

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



AHHI Exceeds \$108,464 | Large 4.58 AC Parcel | Wawa Generated \$18.6 Billion in Revenue in 2024



1384 US-82 W

**ALBANY (LEESBURG) GA**

ACTUAL SITE



SRS

CAPITAL  
MARKETS



**EXCLUSIVELY MARKETED BY**



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## OFFERING SUMMARY



**1,100+**

LOCATIONS  
NATIONALLY

**\$18.68B**

TOTAL  
REVENUE

**FITCH: BBB**

CREDIT  
RATING

## OFFERING

Pricing	\$4,133,000
Net Operating Income	\$206,627
Cap Rate	5.00%

## PROPERTY SPECIFICATIONS

Property Address	1384 US-82 W Albany, Georgia 31763
Rentable Area	5,915 SF
Land Area	4.58 AC
Year Built	2025
Tenant	Wawa
Guaranty	Corporate (Wawa Inc.)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	5% Increases Every 5 Years Beg. LY 11
Options	6 (5-Year)
Rent Commencement	November 2025
Lease Expiration	November 2045

LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa	5,915 SF	Nov 2025	Nov 2045	Year 1	-	\$17,219	\$206,627	6 (5-Year)
				Year 11	5%	\$18,080	\$216,958	
				Year 16	5%	\$18,984	\$227,806	
				5% 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 5% rental increases every 5 years starting in lease year 11 and at the beginning of each option period
- **Wawa was ranked No. 22 in Forbes 2024 Ranking of America's largest private companies**
- 2025 construction with high quality materials and distinct design elements

## Absolute NNN Ground Lease | Land Ownership |

### No Landlord Responsibilities

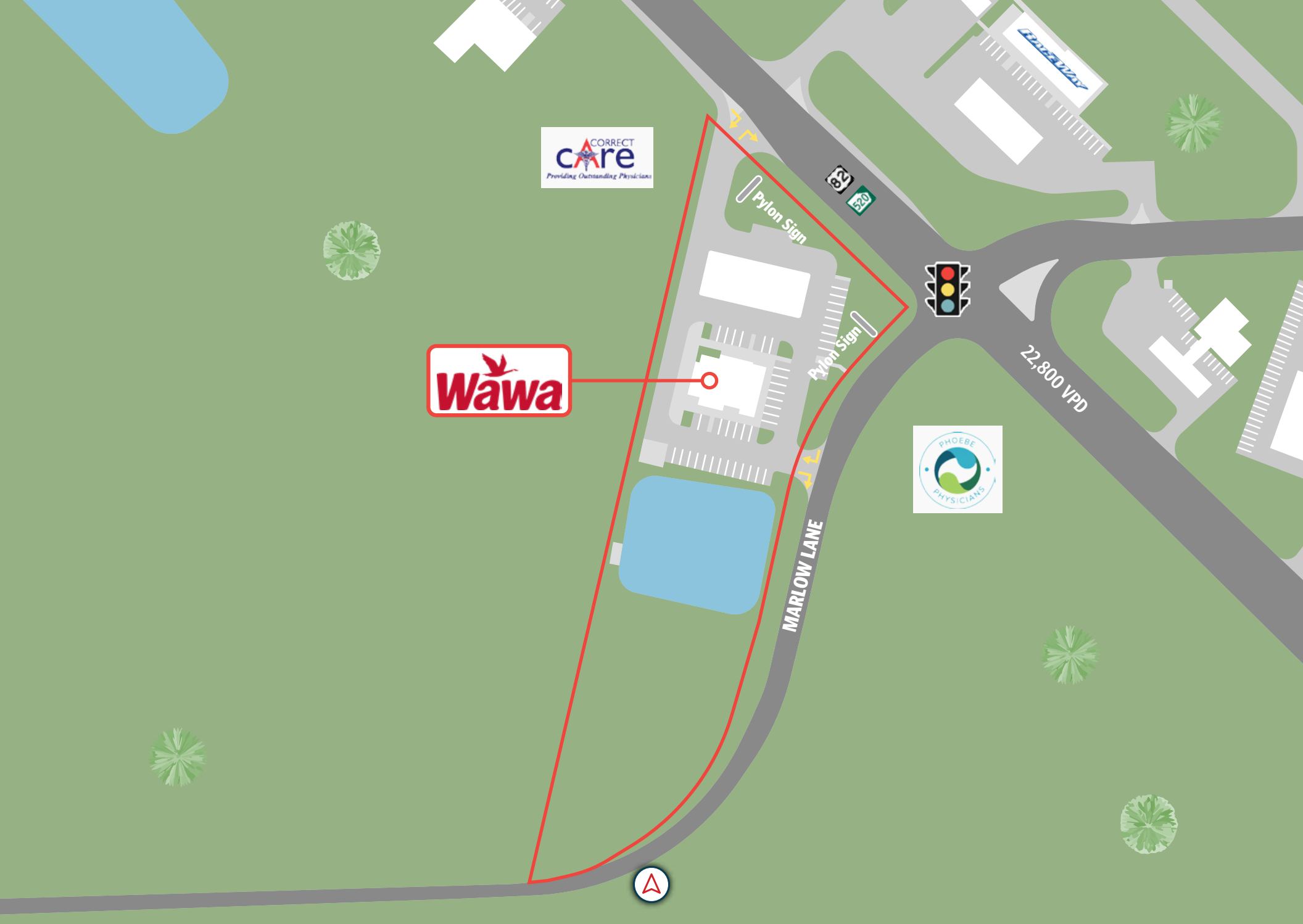
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Investor benefits from leased fee interest (land ownership)
- No landlord responsibilities
- Ideal management-free investment

