

# SINGLE TENANT ABSOLUTE NNN

Ground Leased Investment Opportunity



Brand New Construction | 20-Year Lease | High Traffic Intersection (39,500 VPD)



1598 US-27

**AVON PARK** FLORIDA

REPRESENTATIVE PHOTO



## EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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



**Wawa**

COUNTRY RD 17A W

39,500 VPD

98

27

17



Walmart Supercenter

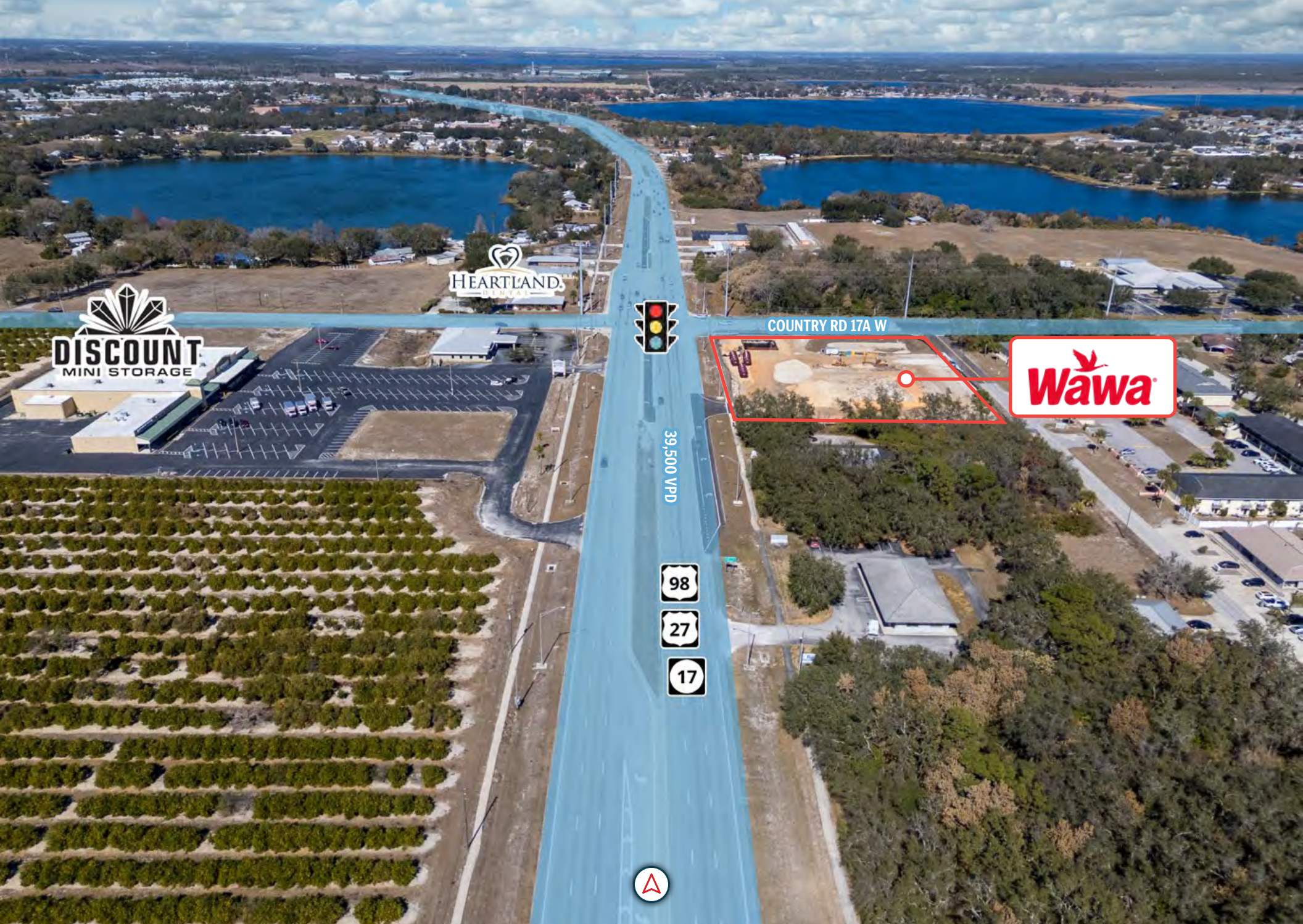
Culver's

SCOOTER'S COFFEE

el CAR WASH

DISCOUNT MINI STORAGE

HEARTLAND



# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$5,333,000
<b>Net Operating Income</b>	\$240,000
<b>Cap Rate</b>	4.50%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	1598 US-27, Avon Park, Florida, 33825
<b>Rentable Area</b>	6,372 SF
<b>Land Area</b>	2.61 AC
<b>Year Built</b>	2026 (Est. Opening October 8, 2026)
<b>Tenant</b>	Wawa
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	Absolute NNN (Ground Lease)
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	20 Years
<b>Increases</b>	10% Starting LY 11, 7% Every 5 Years Thereafter
<b>Options</b>	6 (5-Year)
<b>Rent Commencement</b>	October 8, 2026
<b>Lease Expiration</b>	October 31, 2046

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Tenant Name	SF	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
<b>Wawa</b>	6,372	Oct. 2026	Oct. 2046	Year 1	-	\$20,000	\$240,000	6 (5-Year)
(Corporate Guaranty)				Year 11	10%	\$22,000	\$264,000	
				Year 16	7%	\$23,540	\$282,480	
*Tenant has 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 1,260 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 10% rental increases in lease year 11 and 7% every 5 years thereafter including option periods
- **Wawa was ranked No. 21 in Forbes 2025 Ranking of America’s largest private companies**
- **The company is currently in the midst of its “largest expansion ever,” aiming to reach 1,800 stores by 2030**
- 2026 construction with high quality materials and distinct design elements
- Large 2.61-acre parcel

## 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

## Signalized, Four-Way Intersection | Off US 27 & 98 (39,500 VPD) | Wawa - Strong Earnings Report and Continued Growth

- Located at the signalized, four-way corner intersection of US Highway 27 & 98 and W Stryker Road, which combine to average over 39,500 VPD
