

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New Construction | New 20-Year Lease | Wawa Generated \$18.6 Billion in Revenue in 2024



1215 W. McClain Avenue

**SCOTTSBURG** INDIANA

REPRESENTATIVE PHOTO



## EXCLUSIVELY MARKETED BY



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## OFFERING SUMMARY



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## OFFERING

<b>Pricing</b>	\$4,500,000
<b>Net Operating Income</b>	\$225,000
<b>Cap Rate</b>	5.00%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	1215 W. McClain Avenue Scottsburg, Indiana 47170
<b>Rentable Area</b>	5,514 SF
<b>Land Area</b>	1.70 AC
<b>Year Built</b>	2026
<b>Tenant</b>	Wawa
<b>Guaranty</b>	Corporate (Wawa Inc.)
<b>Lease Type</b>	Absolute NNN Ground Lease
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	20 Years
<b>Increases</b>	7% Every 5 Years Beginning LY 11
<b>Options</b>	6 (5-Year)
<b>Rent Commencement</b>	February 2026
<b>Lease Expiration</b>	February 2046
<b>ROFR</b>	Yes

# RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa (Corporate Guaranty)	5,514	Feb. 2026	Feb. 2046	Year 1	-	\$18,750	\$225,000	6 (5-Year)
				Year 11	7%	\$20,063	\$240,750	
				Year 16	7%	\$21,467	\$257,603	
* Tenant shall have a 15-day Right of First Refusal (ROFR)						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. 22 in Forbes 2024 Ranking of America's largest private companies**
- New 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

## Hard Corner Intersection | I-65 (37,100 VPD) | Dense Corridor | Wawa - Strong Earnings Report and Continued Growth

- Located at the signalized, hard corner intersection of W McClain Rd and N Beechwood Ave which combined average 19,400 VPD
- Benefits from nearby direct on/off ramp access to I-65 exit (37,100 VPD), allowing users to benefit from direct on/off ramp access to the site and surrounding trade areas
- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Taco Bell, Burger King, Walmart Supercenter, McDonald's, Advance Auto Parts, O'Reilly Auto Parts and more
- 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)**

## Strong Demographics in 10-mile Trade Area

- More than 32,000 residents and 10,000 employees support the trade area
- Average household income of \$77,176

## BRAND PROFILE



### WAWA

[wawa.com](http://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



Scottsburg, Indiana  
Scott County

## ACCESS



W. McClain Avenue/State Highway 56: 1 Access Point  
N. Beechwood Avenue: 2 Access Points

## TRAFFIC COUNTS



W. McClain Avenue/State Highway 56: 19,400 VPD  
Interstate 65: 37,100 VPD

## IMPROVEMENTS



There is approximately 5,514 SF of existing building area

## PARKING



There are approximately 46 parking spaces on the owned parcel.  
The parking ratio is approximately 8.34 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 72-05-19-300-022.000-008 &  
72-05-19-300-023.000-008  
Acres: 1.70

