

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New Construction | Surrounding New Developments | Florida's Space Coast - High Growth Area



435 E. Merritt Island Causeway

MERRITT ISLAND FLORIDA

REPRESENTATIVE PHOTO





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NATIONAL NET LEASE

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

SITE OVERVIEW



CONSTRUCTION SITE (AS OF APRIL 9, 2024)



CONSTRUCTION SITE (AS OF APRIL 9, 2024)





OFFERING

Pricing	\$6,086,000
Net Operating Income	\$280,000
Cap Rate	4.60%

PROPERTY SPECIFICATIONS

Property Address	435 E. Merritt Island Causeway Merritt Island, Florida 32952
Rentable Area	6,119 SF
Land Area	2.34 AC
Year Built	2024 (Under Construction)
Tenant	Wawa
Lease Signature	Corporate (Wawa Inc.)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	7% Increases Every 5 Years Beg. LY 11
Options	6 (5-Year)
Rent Commencement	September 1, 2024 (est.)
Lease Expiration	August 30, 2044 (est.)

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa (Corporate Guaranty)	6,119	September 2024	August 2044	Year 1	-	\$23,333	\$280,000	6 (5-Year)
				Year 11	7%	\$24,967	\$299,600	
				Year 16	7%	\$26,714	\$320,572	
7% Rental Increases Beg. of Each Option								

Brand New Construction | Corporate Guaranteed (Fitch: BBB) | Scheduled Rental Increases | Options to Extend

- 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 1,040+ 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, Inc., a privately held company, began in 1803 as an iron foundry in New Jersey
- There are 1,043 Wawa stores in the United States as of January 09, 2024

Local Demographics in 5-Mile Trade Area | FL's Space Coast | Merritt Island - Desirable Location

- Nearly 88,000 residents and 41,000 employees support the trade area
- Features an average household income of \$102,234 within a 3-mile radius
- Florida's "Space Coast" is roughly 50 miles east of Orlando and 80 miles south of Daytona Beach, which includes towns like Cocoa, Satellite Beach, Titusville, Merritt Island, Palm Bay and Melbourne
- According to Forbes, "Hotels in the region are also getting a nice lift from the return of corporate and business travel, which lapsed during the pandemic. . . 2022 hotel performance has surpassed pre-pandemic highs—with room night demand (hotel rooms rented) up 5% year over year

Fronting E Merritt Island Causeway | Main Retail Corridor | Part of Larger Development | Nearby New Developments

- Wawa is strategically fronting E Merritt Island Causeway, a major retail corridor with many national/credit tenants such as Publix, Macy's, Starbucks, Walgreens, and more
- 2024 construction that will feature high quality materials, distinct design elements, and high-level finishes
- The site is part of a larger development that features Chipotle, 7-Eleven, El Car Wash, and Christian Brothers Automotive (See page 17 for more)
- Strong tenant synergy promotes crossover traffic to the subject property
- Just West of Merritt Square Mall, a super-regional mall anchored by Macy's, JCPenney, Sears, and Dillard's
- Health First has broke ground a seven-story, 120-bed hospital with an adjoining medical office building and wellness village on a 15.05-acre site, across State Road 520 from Merritt Square Mall (See page 17 for more)

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

- 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 in a state with no state income tax

BRAND PROFILE



WAWA

wawa.com

Company Type: Private

Locations: 1,043+

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 as an outlet for dairy products. Today, Wawa is customers 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 and Washington, D.C. The stores offer a large fresh foodservice selection, including Wawa brands such as custom prepared hoagies, freshly-brewed coffee, hot breakfast sandwiches, hand crafted beverages and an assortment of soups, sides and snacks. There are 1,043 Wawa stores in the United States as of January 09, 2024.



Source: wawa.com, scrapehero.com

PROPERTY OVERVIEW



LOCATION



Merritt Island, Florida
Brevard County

PARKING



There are approximately 97 parking spaces on the owned parcel.
The parking ratio is approximately 15.85 stalls per 1,000 SF of leasable area.