## Signalized Intersection | Large 4.58 AC Parcel | Fronting Main Throughfare | Surrounding Retail | Wawa - Strong Earnings Report and Continued Growth

- Ideally located at the signalized, hard corner intersection of US Hwy 82 and Marlow Ln
- US Hwy 82 is a main throughfare serving Albany, Leesburg, and the surrounding trade areas
- US Hwy 82 leads directly into downtown Albany
- Across the intersection from a brand new Take 5 and Raceway
- **The Walmart to the East ranks in the 80th percentile (761 out of 3,886) of all nationwide locations and the Publix ranks in the 92nd percentile (102 out of 1,364) of all nationwide locations via Placer.ai**
- Large 4.58-acre parcel
- **Wawa merchandise sales per store averaged \$7.1M for the year ended 2024 versus an industry average of \$2.7M for 2023 (Source: NACS)**
- **Gasoline sales totaled 3.1 billion gallons for the year 2024, an average of 69,042 gallons sold a week per store, over two times the industry average of 32,726 per store per week in 2023 (Source: NACS)**

## Demographics in 5-mile Trade Area

- More than 51,842 residents and 22,833 employees support the trade area
- Features an average household income of \$108,464 within a 1-mile radius





PROPERTY PHOTOS





PROPERTY PHOTOS





## BRAND PROFILE



## WAWA

**wawa.com**

**Company Type:** Private

**Locations:** 1,100+

**Total Revenue:** \$18.6B

**Number of Employees:** 47,000

**Credit Rating:** Fitch: BBB

Wawa, Inc., a privately held company, began in 1803 as an iron foundry in New Jersey. Toward the end of the 19th Century, owner George Wood took an interest in dairy farming and the family began a small processing plant in Wawa, PA in 1902. The milk business was a huge success, due to its quality, cleanliness and "certified" process. As home delivery of milk declined in the early 1960s, Grahame Wood, George's grandson, opened the first Wawa Food Market in 1964 in Pennsylvania as an outlet for dairy products. Today, Wawa is your all day, every day stop for freshly prepared foods, beverages, coffee, fuel services and surcharge-free ATMs. Wawa stores are located in Pennsylvania, New Jersey, Delaware, Maryland, Virginia, Florida, North Carolina, Alabama, Georgia and Washington, D.C. with 1,100 locations to date. The stores offer a large fresh foodservice selection, including Wawa brands such as custom prepared hoagies, freshly-brewed coffee, Sizzli hot breakfast sandwiches, hand-crafted specialty beverages, a dinner menu including burgers and an assortment of soups, sides and snacks. Forbes.com Ranks Wawa as #22 of America's Largest Private Companies, one of Forbes 2023 America's Best Employers for Women and New College Grads.

