



447 Oakbrooke Drive
Mt. Washington, Kentucky



Representative Photo



Contacts

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EXECUTIVE SUMMARY



INVESTMENT OVERVIEW



Tenant	Wawa
Address	447 Oakbrooke Drive Mt. Washington, KY 40047
County	Bullitt
Guaranty	Corporate
NOI	\$226,566
Rent Increases	5% Every 5 Years Starting in Year 11
Rent Commencement	January 2026
Rent Expiration	January 2046
Lease Type	NNN Ground Lease
Lease Term	20 Years
Lease Term Remaining	20 Years
Options	Six (6), Five (5) Year Options



\$4,315,543
ASKING PRICE



5.25%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 - 10	\$18,881	\$226,566	
11 - 15	\$19,825	\$237,894	5%
16 - 20	\$20,816	\$249,789	5%
Extension Terms			
21 - 25	\$21,857	\$262,278	5%
26 - 30	\$22,949	\$275,392	5%
31 - 35	\$24,097	\$289,162	5%
36 - 40	\$25,302	\$303,620	5%
41 - 45	\$26,567	\$318,801	5%
46 - 50	\$27,895	\$334,741	5%



INVESTMENT HIGHLIGHTS

Strong Financials

Corporate-backed lease with 2025 annual revenue of \$18.64 M (USD)

Established Brand

Operates over 1,174 locations across 14 states

High-Growth Retailer

Continues to expand through acquisitions and new development in high-growth markets

Brand New Construction

Built in 2026 and features 8MPDS (16 pumps)

Close Proximity to Louisville

Located less than 25 miles from downtown Louisville and less than 15 miles from Louisville International Airport

Long-Term Stability

2026 build with a 20-year lease term

Absolute NNN Ground Lease

Zero landlord responsibilities

Stable Rent Growth

Features 5% increases beginning in year 11

High Visibility

Signalized intersection offering excellent traffic counts

- **New Construction, Heavily Trafficked Retail Location:** The subject property is located at 447 Oakbrooke Drive in Mt. Washington, KY, positioned on a signalized intersection with excellent visibility and access. Fronting Oakbrooke Drive (23,430 VPD), the site benefits from strong drive-by exposure and convenient ingress/egress for both local residents and commuter traffic.
- **High-Growth Louisville MSA Submarket:** Mt. Washington is one of the fastest-growing communities in the Louisville MSA, supported by ongoing residential expansion and rising consumer demand for convenience retail, fuel, and daily services. These fundamentals align with Wawa's strongest trade areas and support long-term tenant performance.
- **Established Retail Corridor with Strong Co-Tenancy:** The property sits within a high-density retail corridor surrounded by major brands including Kroger, Burger King, Dunkin', Dollar Tree, and Goodwill. This concentration of daily-needs retail reinforces steady traffic patterns and strengthens the site's long-term investment appeal.



DEMOGRAPHICS

POPULATION (RADIUS)



