

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Signalized, Hard Corner Intersection | Population Count Exceeds 336,000 People (5-Mile) |
Wawa Generated \$18.6 Billion in Revenue in 2024



HARDING ST.

N. FEDERAL HWY

1891 N. Federal Highway | Hollywood, Florida

FORT LAUDERDALE-MIAMI MSA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



HOLLYWOOD BEACH

Walmart
Supercenter

Publix
Walgreens

CVS pharmacy

AutoZone

Advance
America
BatteriesPlus

7
ELEVEN

DOLLAR GENERAL

Wawa

36,500
VEHICLES PER DAY

N. FEDERAL HWY

M
MARATHON

HARDING ST.

SOUTH BROWARD
HIGH SCHOOL



SITE OVERVIEW



Dollar General Also Available for Sale. Contact Brokers for More Information



FORT LAUDERDALE-
HOLLYWOOD INTERNATIONAL
AIRPORT

DOLLAR GENERAL

tru
by Hilton

Pizza
Hut
DOLLAR TREE

Publix

TJ-maxx YouFit
SPROUTS ULTA
FARMERS MARKET BEAUTY
HOBBY LOBBY
five BELOW Bowlero

DUNKIN'
POPEYES

W

BARBER'S

THE CASINO @
DANIA BEACH

WEST LAKE
COMMONS

McDonald's

SHENANIGANS

SUNOCO

OLSEN MIDDLE
SCHOOL

Publix
CHIPOTLE
STARBUCKS

Shell

7
ELEVEN

CHASE

STATE HIGHWAY 822

CHARLEYS

31,000
VEHICLES PER DAY

DOLLAR TREE

M
MARATHON

N. FEDERAL HWY.

SOUTH BROWARD
HIGH SCHOOL

36,500
VEHICLES PER DAY

Wawa

DOLLAR GENERAL





D+GS GO
WALKING
PureTennis USA
Tosol-Edu Services

QUADOMAIN
by Hilton
THE RITE WAY-BALE
HOLLYWOOD BEACH

DOUBLETREE
by Hilton
HYDE
BEACH HOUSE

7
ELEVEN

Walmart
Supercenter
CVS pharmacy
afc

Office DEPOT
OfficeMax
Winn/Dixie
Burlington
ROSS
DRESS FOR LESS

EASTSIDE
ACTIVE LIVING

HB
Hollywood Beach
Golf Club

36,500
VEHICLES PER DAY

HARDING ST.

STELLA
SALVATORE

AutoZone

NCR ATLEOS

PINCH-A-PENNY
POOL-PATIO-SPA

Advance
America

DOLLAR GENERAL

Wawa

BatteriesPlus

N. FEDERAL HWY.



OFFERING SUMMARY



OFFERING

Pricing	\$8,100,000
Net Operating Income	\$365,000
Cap Rate	4.50%

PROPERTY SPECIFICATIONS

Property Address	1891 N. Federal Highway Hollywood, Florida 33020
Rentable Area	5,636 SF
Land Area	1.37 AC
Year Built	2023
Tenant	Wawa
Guaranty	Corporate (Wawa Inc.) Fitch Rated: BBB
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term Remaining	17+ Years
Increases	Initial Term: 8% Every 5 Years Beg. Lease Year 11 Options: 10% Beg. of Each Option
Options	6 (5-Year)
Rent Commencement	7/17/2022
Lease Expiration	7/31/2042

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Wawa	5,636	July 2022	July 2042	Year 1	-	\$30,417	\$365,000	6 (5-Year)
(Corporate Guaranty)				Year 11	8%	\$32,850	\$394,200	
				Year 16	8%	\$35,478	\$425,736	
10% Increase Beg. of Each Option								

17+ Year Lease | Corporate Guaranteed | Investment Grade Tenant | Scheduled Rental Increases

- 17+ Years remaining with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is corporate guaranteed by Wawa, Inc., an investment grade (Fitch: BBB), nationally recognized, and an established convenience store and gas brand with over 1,100+ locations
- The ground lease features scheduled rental increases throughout the term and options to extend, increasing NOI and hedging against inflation
- **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)**
- **Wawa was ranked No. 22 in Forbes 2024 Ranking of America's largest private companies**

Absolute NNN Ground Lease | Land Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from leased fee interest (land ownership)
- Ideal management-free investment for a passive investor in a state with no state income tax

Signalized, Hard Corner Intersection | US 1 / N. Federal Hwy | Near Interstate 95 | S. Broward High School (2,300+ Students)