- Less than 1 mile from a Walmart Supercenter anchored center with other national/credit tenants including Culver’s, El Car Wash, and Scooter’s
- The subject property is in the center of Avon Park’s primary retail corridor with other national/credit tenants including a Winn-Dixie, ALDI, bealls, Ollie’s Bargain Outlet, Walgreens, Dunkin’, McDonald’s, Taco Bell, and many others
- **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)**

## Regional Traffic Corridor | Limited Convenience Supply

- Located along US-27, the primary north-south corridor connecting Sebring, Lake Placid and surrounding Highlands County communities
- Serves as a regional fuel and convenience stop for surrounding Central Florida communities
- Positioned within Florida, Wawa’s fastest growing expansion market

# CONSTRUCTION PROGRESS (AS OF FEBRUARY 10, 2026)



# BRAND PROFILE



## WAWA

**wawa.com**  
**Company Type:** Private  
**Locations:** 1,260

**Total Revenue:** \$18.6B  
**Number of Employees:** 47,000  
**Credit Rating:** Fitch: BBB

As of 2025, Wawa has cemented its status as a dominant force in the convenience retail sector, operating **over 1,260 locations** across the East Coast and expanding rapidly into the Midwest and Southeast. The brand currently serves 14 states and territories, including Pennsylvania, New Jersey, Delaware, Maryland, Virginia, Florida, North Carolina, Alabama, Georgia, Ohio, Indiana, Kentucky, West Virginia, and Washington, D.C. Notably, Florida has recently overtaken Wawa's home state of Pennsylvania to host the highest number of locations, accounting for roughly 27% of the total store count.

Wawa remains one of the largest and most successful private companies in America. **For the 2025 fiscal year, Forbes estimated Wawa's revenue at approximately \$18.64 billion.** This performance earned the company the #21 spot on Forbes' list of America's Largest Private Companies and the #16 spot for Customer Experience All-Stars. **Wawa's consistent ranking among the top 25 most trusted companies in the U.S.** highlights its unique ability to maintain a «cult-like» following while operating at a massive national scale.