5,234
1-Mile



21,528
3-Mile



40,073
5-Mile

AVERAGE HOUSEHOLD INCOME



\$94,597
1-Mile



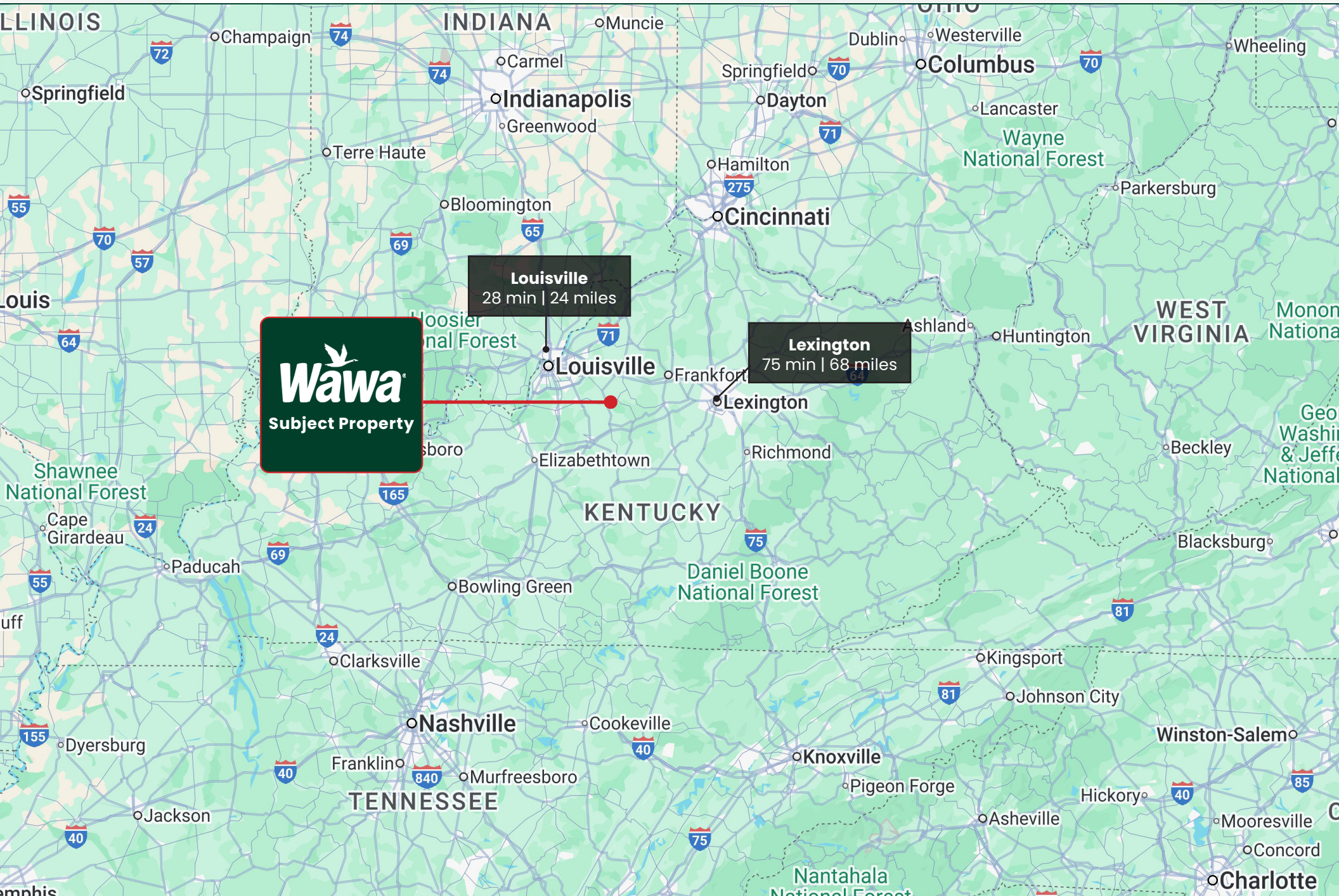
\$106,772
3-Mile



\$113,768
5-Mile



LOCATION MAP



Wawa
Subject Property

Louisville
28 min | 24 miles

Lexington
75 min | 68 miles

PROPERTY OVERVIEW



PROPERTY DETAILS

5,915
Square Feet

3.0
Acres

2025
Year Built



Wawa
Subject Property

Mt. Washington Bypass/US-150
23,430 VPD

AERIAL

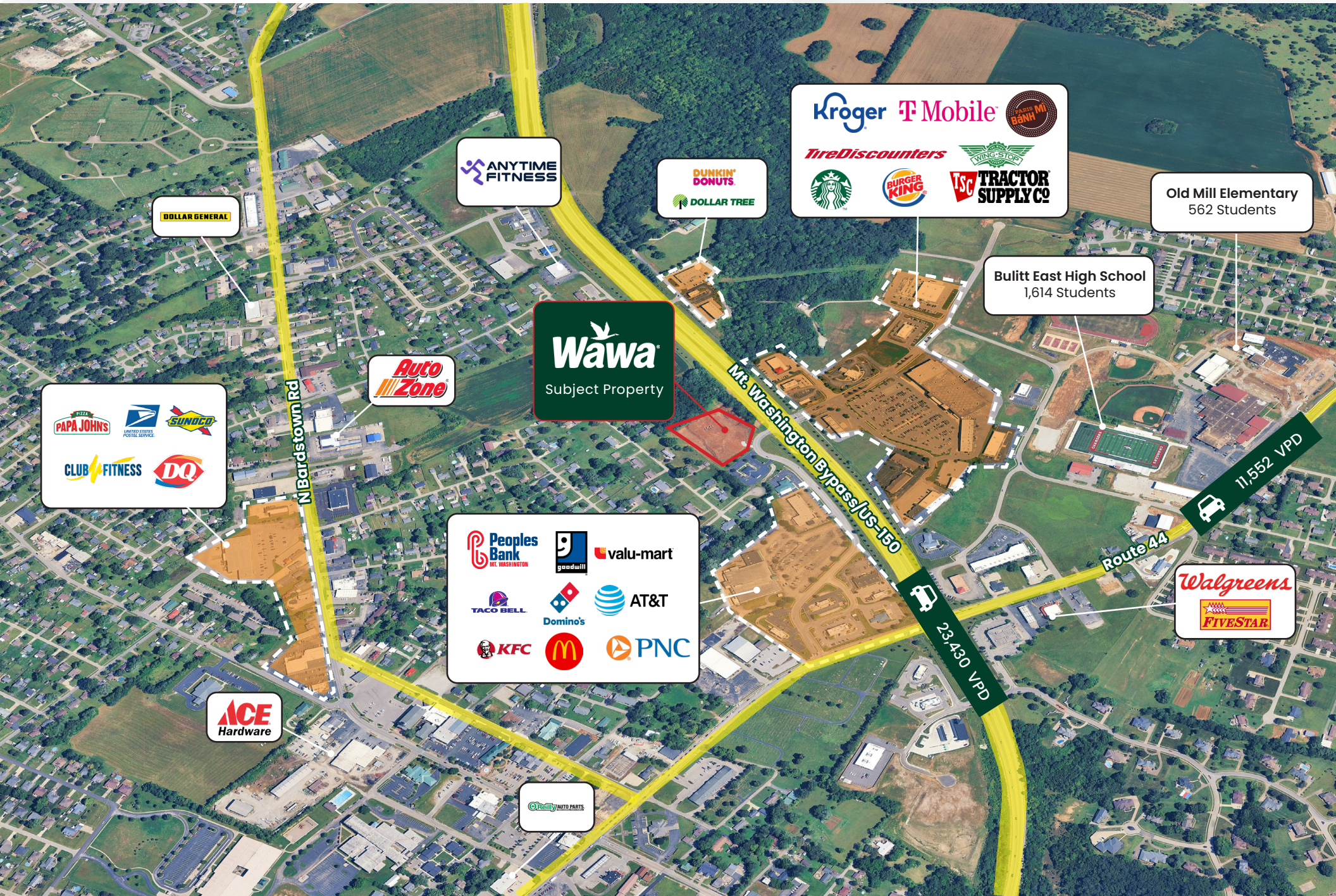


Old Mill Elementary
562 Students

Bullitt East High School
1,614 Students



AERIAL



AERIAL

DOLLAR GENERAL

ANYTIME FITNESS

DUNKIN' DONUTS
DOLLAR TREE

Kroger T-Mobile



TireDiscounters



TRACTOR SUPPLY CO

Old Mill Elementary
562 Students

Bullitt East High School
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Wawa
Subject Property

Auto Zone

PAPA JOHN'S
UNITED STATES POSTAL SERVICE
SUNOCO

CLUB FITNESS
DQ

N Bardstown Rd

Mt. Washington Bypass/US-150

Route 44

11,552 VPD

23,430 VPD

Peoples Bank
goodwill
valu-mart

TACO BELL
Domino's
AT&T

KFC
McDonald's
PNC

ACE Hardware

Reilly AUTO PARTS

Walgreens
FIVESTAR

DRONE AERIAL



TSC TRACTOR SUPPLY CO

Bullitt East High School
1,614 Students

Kroger

T-Mobile

L&N
FEDERAL CREDIT UNION

TireDiscounters

BURGER KING

Mt. Washington Bypass/US-150

 **23,430 VPD**

Wawa
Subject Property

TENANT PROFILE



TENANT OVERVIEW



FOUNDED IN 1964
Folsom, Pennsylvania

QUICK FACTS:

Wawa, PA
Headquarters

45,000+
Employees

\$18.8 Billion+
Revenue Annually

Wawa, Inc. is a leading, privately held convenience retail and fuel operator recognized for its strong brand loyalty, high-volume store performance, and best-in-class foodservice platform. The company traces its roots back to 1902, when George Wood founded Wawa Dairy in Pennsylvania, building a reputation for quality and customer trust that remains central to the brand today. Wawa entered the convenience retail sector in 1964 with the opening of its first Wawa Food Market, positioning the company for decades of sustained growth across the Mid-Atlantic and East Coast.