- Wawa is strategically located at the signalized, hard corner intersection of US 1/N. Federal Hwy and Harding Street
- US 1/N. Federal Hwy is a dominant thoroughfare that serves the entire East Coast of Florida
- Subject property is less than two miles East of Interstate 95 (280,000 VPD)
- Directly across from S. Broward High School (2,300+ students), providing a direct consumer base
- The asset benefits from significant street frontage and multiple points of access, providing ease and convenience for customers

2023 Construction | Excellent Visibility & Access

- 2023 construction which features high quality materials, latest design elements, and state-of-the-art features
- The asset benefits from significant street sign frontage and multiple points of access, providing ease and convenience for customers

Strong Demographics In 5-mile Trade Area

- More than 336,600 residents and 179,000 employees support the trade area
- \$104,782 average household income
- 7 miles to Downtown Ft. Lauderdale



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



Hollywood, Florida
Broward County
Fort Lauderdale-Miami MSA

ACCESS



N. Federal Highway/ U.S. Highway 1: 1 Access Point
Harding Street: 1 Access Point
N. 17th Court: 1 Access Point

TRAFFIC COUNTS



N. Federal Highway/ U.S. Highway 1: 36,5000 VPD
Sheridan Street/ State Highway 822: 31,000 VPD
Interstate 95: 280,000 VPD

IMPROVEMENTS



There is approximately 5,636 SF of existing building area

PARKING



There are approximately 29 parking spaces on the owned parcel.
The parking ratio is approximately 5.15 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 51-42-10-54-0011
Acres: 1.37
Square Feet: 59,677

