



Wawa
7160-7198
Cincinnati Dayton Road

LIBERTY TOWNSHIP
OHIO 45069

BRAND-NEW 20-YEAR ASBOLUTE NNN GROUND LEASE WAWA
LIBERTY TOWNSHIP, OH (DAYTON MSA)

CBRE



Wawa®
7160-7198

Cincinnati Dayton Road

**LIBERTY TOWNSHIP
OHIO 45069**

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DISCLAIMERS

INVESTMENT SUMMARY

CBRE is pleased to present this brand-new 20-year absolute NNN ground lease with Wawa – one of the most sought after tenants in the single tenant market. The property is located in Liberty Township (Dayton MSA), OH at the high traffic signalized hard corner directly adjacent to the highly successful mixed-use 1.2M SF Liberty Center. With excellent access and exposure, it's strategically located along the I-75 growth corridor in the affluent Liberty Township market, providing easy access to both the Cincinnati and Dayton markets. The lease provides for fixed rental increases throughout the entire term including options and is structured as an absolute NNN ground lease providing for no landlord management obligations.

Wawa increased revenue 22% in 2023 pushing them up to the 20th largest private company in the U.S., according to Forbes. They achieved an annual revenue of \$18.23 billion up from \$14.93 billion the prior year and \$11 billion in 2021. The company recently revealed plans for “the most aggressive growth” in company history, according to CEO Chris Gheysen, with plans to open as many as 280 new stores over the next decade.

PRICE:	\$5,100,000
ANNUAL RENT:	\$231,426
CAP RATE:	4.54 %
TENANT:	Wawa, Inc.
GUARANTOR:	Corporate
RENTAL INCREASES:	5% every five (5) years starting in year 11
INITIAL LEASE TERM:	20 years
OPTIONS:	Six (6) 5-year options
OPENING DATE:	April 2025
RENT COMMENCEMENT:	April 2025
LANDLORD OBLIGATIONS:	None - Absolute NNN Ground Lease
EXISTING FINANCING:	None
BUILDING SIZE:	5,915 ± SF
LAND SIZE:	2.42 ± acres
PARKING SPACES:	44 spaces (7.44 spaces per 1,000 SF)
YEAR BUILT:	2025

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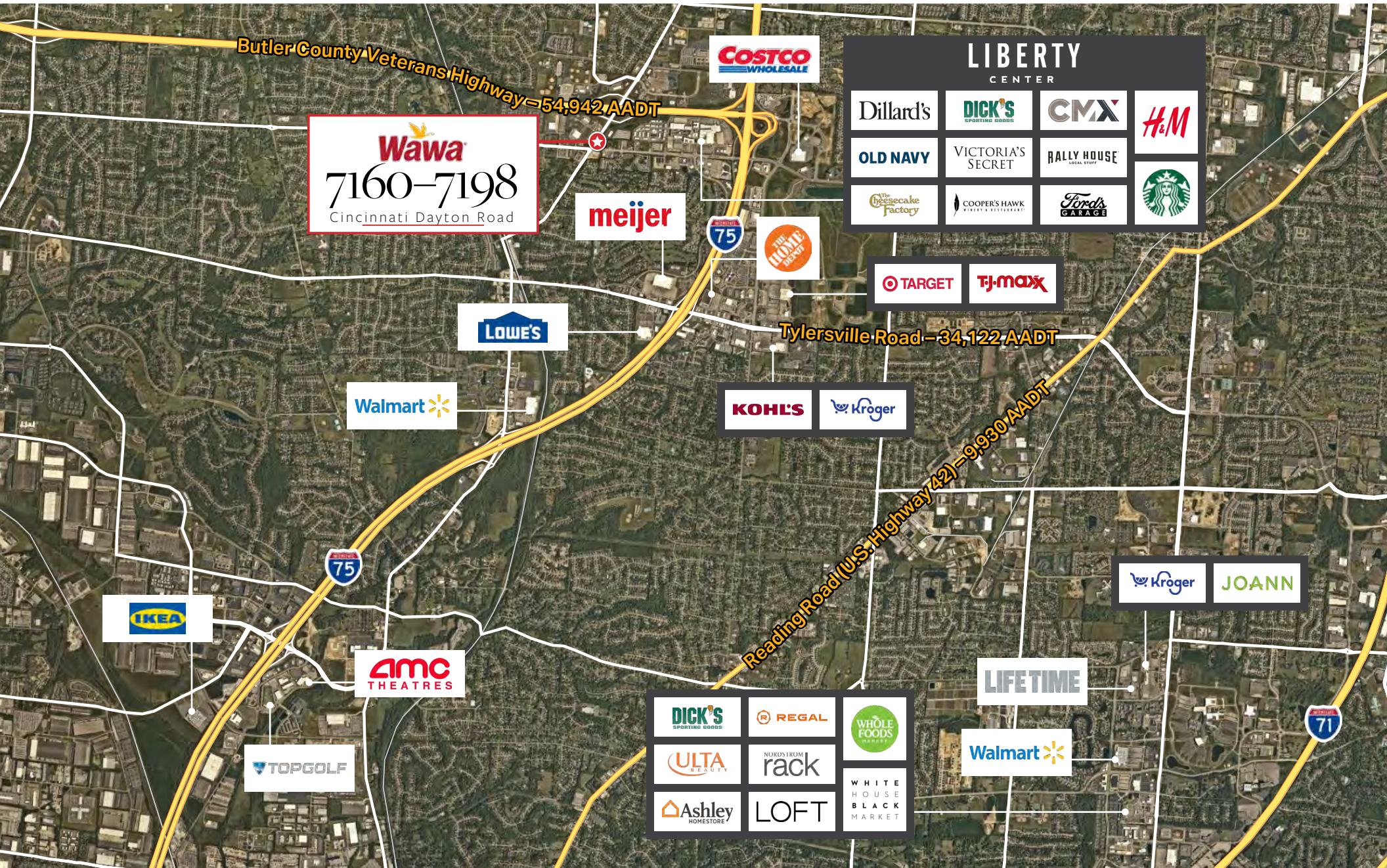
INVESTMENT HIGHLIGHTS

