

#1 RANKED WAWA IN JACKSONVILLE | 6 MILES FROM DOWNTOWN | DIRECT ACCESS TO I-95



- » **#1 RANKED WAWA IN JACKSONVILLE**
With over 684,300 annual visitors, the subject convenience store is the top ranked Wawa in Jacksonville and the top 84th percentile of stores nationally
- » **ABSOLUTE NNN GROUND LEASE**
Zero landlord responsibilities for operating or capital expenses
- » **ATTRACTIVE RENT INCREASES**
lease features 5% rent increases approximately every 5 years in the remaining primary term and options, providing a hedge against inflation.
- » **DIRECT ACCESS TO INTERSTATE 95**
site benefits from direct on/off ramp access to Interstate-95 (142,000 VPD), the primary north-south interstate serving the entire East Coast of the U.S
- » **PROMINENT RETAIL LOCATION WITH OVER 1.2M SF OF RETAIL**
traffic generators in the immediate area include Publix Super Market, Walmart Supercenter, T.J. Maxx, L.A Fitness, Walgreens, Taco Bell, Dunkin', AutoZone, Wendy's, Chick-fil-A, McDonald's, and many others
- » **STRATEGICALLY LOCATED AT THE SIGNALIZED HARD CORNER INTERSECTION ALONG MAJOR COMMUTER THOROUGHFARE**
excellent exposure with combined daily traffic counts in excess of 51,000 vehicles.
- » **LARGE FORMAT WAWA OPEN 24HRS WITH TESLA SUPERCHARGERS**
1.95-acre site with 16 fueling stations and 12 Tesla Superchargers
- » **LOCATED ON US HWY 1**
Also known as Route 1, this 545-mile highway runs along the entire coast of Florida from the northern border and overseas to Key West



\$5,263,157
PRICE

15.75 YEARS
TERM REMAINING

5% EVERY 5 YEARS
RENT INCREASES

2020
YEAR BUILT

CLICK FOR MORE INFORMATION

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