CONSTRUCTION



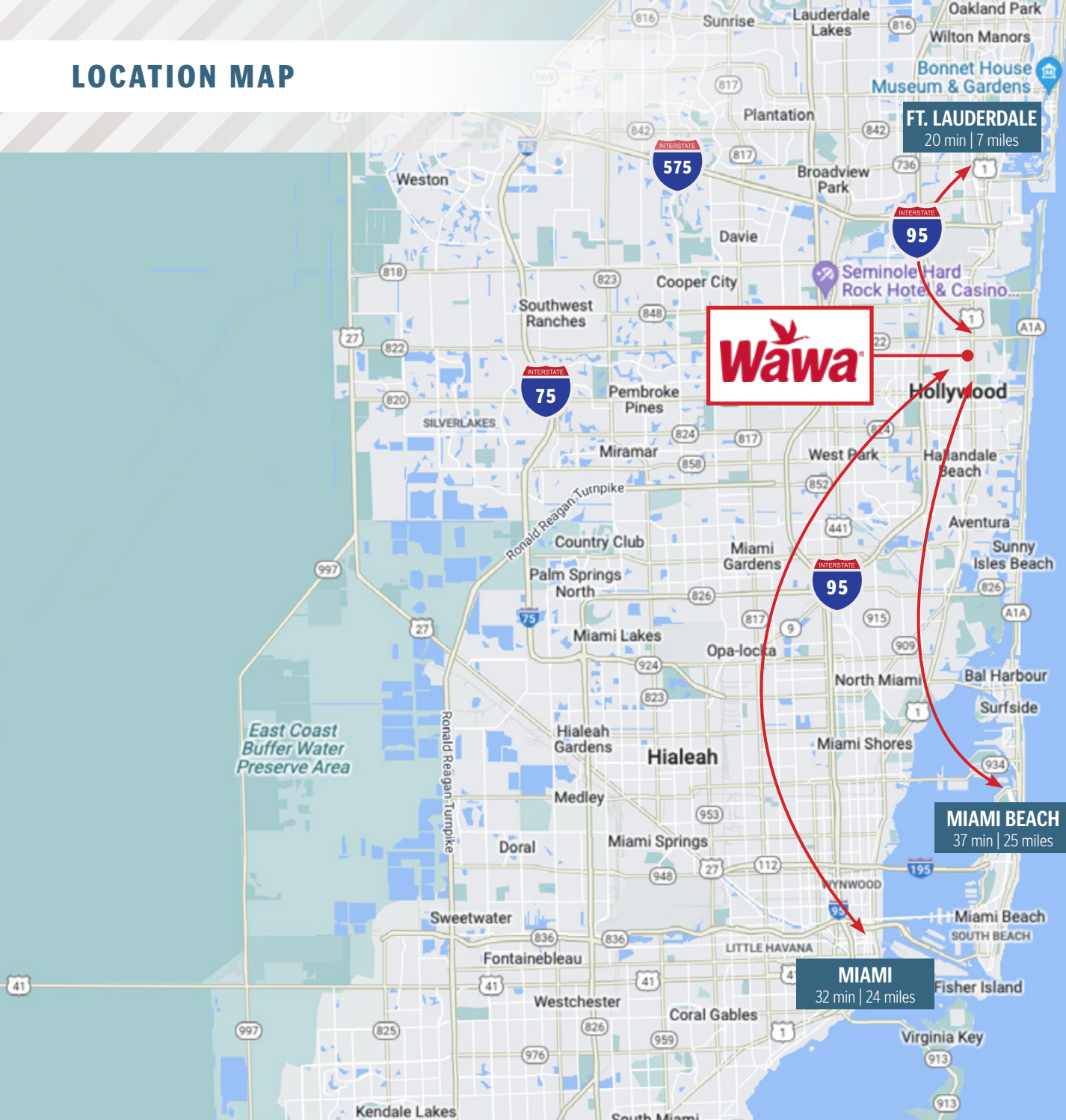
Year Built: 2023

ZONING



C-2 Low/Medium Intensity Commercial District

LOCATION MAP



2025 Estimated Population	
1 Mile	28,197
3 Miles	151,680
5 Miles	336,626
2025 Average Household Income	
1 Mile	\$84,014
3 Miles	\$94,794
5 Miles	\$104,782
2025 Estimated Total Employees	
1 Mile	12,189
3 Miles	92,111
5 Miles	179,119







HARDING ST.



36,500
VEHICLES PER DAY



N. FEDERAL HWY.

N. 17TH CT.



AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	28,197	151,680	336,626
2030 Projected Population	31,436	158,068	348,352
2025 Median Age	42.9	46.1	44.0
Households & Growth			
2025 Estimated Households	12,425	66,392	136,021
2030 Projected Households	13,189	69,701	142,235
Income			
2025 Estimated Average Household Income	\$84,014	\$94,794	\$104,782
2025 Estimated Median Household Income	\$57,237	\$63,313	\$68,343
Businesses & Employees			
2025 Estimated Total Businesses	2,544	12,272	24,857
2025 Estimated Total Employees	12,189	92,111	179,119



HOLLYWOOD, FLORIDA

Hollywood Florida, also known as the “Diamond of the Gold Coast,” is a city located in southeast Broward County on Florida’s southern Atlantic Coast. Hollywood is 10 minutes south of Fort Lauderdale, and 25 minutes north of Miami. The City of Hollywood had a population of 159,073 as of July 1, 2024, a 3.9% increase since the 2020 census.

Hollywood is the primary home to Port Everglades, South Florida’s powerhouse port and one of the most diverse seaports in the United States. With \$28 billion in annual economic activity, Port Everglades ranks as Florida’s #1 seaport by revenue. It is among the top cruise ports in the world and one of the most active containerized cargo ports in the United States, serving as South Florida’s main seaport for petroleum products such as gasoline and jet fuel. Hollywood is now primarily a resort-residential city with some diversified industry, including printing and light manufacturing, and is a retirement centre. Services are also important. Guided tours along the Intercoastal Waterway are common in Hollywood. The Intercoastal Waterway, parallel to the Atlantic Ocean, provides both tourists and locals with the exploration of nature and observation of surroundings.

Hollywood provides easy access to all of the arts, cultural, and entertainment offerings of nearby Miami as well as the South Florida metropolitan area. Some of the more notable attractions in and around Hollywood include The AH-TAH-THI-KI Museum, The Arts Academy of Hollywood, The Art and Culture Center of Hollywood, ArtWalk, a series featuring art exhibits, music and refreshments offered by more than two dozen Hollywood merchants, The Buehler Planetarium, The Butterfly World, The Florida’s Museums, The Flamingo Gardens.

Situated between Fort Lauderdale and Miami, and a hub for international trade, Hollywood is adjacent to the Fort Lauderdale-Hollywood International Airport and within a 30 minute drive to Miami International Airport.



FORT LAUDERDALE, FLORIDA

Fort Lauderdale is a city located on the coast in southeast Florida and only half an hour north of Miami. It is part of the South Florida metropolitan area. Fort Lauderdale is known as the “Venice of America” because of its extensive canal system. Average daily temperature ranges from a low of 76 in January to a high of 90 in July and August. The City of Fort Lauderdale is the 10th largest city in Florida with a population of 183,412 as of 2024.

The economy of Fort Lauderdale relies heavily on tourism. Fort Lauderdale is also home to several Fortune 1000 company headquarters. Several more Fortune 1000 company headquarters are located in nearby Miami. Service industries dominate the local employment environment. Primary sectors of the services within the City are marine-related industries, tourism, retail and wholesale trade. The city is a major yachting center, with numerous resident yachts and over 100 marinas and boatyards. The tourist industry is a mainstay to the Fort Lauderdale economy, and its hospitality institutions are abundant.