What truly sets Wawa apart is its legendary foodservice and community-driven culture. It is most famous for its built-to-order hoagies, which become a cultural phenomenon every summer during the «HoogieFest» promotion. Beyond sandwiches, the brand is beloved for its proprietary award-winning coffee, «Sizzli» breakfast sandwiches, and seasonal favorites like «The Gobbler»—a Thanksgiving-themed hoagie. By blending the efficiency of a gas station with the quality of a fresh deli, Wawa has transitioned from a local dairy farm heritage into a lifestyle brand that customers claim as a point of regional pride.

Source: s3.amazonaws.com

# PROPERTY OVERVIEW



## LOCATION



Avon Park, Florida  
Highlands County

## ACCESS



U.S. Highway 27 & 98: Full Access Point  
County Road 17A W: 1 Access Point  
N. Delaware Avenue: Full Access Point

## TRAFFIC COUNTS



U.S. Highway 27 & 98: 39,500 VPD  
State Highway 64: 15,100 VPD

## IMPROVEMENTS



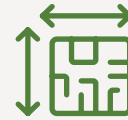
There is approximately 6,372 SF of existing building area

## PARKING



There are approximately 58 parking spaces on the owned parcel.  
The parking ratio is approximately 9.10 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: A-15-33-28-060-00A0-0000  
Acres: 2.61  
Square Feet: 113,692

## CONSTRUCTION



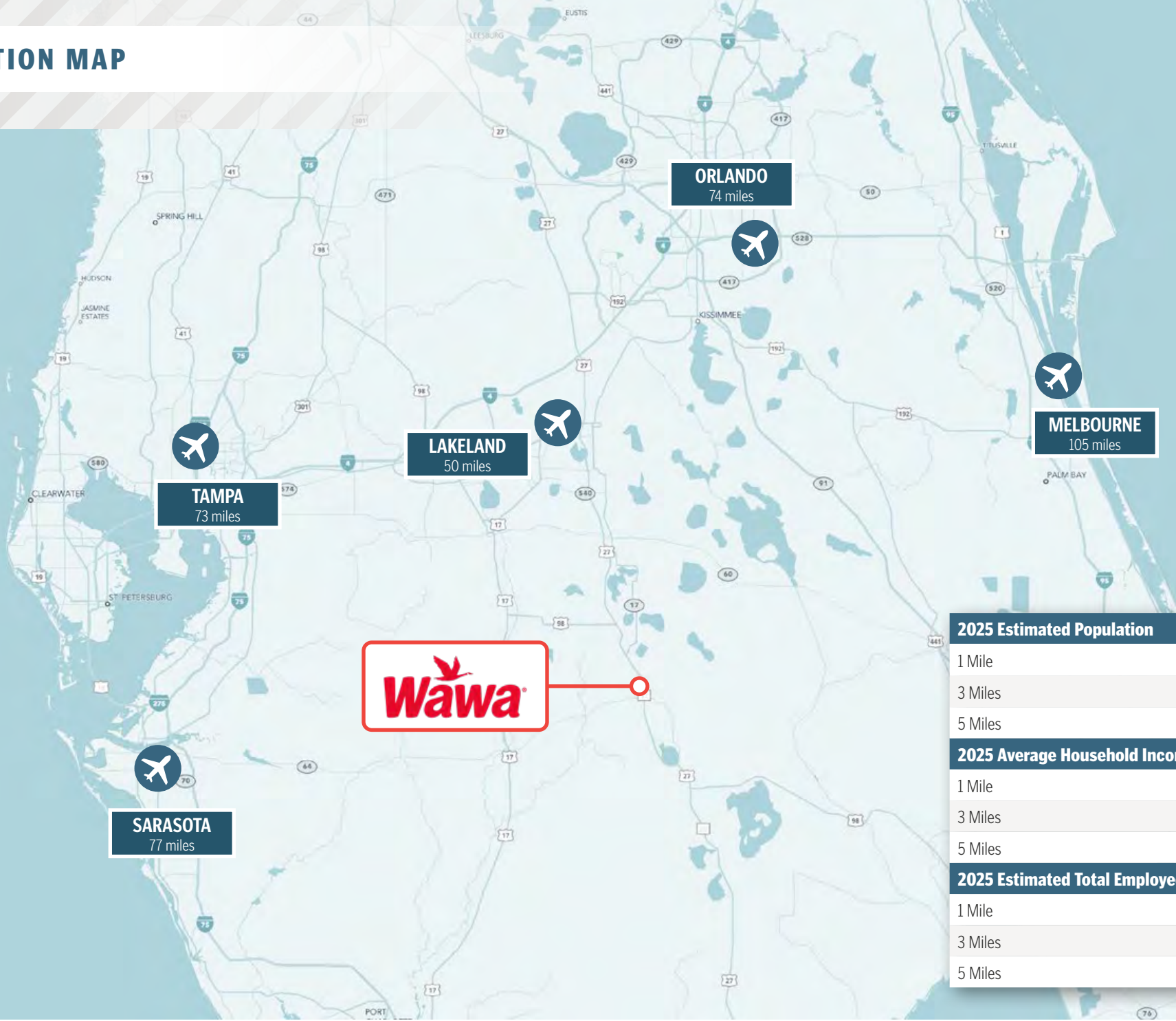
Year Built: 2026 (Est. Opening October 8, 2026)