ACCESS



E. Merritt Island Causeway: 1 Access Point
S. Plumosa Street: 2 Access Points

PARCEL



Parcel Number: 24-36-36-00-00257.1-0000.00
Acres: 2.34
Square Feet: 101,930

TRAFFIC COUNTS



E. Merritt Island Causeway: 44,900 VPD
S. Plumosa Street: 6,100 VPD
N. Courtenay Parkway/State Highway 3: 37,400 VPD

CONSTRUCTION



Year Built: 2024

IMPROVEMENTS



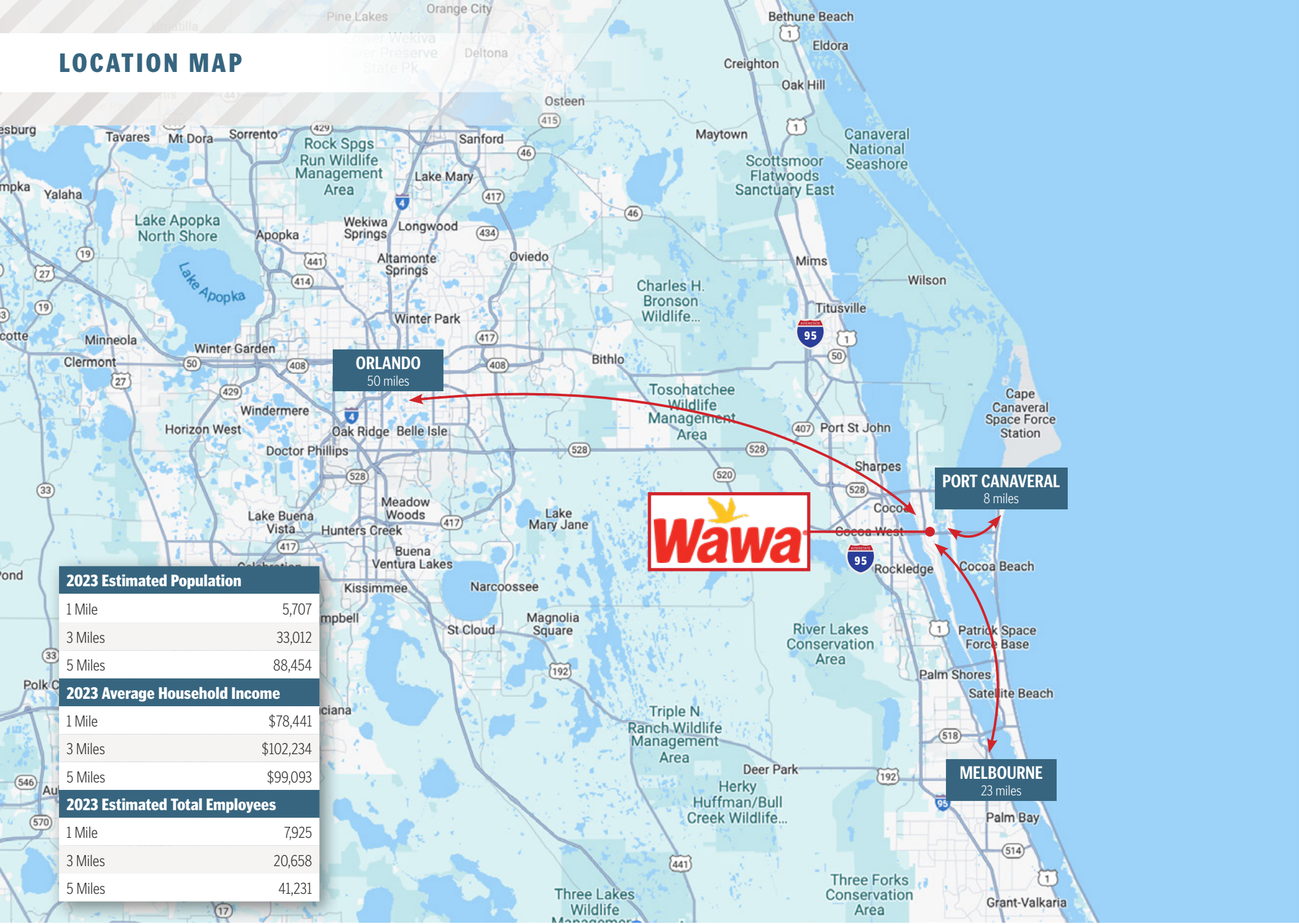
There is approximately 6,119 SF of existing building area

