

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Opened For Business December 12, 2025 | Leesburg FL - 18.49% Annual Population Growth |  
Signalized, Hard Corner Intersection | Near The Villages - Top Selling Master-Planned Community



3150 W. Main Street  
**LEESBURG** FLORIDA

ACTUAL SITE





**EXCLUSIVELY MARKETED BY**



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**NATIONAL NET LEASE**

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











Publix  
bealls  
Office DEPOT  
OfficeMax  
Aaron's  
Easy, Beautiful, Affordable.  
planet fitness  
RBC

Leesburg Commerce Park  
two maids  
Mike's Dent Solutions  
TOTAL NUTRITION TECHNOLOGY

Leesburg Marketplace  
OLLIE'S  
GOOD EASY GREAT  
TF TRUE FITNESS 965

UF Health Leesburg Hospital

PARLAMENT  
Roofing & Construction

Wawa

SHADE MASTERS USA

Chevron

CIRCLE K

LAKE 468  
COUNTY



44

30,500 VPD

44

WATCH DRONE VIDEO



BRANAMJAMES  
Construction & Remodeling Inc.



## SITE OVERVIEW





## OFFERING SUMMARY



**1,100+**

LOCATIONS  
NATIONALLY

**\$18.68B**

TOTAL  
REVENUE

**FITCH: BBB**

CREDIT  
RATING

## OFFERING

Pricing	\$4,667,000
Net Operating Income	\$210,000
Cap Rate	4.50%

## PROPERTY SPECIFICATIONS

Property Address	2999 W Main St, Leesburg, Florida 34748
Rentable Area	6,119 SF
Land Area	2.65 AC
Year Built	2025
Tenant	Wawa
Guaranty	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	December 2025
Lease Expiration	December 2045

# RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa	6,119 SF	Dec. 2025	Dec. 2045	Year 1	-	\$17,500	\$210,000	6 (5-Year)
(Corporate Guaranty)				Year 11	7%	\$18,725	\$224,700	
				Year 16	7%	\$20,036	\$240,429	
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 1,100+ 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 was ranked No. 22 in Forbes 2024 Ranking of America's largest private companies**
- 2025 construction with high quality materials and distinct design elements

## Absolute NNN Ground Lease | Land Ownership | No State Income Tax | 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

## Strong Demographics in 5-mile Trade Area | Annual Population Growth

- More than 119,000 residents and 62,000 employees support the trade area
- Features an average household income of \$165,340 within a 1-mile radius
- **Leesburg is currently growing at a rate of 18.49% annually and its population has increased by 39.4% since the most recent census**

## Signalized, Hard Corner Intersection | Limited Competition | Near The Villages - Top Selling Master-Planned Community | Wawa - Strong Earnings Report

- Located at the signalized, hard corner intersection of W Main St and County Road 468 averaging a combined 31,100 VPD
- There is limited competition in this immediate corridor for c-store and gas operators, making this a strong investment opportunity for a future investor
- Main Street is the main retail and commuter thoroughfare serving Leesburg, providing long-term viability in the underlying real estate
- Just East of The Villages
  - The Villages encompasses approximately 57 square miles and over 150,000+ residents call The Villages home
  - The Villages is [one of the largest and most successful master-planned communities in the United States](#), widely recognized as the #1 master-planned community nationally
- **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)**



## 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



Leesburg, Florida  
Lake County

### ACCESS



W. Main Street/State Highway 44: 1 Access Point  
County Road 468: 1 Access Point

### TRAFFIC COUNTS



W. Main Street/State Highway 44: 25,000 VPD  
County Road 468: 8,100 VPD  
S. 14th Street/U.S. Highway 27: 49,500 VPD

### IMPROVEMENTS



There is approximately 6,119 SF of existing building area

### PARKING



There are approximately 60 parking spaces on the owned parcel.  
The parking ratio is approximately 9.8 stalls per 1,000 SF of leasable area.