Over the past several decades, Wawa has evolved into a dominant regional operator through a disciplined expansion strategy and a highly differentiated store model that combines convenience retail, made-to-order foodservice, and fuel. Wawa's footprint has expanded significantly beyond its Pennsylvania base into high-growth markets including Florida, and the company continues to enter additional states as part of its long-term growth plans. Today, Wawa operates approximately 1,189 locations across the U.S., reflecting both the scalability of its operating platform and its continued demand-driven expansion into new trade areas.

Wawa is widely regarded as one of the strongest brands in the convenience sector, supported by a loyal customer base and high frequency daily visits driven by foodservice and beverage demand. The company has been ranked among America's Largest Private Companies, with reported annual revenue of approximately \$18.8–\$18.9 billion, reinforcing Wawa's position as a financially durable, institutional-grade tenant.



MARKET OVERVIEW



MARKET OVERVIEW

Mt. Washington KY

Mt. Washington is a rapidly growing suburban community in Bullitt County, strategically positioned within the greater Louisville metro and benefiting from sustained residential and commercial expansion throughout the I-65 corridor. The city has continued to add new households as buyers seek affordability and accessibility to Louisville's employment base, with the population now estimated at ~18,000+ residents and showing steady upward growth since 2020.

Located approximately 20–25 miles south of Downtown Louisville, Mt. Washington offers direct connectivity to major regional job hubs in Louisville, Shepherdsville, and Elizabethtown, supporting strong commuter demand and continued retail growth. The broader Louisville MSA continues to post positive employment trends, reinforcing the region's position as one of Kentucky's key economic engines and a durable base for long-term consumer-driven development.

The area is supported by a diverse set of major employers spanning logistics, healthcare, education, and manufacturing, anchored by prominent regional operations such as UPS Health, McKesson, and UofL Health in Bullitt County, along with additional large-scale employment across the Greater Louisville region. This depth of workforce demand, paired with ongoing population and income growth in Mt. Washington, continues to strengthen fundamentals for well-located retail and service real estate in the market.





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