

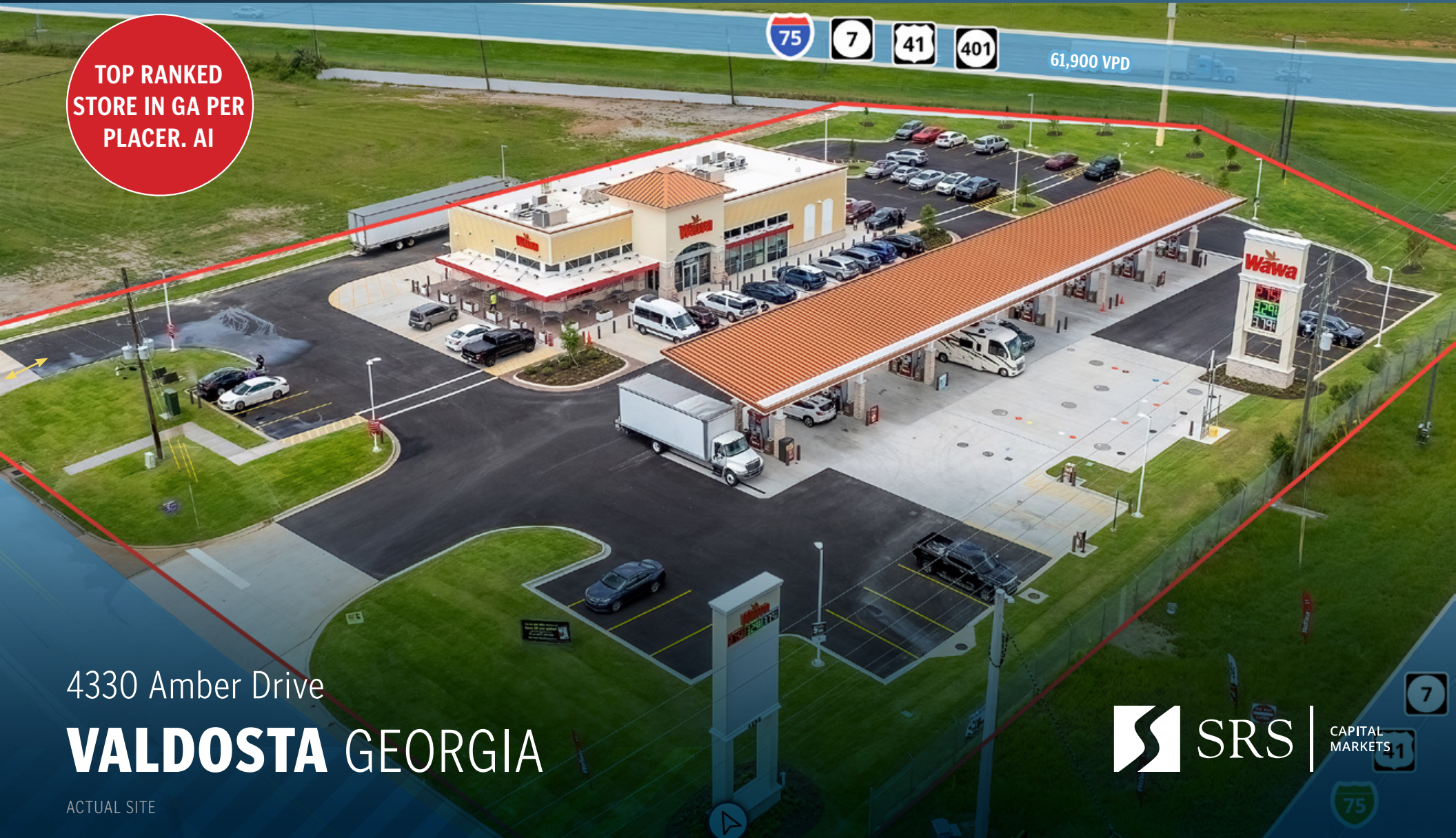
# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Directly Off I-75 (61,900 VPD) | AHHI \$123,123 Within 1-Mile Radius | Wawa Generated \$18.6 Billion in Revenue in 2024

TOP RANKED  
STORE IN GA PER  
PLACER. AI



4330 Amber Drive

**VALDOSTA** GEORGIA

ACTUAL SITE



CAPITAL  
MARKETS

7

41

75



**EXCLUSIVELY MARKETING BY**



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**NATIONAL NET LEASE**

Qualifying Broker: Michael Berk, SRS National Net Lease Group LP | GA License No. 82412











82nd Percentile  
BK in U.S.



Placer.ai



89th Percentile  
Citgo in U.S.

TOP RANKED  
WAWA STORE IN GA  
PER PLACER. AI



61,900 VPD

AMBER DR

SHILOH RD



34,500 VPD





## OFFERING SUMMARY



## OFFERING

Pricing	\$3,939,000
Net Operating Income	\$196,959
Cap Rate	5.00%

## PROPERTY SPECIFICATIONS

Property Address	4330 Amber Drive Valdosta, Georgia 31602
Rentable Area	5,537 SF
Land Area	2.35 AC
Year Built	2025
Tenant	Wawa
Guaranty	Corporate (Wawa Inc.)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	5% Every 5 Years Beg. LY 11
Options	6 (5-Year)
Rent Commencement	July 2025
Lease Expiration	July 2045

LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
<b>Wawa</b>	5,537	July 2025	July 2045	Year 1	-	\$16,413	\$196,959	6 (5-Year)
(Corporate Guaranty)				Year 11	5%	\$17,234	\$206,807	
				Year 16	5%	\$18,096	\$217,147	
5% Rental Increases Beg. of Each Option Thereafter								