### PARCEL



Parcel Number: 21-19-24-0003-000-24300  
Acres: 3.96  
Square Feet: 172,464

### CONSTRUCTION



Year Built: 2025

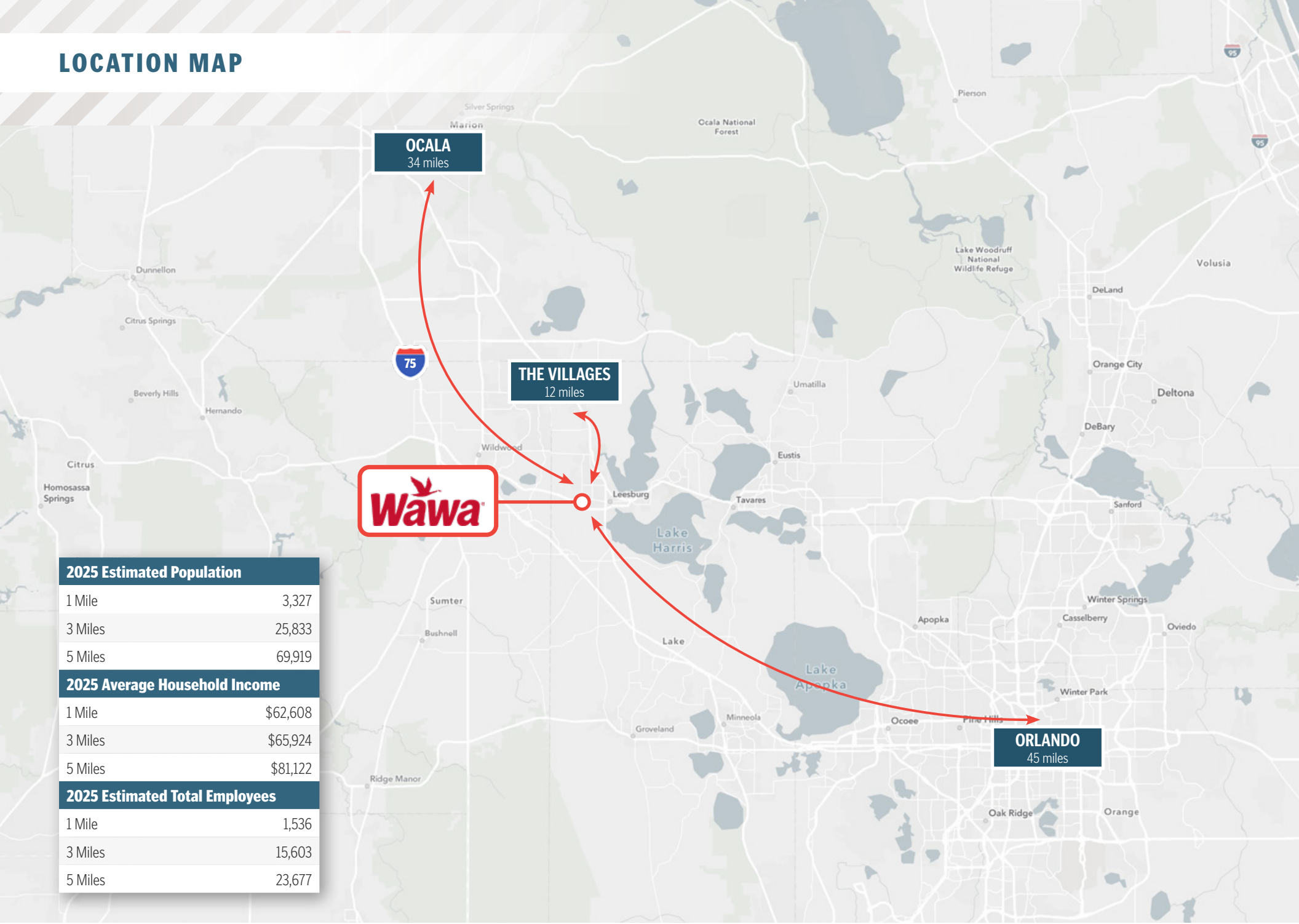
### ZONING



Commercial



LOCATION MAP



2025 Estimated Population	
1 Mile	3,327
3 Miles	25,833
5 Miles	69,919
2025 Average Household Income	
1 Mile	\$62,608
3 Miles	\$65,924
5 Miles	\$81,122
2025 Estimated Total Employees	
1 Mile	1,536
3 Miles	15,603
5 Miles	23,677







# THE VILLAGES







**Shade Masters USA:  
The Villages' Shade Experts**





	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	3,327	25,833	69,919
2030 Projected Population	3,665	28,520	78,716
2025 Median Age	44.3	47.6	64.2
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,367	11,041	34,035
2030 Projected Households	1,523	12,330	38,919
<b>Income</b>			
2025 Estimated Average Household Income	\$62,608	\$65,924	\$81,122
2025 Estimated Median Household Income	\$43,776	\$46,216	\$58,868
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	181	1,453	2,194
2025 Estimated Total Employees	1,536	15,603	23,677



## LEESBURG, FLORIDA

Leesburg is a city in Lake County, Florida, United States with a population of 33,799 as of July 1, 2025. Leesburg is located in the heart of the Florida peninsula, south of the Ocala National Forest and about 45 minutes northeast of Orlando. It sits on the Lake Wales Ridge, a range of hills that runs north to south. It is part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area.

Leesburg's economy is diverse, with opportunities in healthcare, education, retail, and manufacturing. Known as the "Lakefront City," Leesburg is a central hub for commerce in Lake County, attracting 50,000 people to work each weekday. Leesburg is a center of commerce ideally located in the center of Florida with prime transportation access, plenty of developable areas and award-winning utilities. Healthcare is one of the city's largest industries, with facilities like UF Health Leesburg Hospital providing numerous jobs. Retail and hospitality sectors are also thriving, thanks to Leesburg's steady tourism and growing population.

Leesburg and Nearby Attractions are Berry Park, Canal Street Trail, Canal Street Field, Corrine Williams Park, Herlong Park, Fountain Lake Park, Leesburg Historic Museum, Monkey Island, Magnolia Trail, Palmetto Street Complex, Mate-Morris House, Town Square Park. Leesburg and Nearby Attractions are Berry Park, anal Street Trail, Canal Street Field, Corrine Williams Park, Herlong Park, Fountain Lake Park, Leesburg Historic Museum, Monkey Island, Magnolia Trail, Palmetto Street Complex, Mate-Morris House, Town Square Park, Sleepy hollow Recreation Complex. The city is dotted with a number of parks which offer a variety of leisure activities. Residents and tourists enjoy swimming, boating, fishing, golf, tennis, camping and other relaxing activities throughout the year.





## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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