- Brand-new 20-year lease
- Corporate guaranty with Wawa, Inc. – Investment grade credit (Fitch rating: BBB)
- Absolute NNN ground lease – No landlord management obligations
- Fixed rental increases throughout the entire lease including options
- Large parcel at hard corner signalized high-traffic intersection, with excellent access and exposure
- No debt to assume – Able to pay all cash
- Trophy real estate – Positioned adjacent to the highly successful mixed-use 1.2M SF Liberty Center
- Highly desirable affluent market with surrounding household incomes exceeding \$150K
- Wawa is one of the country's largest privately owned companies in terms of revenue (moving from #23 in 2022 (\$14.9B) to #20 in 2023 (\$18.2B) and among the largest most successful convenience stores in the country















HOME 2
SUITES BY HILTON

Butler County Veterans Highway



POPEYES

DONATOS

54,942 AADT

SUBWAY

Public Storage

Cincinnati Dayton Road
22,092 AADT

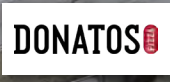
Wawa
7160-7198
Cincinnati Dayton Road

Liberty Way - 11,848 AADT

LIBERTY CENTER

Dillard's	DICK'S SPORTING GOODS	CMX	H&M
OLD NAVY	VICTORIA'S SECRET	RALLY HOUSE LOCAL STUFF	Starbucks
The Cheesecake Factory	COOPER'S HAWK WINE & RESTAURANT	Ford's GARAGE	

United Dairy Farmers



AREA OVERVIEW

THE PARK

Liberty Township is a vibrant suburb in southwest Ohio's Butler County in the center of the fast-growing Cincinnati-Dayton metroplex. Neighborhoods and commercial areas along I-75 have seen significant growth in the last 15 years... and more is planned.

Liberty Township is located in southwest Ohio in the center of the fast-growing Cincinnati-Dayton metroplex. Located along I-75, with Cincinnati 20 miles to the south and Dayton 25 miles to the north, Liberty Township's 28 square miles is rich in history and offers a variety of development opportunities for businesses - primarily at the Liberty Way Interchange at I-75 (opened October 2009).

Popular Destination

In addition, the Township continues to be a popular destination for residents with a population of approximately 44,000. Liberty Township is poised to be a significant player in the region's growth and development with some exciting projects on the horizon.



Why Liberty?

Strategic Location:

Situated in the I-75 Growth Corridor, it provides easy access to Cincinnati and Dayton, making it ideal for businesses and residents.

Economic Growth:

The Liberty Way Interchange project has opened up 600 undeveloped acres for commercial development, projecting 10,000 new jobs with an annual payroll of \$250 million.

Quality of Life:

The township offers quality housing, healthcare, and schools, making it a popular community for families.

Educational Opportunities:

It is close to several top colleges and universities, providing a skilled and educated workforce.

Medical Access:

The area is becoming a healthcare hub with several hospitals and medical centers, including Cincinnati Children's Liberty Campus.

Community and Recreation:

Liberty Township hosts various community events and has 11 parks with bike paths, hiking trails, and playgrounds.

Business Opportunities:

The township is well-positioned for commercial development with targeted areas for business growth.