ZONING



BU-2

LOCATION MAP



2023 Estimated Population

1 Mile	5,707
3 Miles	33,012
5 Miles	88,454

2023 Average Household Income

1 Mile	\$78,441
3 Miles	\$102,234
5 Miles	\$99,093

2023 Estimated Total Employees

1 Mile	7,925
3 Miles	20,658
5 Miles	41,231



ORLANDO
50 miles

PORT CANAVERAL
8 miles

MELBOURNE
23 miles



ROCKLEDGE REGIONAL MEDICAL CENTER

ROCKLEDGE HIGH SCHOOL

FRESENIUS MEDICAL CARE

Publix
Pet Supermarket
CVS pharmacy
TJ-MAXX

West Marine

THE HOME DEPOT

MILA ELEMENTARY SCHOOL

EDGEWOOD JUNIOR/SENIOR HIGH SCHOOL

Public Storage

HARBOR FREIGHT

Christian Brothers Automotive

ELEVEN

SUNOCO

Wendy's

ID Bank

BURGER KING

ABC

Office DEPOT OfficeMax

BJ's

LAUNCH FRESH COOKING

S. PLUMOSA ST.

Wawa

6,100 VEHICLES PER DAY

el CARWASH

CHIPOTLE MEXICAN GRILL

pepperoni's

FIVE GUYS

tropical CAFE

Trulieve

CUBESMART self storage

macy's

CHRISTIE DENTAL

verizon

CHASE

44,900 VEHICLES PER DAY

Chick-fil-A

E. MERRITT ISLAND CSWY.

LONGHORN

LONGHORN STEAKHOUSE



Walmart Supercenter

NAPA

TESLA

Advance Auto Parts

ALDI

WELLS FARGO

macy's

Dillard's

CUBESMART self storage

Trulieve

OUTBACK STEAKHOUSES

Firestone COMPLETE AUTO CARE

MERRITT SQUARE MALL

CMX CINEMAS

BJ's

Office DEPOT OfficeMax

tropical CAFE SMOOTHIE

5's

Chick-fil-A

CHIPOTLE RESTAURANT

el CARWASH

BAM! BOOKS-A-MILLION

FIVE GUYS

ABC

PAPA JOHN'S

Wawa

S. PLUMOSA ST.

BURGER KING

SUNOCO

7 ELEVEN

Christian Brothers Automotive COMING SOON

6,100 VEHICLES PER DAY

Miracle-Ear

E. MERRITT ISLAND CSWY.

44,900 VEHICLES PER DAY

TAKE 5





E. MERRITT ISLAND CSWY.



44,900
VEHICLES PER DAY

S. PLUMOSA ST.



MONUMENT SIGN



COMING SOON



COMING SOON



MONUMENT SIGN

6,100
VEHICLES PER DAY



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	5,707	33,012	88,454
2028 Projected Population	5,553	32,227	87,442
2023 Median Age	50.6	50.9	48.1
Households & Growth			
2023 Estimated Households	2,577	14,959	37,969
2028 Projected Households	2,536	14,790	37,967
Income			
2023 Estimated Average Household Income	\$78,441	\$102,234	\$99,093
2023 Estimated Median Household Income	\$56,722	\$69,301	\$68,543
Businesses & Employees			
2023 Estimated Total Businesses	957	2,596	4,779
2023 Estimated Total Employees	7,925	20,658	41,231



MERRITT ISLAND, FLORIDA

Merritt Island is a census-designated place in Brevard County, Florida, located on the eastern Floridian coast, along the Atlantic Ocean. The Merritt Island CDP had a population of 34,203 as of July 1, 2023.

The unincorporated “town” of Merritt Island is located on Florida’s largest island, which serves as the home of NASA’s Kennedy Space Center. There are more rocket launches now than ever before, with NASA’s Artemis Program endeavoring to take people back to the moon, and companies like SpaceX, Boeing, United Launch Alliance, and Blue Origin launching rockets on a monthly basis. The largest industries in Merritt Island, FL are Retail Trade, Health Care & Social Assistance and Manufacturing, and the highest paying industries are Professional, Scientific, & Technical Services, Manufacturing, and Transportation & Warehousing.

Merritt Island is one of the best spots on the Space Coast to dip into the Indian River Lagoon. Kayak and boat ramps are scattered around the island and provide access to mangrove islands, wildlife sanctuaries, and conservation areas. Hop an eco-tour and finish out the day at one of the incredible waterfront tiki restaurants. One can enter the Kennedy Space Center Visitor Complex, meet an astronaut, enjoy the automated thrills of the Shuttle Launch Experience and explore other interactive displays. Juxtaposed with all of this is the Merritt Island National Wildlife Refuge, a 140,000-acre nature sanctuary.

Major airports near Merritt Island are Orlando International Airport, Melbourne International Airport and Orlando Sanford International Airport.



WATCH: Health First Officially Breaks Ground on New Cape Canaveral Hospital in Merritt Island on ‘3-2-1 Day’

WATCH:HealthFirstOfficiallyBreaksGroundonNewCapeCanaveralHospitalinMerrittIslandon ‘3-2-1 Day’

BREVARD COUNTY • MERRITT ISLAND, FLORIDA – Donning traditional hard hats and ceremonial shovels, Health First officials today officially broke ground on the new Cape Canaveral Hospital and Medical Office Building in Merritt Island.

To add a celebratory flair to the event, Health First chose March 21, also known as ‘321 Day’ in Brevard County – a special nod to the region’s 3-2-1 area code and heavy aerospace/technology industry concentration.

“We are happy to celebrate where we come from. Cape Canaveral Hospital first opened its doors to our community on July 22, 1962. It was the first and only hospital to serve the beach and barrier island communities in Brevard County at the time,” said Health First Board Chair Kent Smith.