## ZONING



C-2

# LOCATION MAP



2025 Estimated Population	
1 Mile	2,663
3 Miles	17,703
5 Miles	20,584
2025 Average Household Income	
1 Mile	\$66,306
3 Miles	\$61,411
5 Miles	\$63,396
2025 Estimated Total Employees	
1 Mile	800
3 Miles	4,411
5 Miles	6,106





COUNTY ROAD 17A W



39,500 VPD

Pylon Sign



N DELAWARE AVENUE

Pylon Sign



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	2,663	17,703	20,584
2030 Projected Population	2,810	18,526	21,573
2025 Median Age	48.5	45.3	46.9
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,155	7,431	8,646
2030 Projected Households	1,246	7,941	9,251
<b>Income</b>			
2025 Estimated Average Household Income	\$66,306	\$61,411	\$63,396
2025 Estimated Median Household Income	\$47,410	\$46,374	\$47,498
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	89	507	605
2025 Estimated Total Employees	800	4,411	6,106



## AVON PARK, FLORIDA

Avon Park is a charming city located in Highlands County, Florida, roughly midway between Orlando and Fort Myers. Known as “The City of Charm,” Avon Park is one of the oldest cities in the region and is part of the Sebring Metropolitan Area. The city is surrounded by beautiful lakes, citrus groves, and rolling countryside, offering residents a peaceful small-town atmosphere with convenient access to major Central Florida destinations. The City of Avon Park had a population of 9,644 as of July 1, 2025.

Avon Park’s economy is supported by agriculture, education, healthcare, retail, and light manufacturing. Historically rooted in citrus farming, agriculture remains an important part of the local economy. The city also benefits from its proximity to Sebring and Lake Placid, which together form a growing regional hub for commerce and services. Major local employers include South Florida State College, AdventHealth Sebring, and various agricultural and logistics businesses. Tourism contributes modestly through visitors drawn to the area’s lakes, golf courses, and scenic landscapes. Steady residential and commercial development continues to support long-term economic stability.

Avon Park offers an abundance of outdoor and recreational attractions. The Highlands Hammock State Park, one of Florida’s oldest state parks, is located nearby and features hiking trails, wildlife viewing, and scenic drives through old-growth hammocks. The city is also home to Lake Verona and Lake Tulane, both popular for fishing, boating, and picnicking. Avon Park’s downtown historic district features local shops, restaurants, and the Avon Park Depot Museum, which highlights the area’s history and railroad heritage. Golf enthusiasts enjoy River Greens Golf Course, while annual events like the Avon Park Christmas Parade and July 4th Celebration bring the community together.



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**300+**

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MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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