Source: s3.amazonaws.com



## PROPERTY OVERVIEW



### LOCATION



Lee County  
Albany MSA

### ACCESS



U.S. Highway 82/State Highway 520: 1 Access Point  
Marlow Lane: 1 Access Point

### TRAFFIC COUNTS



U.S. Highway 82/State Highway 520: 22,800 VPD

### IMPROVEMENTS



There is approximately 5,915 SF of existing building area

### PARKING



There are approximately 53 parking spaces on the owned parcel.  
The parking ratio is approximately 8.96 stalls per 1,000 SF of leasable area.

### PARCEL



Parcel Number: 029B 019  
Acres: 4.58  
Square Feet: 199,505

### CONSTRUCTION



Year Built: 2025

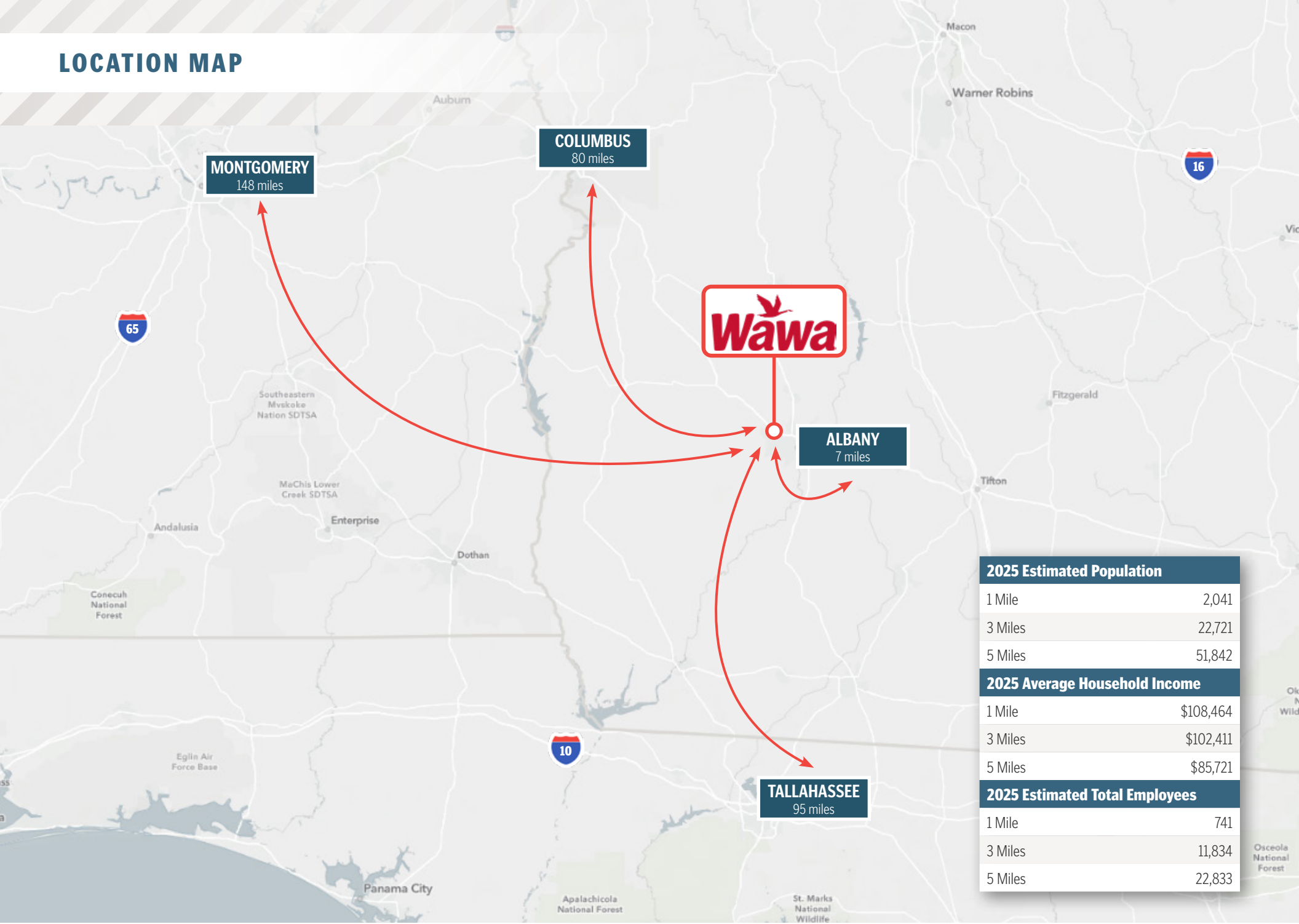
### ZONING



Commercial

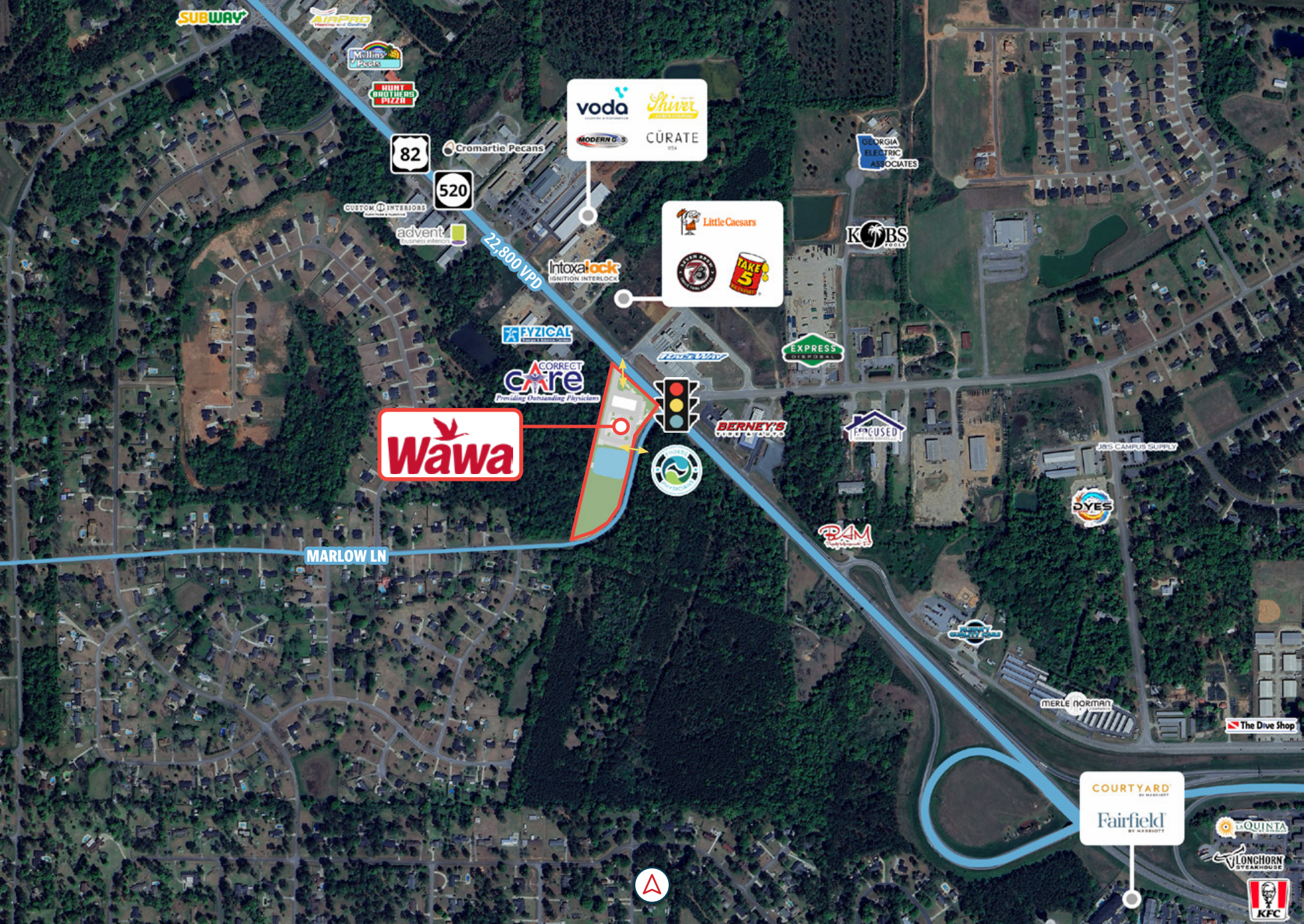


LOCATION MAP



2025 Estimated Population	
1 Mile	2,041
3 Miles	22,721
5 Miles	51,842
2025 Average Household Income	
1 Mile	\$108,464
3 Miles	\$102,411
5 Miles	\$85,721
2025 Estimated Total Employees	
1 Mile	741
3 Miles	11,834
5 Miles	22,833













## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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