Source: Space Coast Daily
Read Full Article [HERE](#)



Wawa, Chipotle Coming to Merritt Island at Old Site of Mike Erdman Cadillac, More Retail Space for Sale

By Space Coast Daily / July 17, 2023

BREVARD COUNTY • MERRITT ISLAND, FLORIDA – Get ready Merritt Island! Construction has begun to build a new Wawa and Chipotle next to each other at the old site of Mike Erdman Cadillac on State Road 520 and Plumosa St. in Merritt Island, with potential of new stores coming soon next to Chipotle.

The new Wawa on Merritt Island will be the second Wawa on State Road 520 with the other location at the Fiske Blvd. intersection in Cocoa.

Chipotle in Merritt Island will be the first store in Merritt Island. The American chain of fast casual restaurants specializing made-to-order bowls, tacos and Mission burritos made to order in front of the customer.

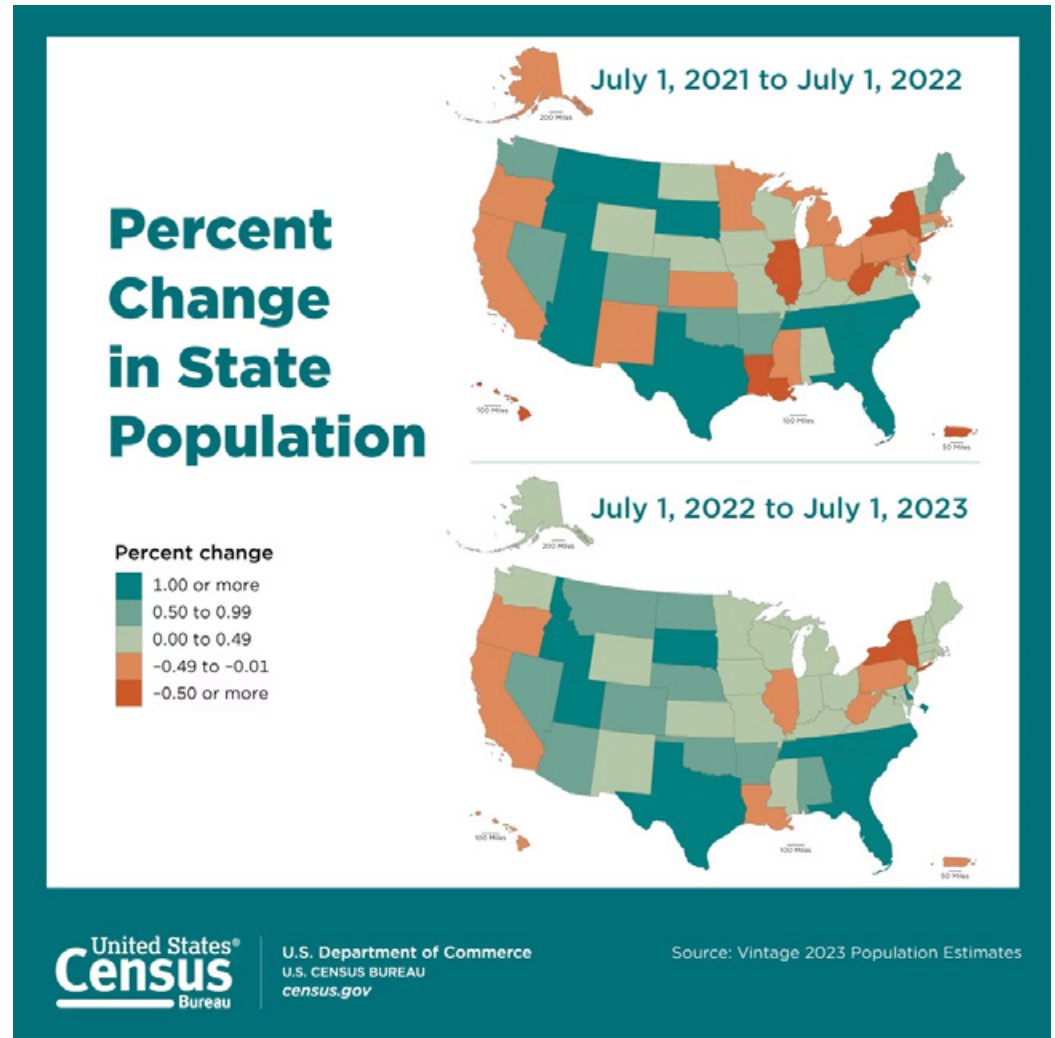
Source: Space Coast Daily
Read Full Article [HERE](#)

PERCENT CHANGE IN STATE POPULATION



Top 10 States by Numeric Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

Top 10 States or State Equivalent by Percent Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau
Read Full Article [HERE](#)
Posted on December 18, 2023



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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