Fort Lauderdale has easy access to all of the cultural attractions of nearby Miami. In addition, Fort Lauderdale has cultural attractions of its own, including the following museums: The IGFA Fishing

Hall of Fame and Museum in nearby Dania Beach, The Fort Lauderdale Antique Car Museum, The International Swimming Hall of Fame, Museum and Aquatic Complex, The Museum of Art, The Museum of Discovery and Science/Blockbuster IMAX Theater, The Old Fort Lauderdale Village and Museum. For patrons of the performing arts, Fort Lauderdale offers the following: The Bailey Concert Hall in nearby Davie, The Broward Center for the Performing Arts.

Fort Lauderdale is home to many outdoor activities. It is a yachting and fishing resort, and has long been a favorite spot for college students during spring break. Fort Lauderdale is also home to the world-famous Fort Lauderdale Beach which offers many opportunities for recreation and relaxation.

Ten institutions of higher learning have main or satellite campuses in the city-The Art Institute of Fort Lauderdale, Broward College BC, City College, Embry-Riddle Aeronautical University, Florida Atlantic University FAU, Florida International University FIU, Keiser University, Jersey College, Nova Southeastern University NSU. Fort Lauderdale-Hollywood International Airport is the city's main airport and is the fastest-growing major airport in the country.



#2 MIAMI

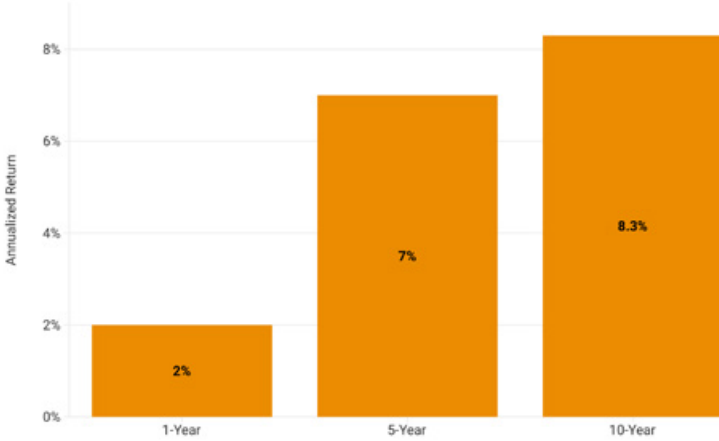
Miami is a major tourist destination, both domestically and internationally. The city welcomed over 27 million visitors in 2023. Known for its nightlife, beaches, and diverse culture, tourism is a major economic driver for the metro area. PortMiami is the world's second busiest cruise port by passenger count—edged out only by Orlando to the north—and home to major cruise lines.

Less well-known is the city's status as a major cargo port. Many goods pass through Miami warehouses on the way to and from the Caribbean and Latin America. Miami's pivotal role in shipping routes bolsters its industrial sector. Green Street expects logistics same store rent growth in Miami to reach over 3.5 percent per year through 2028, the highest among the nation's top 50 markets.



MIAMI TRAILING TOTAL RETURNS ANNUALIZED
AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Ongoing demand from international arrivals and wealthy buyers alike has driven explosive growth in Miami's housing market. Home prices have risen 80 percent since the onset of the pandemic. This, combined with a subsequent 400-basis-point rise in mortgage rates, has sunk housing affordability to a four-decade low. Moody's Analytics rates Miami's relative cost of living at 122 percent of the national average, higher even than New York City's 119 percent.

As a result of this high cost of living, Miami has become one of the few Florida markets experiencing domestic net outmigration, primarily to more affordable communities in the state. Continued high international arrivals are more than compensating, however. Moody's expects population growth in the metro area to amount to between 0.5 percent and 1.0 percent per year for at least the next five years, despite cost-driven net domestic outmigration.

Miami's strengths have granted its institutional real estate market resilience in the face of a challenging interest rate environment. The MSA posted positive one-year total returns of 2.0 percent in the NCREIF Property Index (NPI), largely due to strong industrial performance, even as the national index returned -5.3 percent over the same period. Miami's offices are still relatively well utilized, and apartments relatively well occupied.

It remains to be seen whether Miami's performance will be sustained. The city's coastal geography and subtropical location render it especially vulnerable to climate risk. High home prices may drive even more international migration to inland locations. Even so, it is undeniable that Miami remains a desirable place to live and work, and the city will likely remain an important destination for new businesses, tourists, and residents for years to come.

[Read Full Article Here](#)



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

5B+

RETAIL
TRANSACTIONS

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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