## CONSTRUCTION



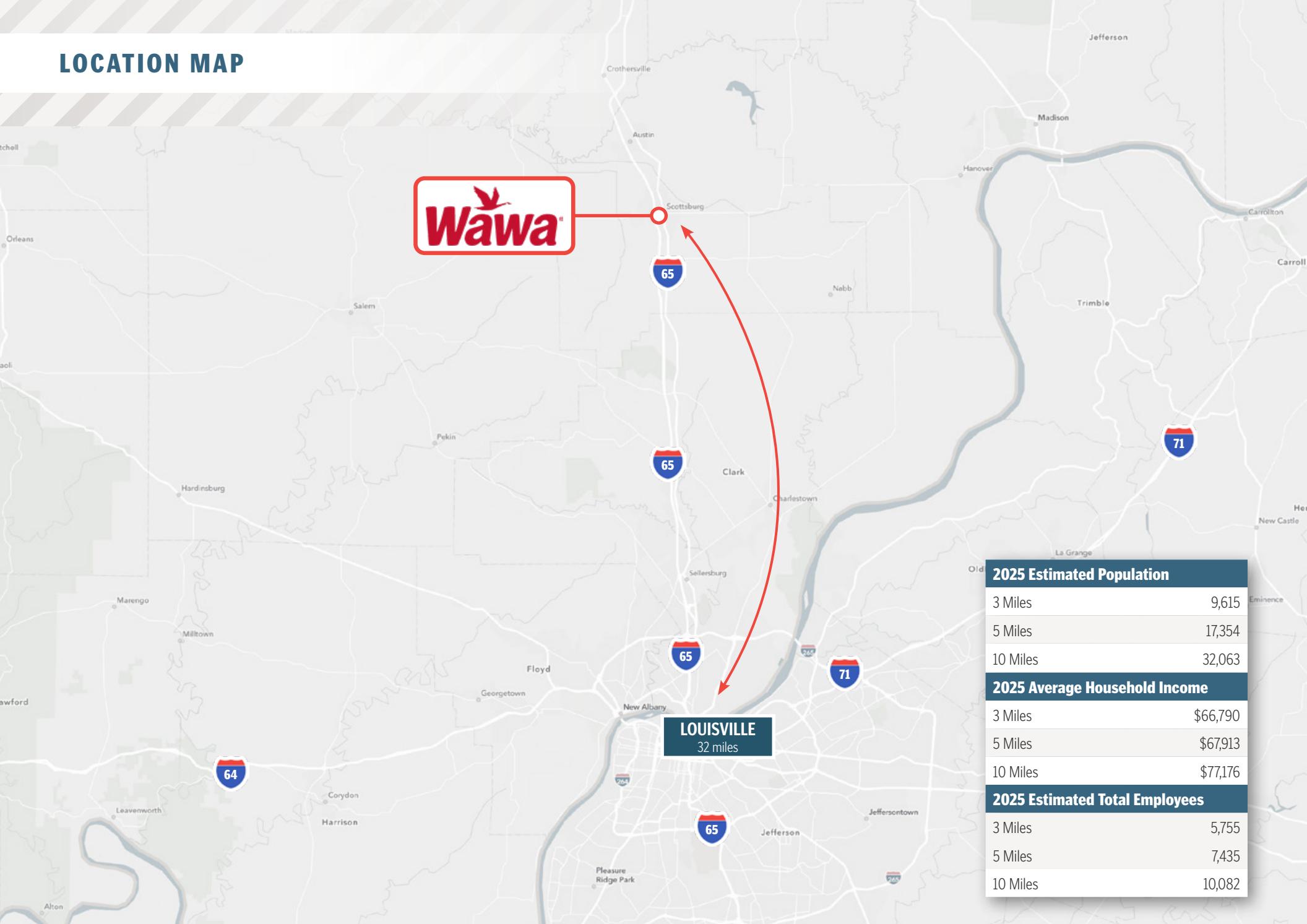
Year Built: 2026

## ZONING



General Commercial

## LOCATION MAP



37,100  
VEHICLES PER DAY

65

65

Scottsburg Plaza

DOLLAR TREE  
**DUNKIN'**  
Domino's Pizza  
Dr. Black's  
eye associates

W MCCLAIN AVE

19,400 VPD

Speedway

Denny's

**Wawa**

N BEECHWOOD AVE

Hardee's **SUBWAY** YAMATO

56

TACO BELL

POPEYES

SONIC

BURGER KING



INDIANA  
56

W MCCLAIN AVENUE

19,400 VPD

Monument Sign



N BEECHWOOD AVENUE

Monument Sign



	3 Miles	5 Miles	10 Miles
<b>Population</b>			
2025 Estimated Population	9,615	17,354	32,063
2030 Projected Population	9,668	17,447	32,174
2025 Median Age	40.0	40.3	41.3
<b>Households &amp; Growth</b>			
2025 Estimated Households	4,067	7,129	8,524
2030 Projected Households	4,141	7,253	8,565
<b>Income</b>			
2025 Estimated Average Household Income	\$66,790	\$67,913	\$77,176
2025 Estimated Median Household Income	\$47,672	\$50,038	\$60,430
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	508	651	861
2025 Estimated Total Employees	5,755	7,435	10,082



## SCOTTSBURG, INDIANA

Scottsburg is a small city located in Scott County, southern Indiana, approximately 30 miles north of Louisville, Kentucky. Serving as the county seat, Scottsburg offers a close-knit community atmosphere with a blend of rural charm and suburban convenience. Its location along Interstate 65 provides easy access to regional employment centers while maintaining a quieter, small-town lifestyle. The City of Scottsburg had a population of 7,491 as of July 1, 2025.

Scottsburg's economy is supported by manufacturing, logistics, healthcare, retail, and local services. Industrial and business parks near I-65 attract manufacturing and distribution operations, benefiting from strong highway connectivity. Retail and service businesses are concentrated along major corridors such as West McClain Avenue. Many residents also commute to nearby cities including Seymour, Clarksville, and Louisville, contributing to regional economic integration and employment stability.

Scottsburg offers several local and regional attractions. Scottsburg City Park provides walking trails, sports fields, and community recreation facilities. The area is known for the Scott County Fair, a popular annual event celebrating local agriculture and community traditions. Nearby outdoor destinations include Hardy Lake State Recreation Area and Muscatatuck National Wildlife Refuge, offering opportunities for boating, fishing, hiking, and wildlife viewing.

The closest major airport to Scottsburg, Indiana is Louisville International Airport.



## THE EXCLUSIVE NATIONAL NET LEASE TEAM

### of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$ 6.5 B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$ 3.5 B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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