Transportation:

Excellent transportation infrastructure with access to interstate highways, railroads, and two international airports.

Safety:

Public safety is managed by the Liberty Township Fire Department and the Butler County Sheriff's Office, ensuring efficient services.

Overall, Liberty Township is a vibrant, growing community with a strong focus on development, quality of life, and accessibility.

Growing Population

RESIDENTS: THEN & NOW



FAMILY COMMUNITY



Center of Cincinnati-Dayton Metroplex

20 miles
to Cincinnati (south)
and Dayton (north)



QUALITY HOUSING
Regional leader in
residential housing permits

MEDIAN HOUSEHOLD INCOME

 **\$129,575**

Thriving Business Community



LARGEST EMPLOYERS



60% North American market
is within
1 day's drive

12 parks

With hiking trails, bike paths, shelters, playgrounds, and fishing



Sources: U.S. Census 2020

DEMOGRAPHICS & MAPS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	6,044	58,670	145,776
2029 Population (Projection)	6,372	60,439	149,153
Historical Annual Growth			
2020–2024 Annual Population Growth Rate	1.05%	0.83%	0.91%
Projected Annual Growth			
2024–2029 Annual Population Growth Rate	1.06%	0.60%	0.46%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	4,102	42,168	102,585
Black or African American	636	4,215	10,565
Asian	497	6,756	18,758
American Indian & Alaskan Native	49	144	403
Pacific Islander	1	73	278
Two or More Races	462	3,997	9,935

DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2024 Daytime Population	8,735	52,479	136,588
Daytime Workers	6,019	24,871	67,715
Daytime Residents	2,716	27,608	68,873

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2024 Businesses	504	1,884	4,833
2024 Employees	6,046	21,063	59,365

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$156,112	\$159,866	\$162,009

