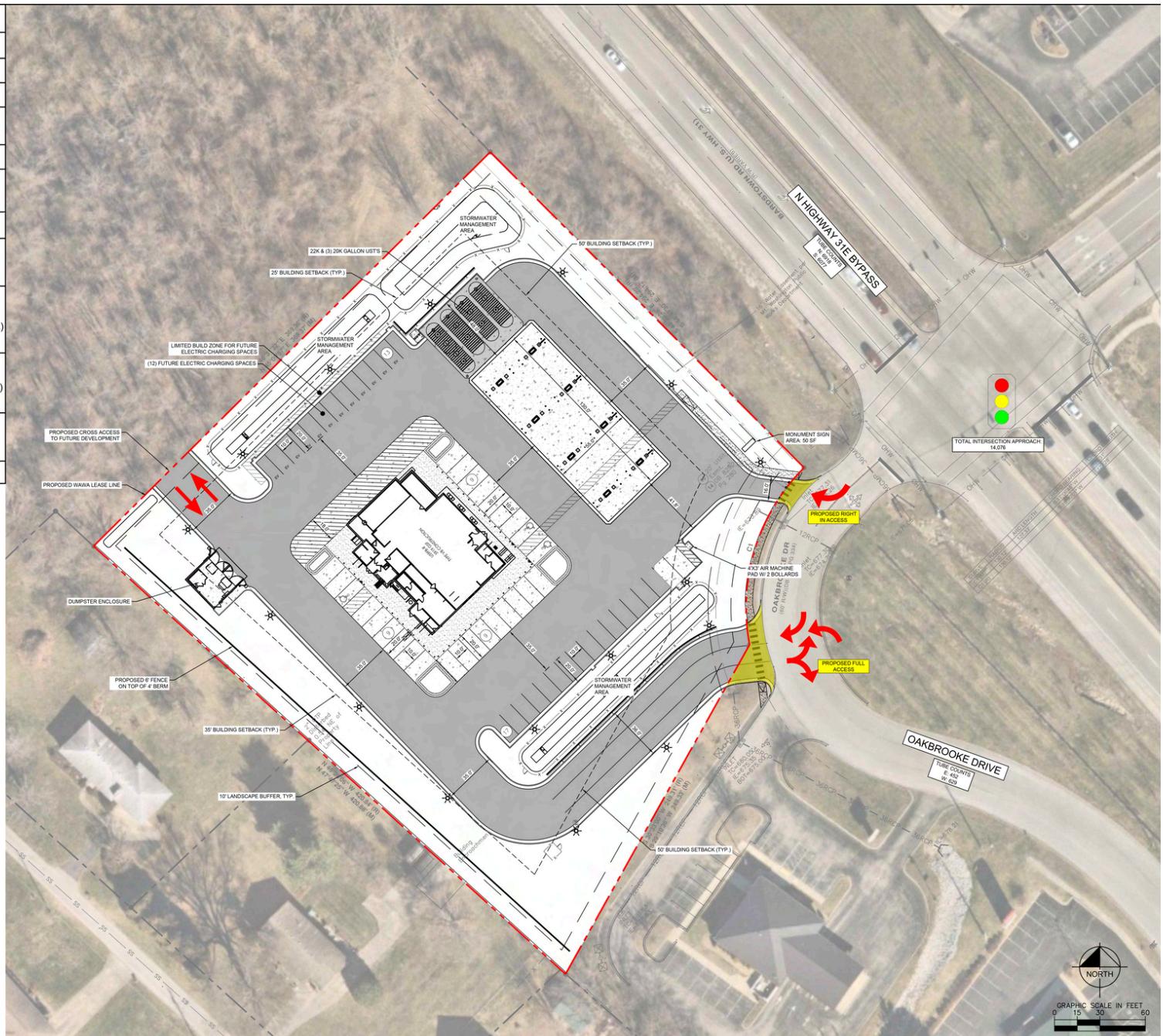
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SITE PHOTO



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 (RW) 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



DEMOGRAPHIC OVERVIEW 2024



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

Market Profile: Oakbrooke Dr, Mount Washington, KY, 40047			
	5 MILES	10 MILES	15 MILES
Population Summary			
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
Household Summary			
2024 Households	14,737	84,712	208,328
2024 Average Household Size	2.61	2.56	2.45
Housing Unit Summary			
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%
2024 Households by Income			
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
Median Age			
2024	41.8	40.5	39.8
2029	42.6	41.5	41.0

ESRI Business Analyst

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

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