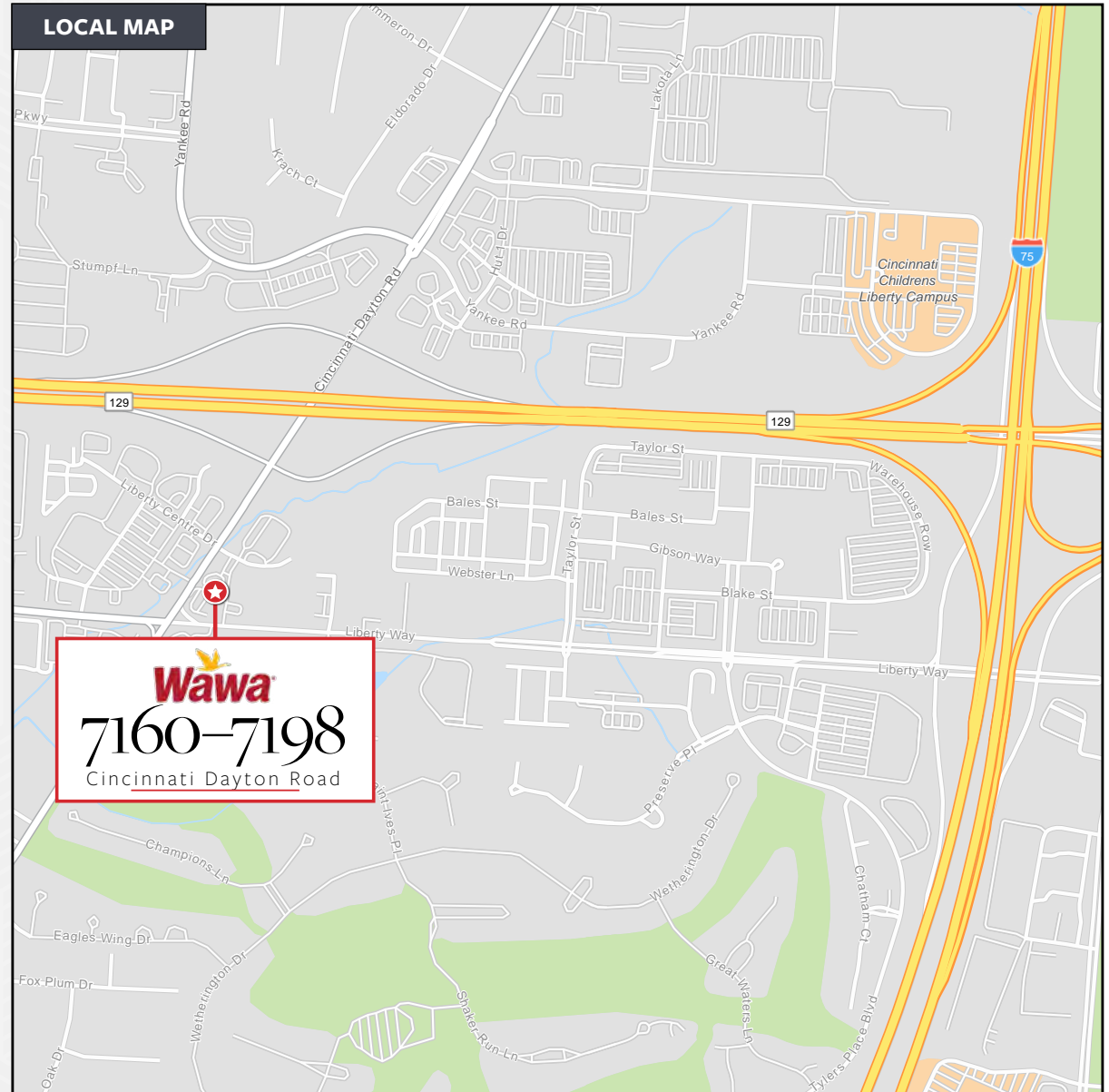
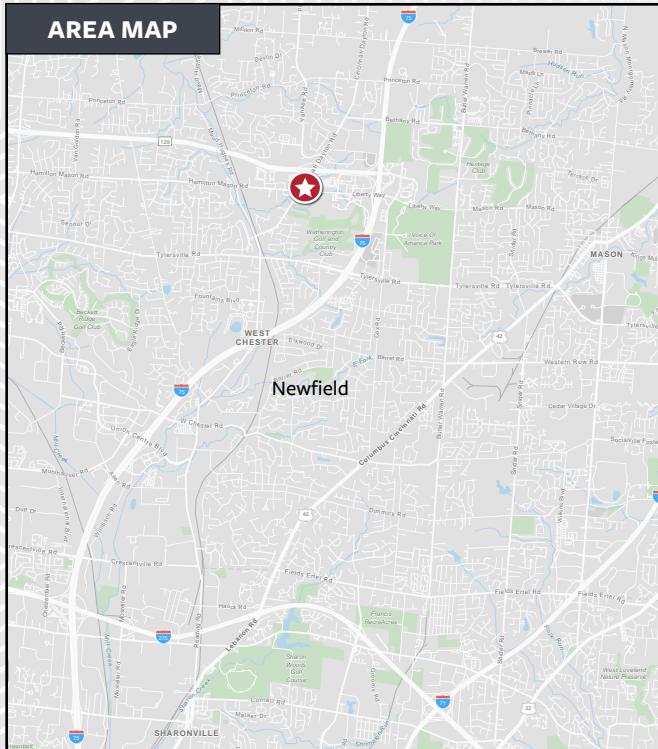
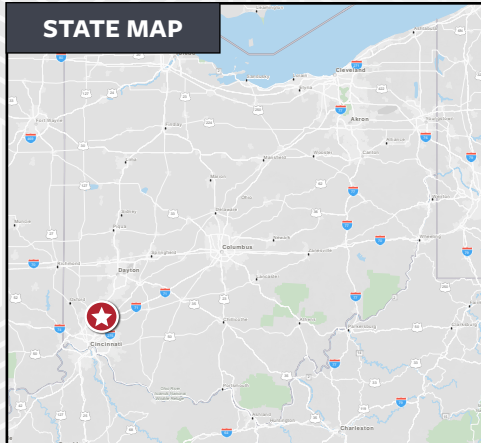
AGE	1 MILE	3 MILES	5 MILES
2024 Median Age	39.3	40.1	40.1

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Households	2,354	20,884	51,590
2029 Households (Projection)	2,526	21,865	53,548
Historical Annual Growth			
2020–2024 Annual Household Growth Rate	1.02%	0.98%	1.05%
Projected Annual Growth			
2024–2029 Annual Household Growth Rate	1.42%	0.92%	0.75%

1-3-5 Mile Radius



LOCATION MAPS



ACTUAL PROPERTY PHOTO



[wawa.com](https://www.wawa.com)

Company Type: Private

Locations: 1,043+

Forbes: 20th Largest Private Company in the U.S.

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 also 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 currently over 1,043 Wawa’s located throughout Pennsylvania, New Jersey, Delaware, Maryland, Virginia, Florida and Washington D.C. Recently the company announced some ambitious expansion plans to open as many as 280 new stores over the next decade, mainly located throughout Florida, Alabama, Tennessee, Georgia, North Carolina, Ohio, Indiana and Kentucky.

INSIDE WAWA’S BOLD EXPANSION PLANS

(CStoreDecisions February 20, 2024)

DISCLAIMERS

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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