## 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 1,100+ 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 5% rental increases every 5 years starting in lease year 11 and at the beginning of each option period
- **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**

## Local Demographics in 5-mile Trade Area

- More than 38,000 residents and 23,000 employees support the trade area
- Features an average household income of \$123,123 within a 1-mile radius

## Signalized Hard Corner Intersection | Off I-75 (61,900 VPD) | Excellent Visibility | Multiple Points of Access

- This site is located at the signalized, hard corner intersection of Shiloh Rd and Amber Dr
- Just off I-75 (61,900 VPD), allowing users to benefit from on/off ramp access to the site and surrounding trade areas
- Across from Wiregrass Georgia Technical College, which will provide a steady consumer base (3,700+ students)
- The adjacent La Quinta and Best Western on the opposite side of the I-75 ramp will provide additional consumer bases
- The asset benefits from significant street frontage and multiple points of ingress/egress, providing convenience and ease for customers
- There is a direct access point off I-75 that will serve as a major traffic driver to the property
- Top Ranked Store in GA per Placer. ai

## 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



PROPERTY PHOTOS





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



Valdosta, Georgia  
Lowndes County

### ACCESS



Amber Drive: 2 Access Points

### TRAFFIC COUNTS



N. Valdosta Road/Interstate 75 Business: 34,500 VPD  
Interstate 75: 61,900 VPD

### IMPROVEMENTS



There is approximately 5,537 SF of existing building area

### PARKING



There are approximately 65 parking spaces on the owned parcel.  
The parking ratio is approximately 11.73 stalls per 1,000 SF of leasable area.

### PARCEL



Acres: 2.35  
Square Feet: 102,366

### CONSTRUCTION



Year Built: 2025

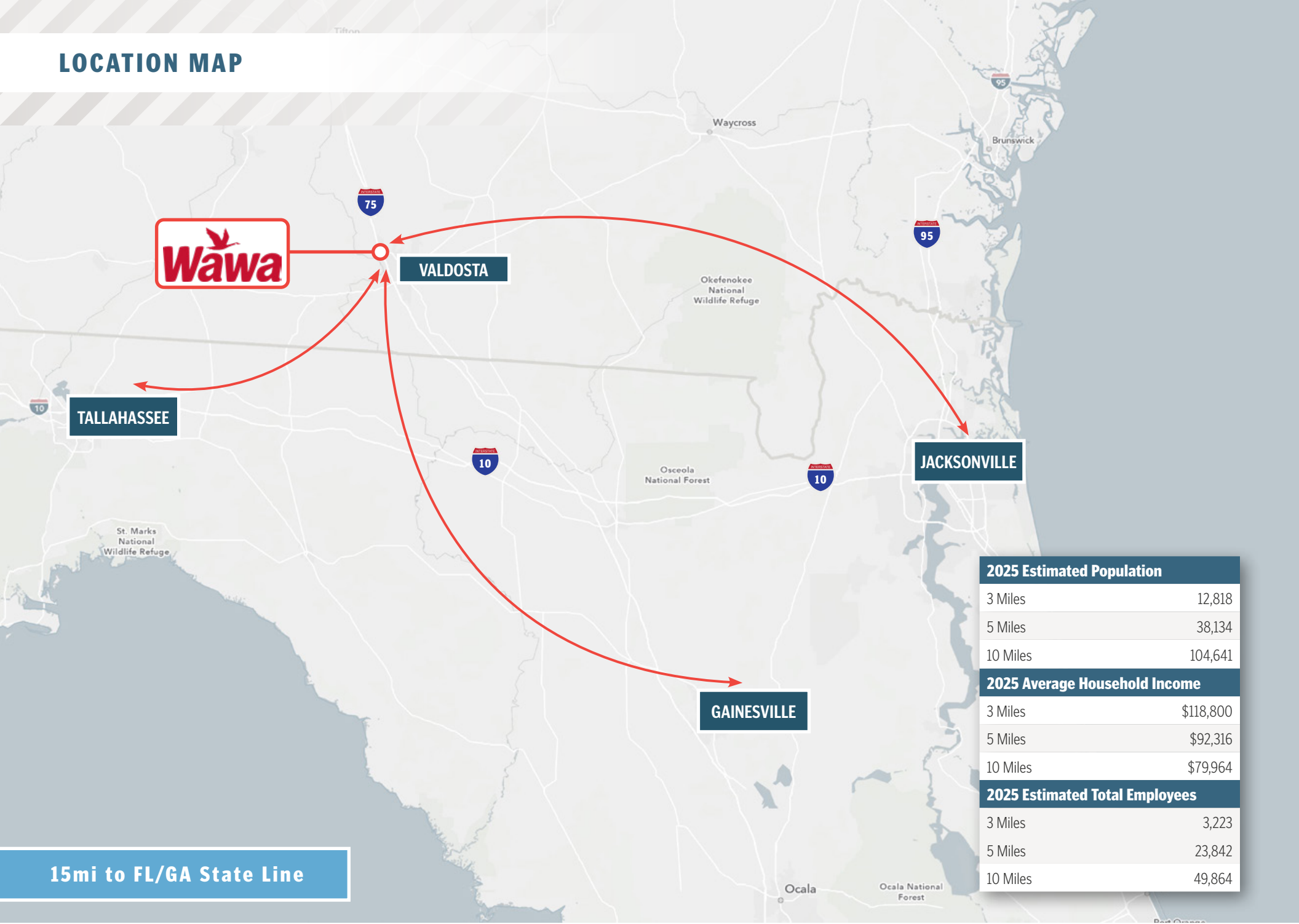
### ZONING



C-H

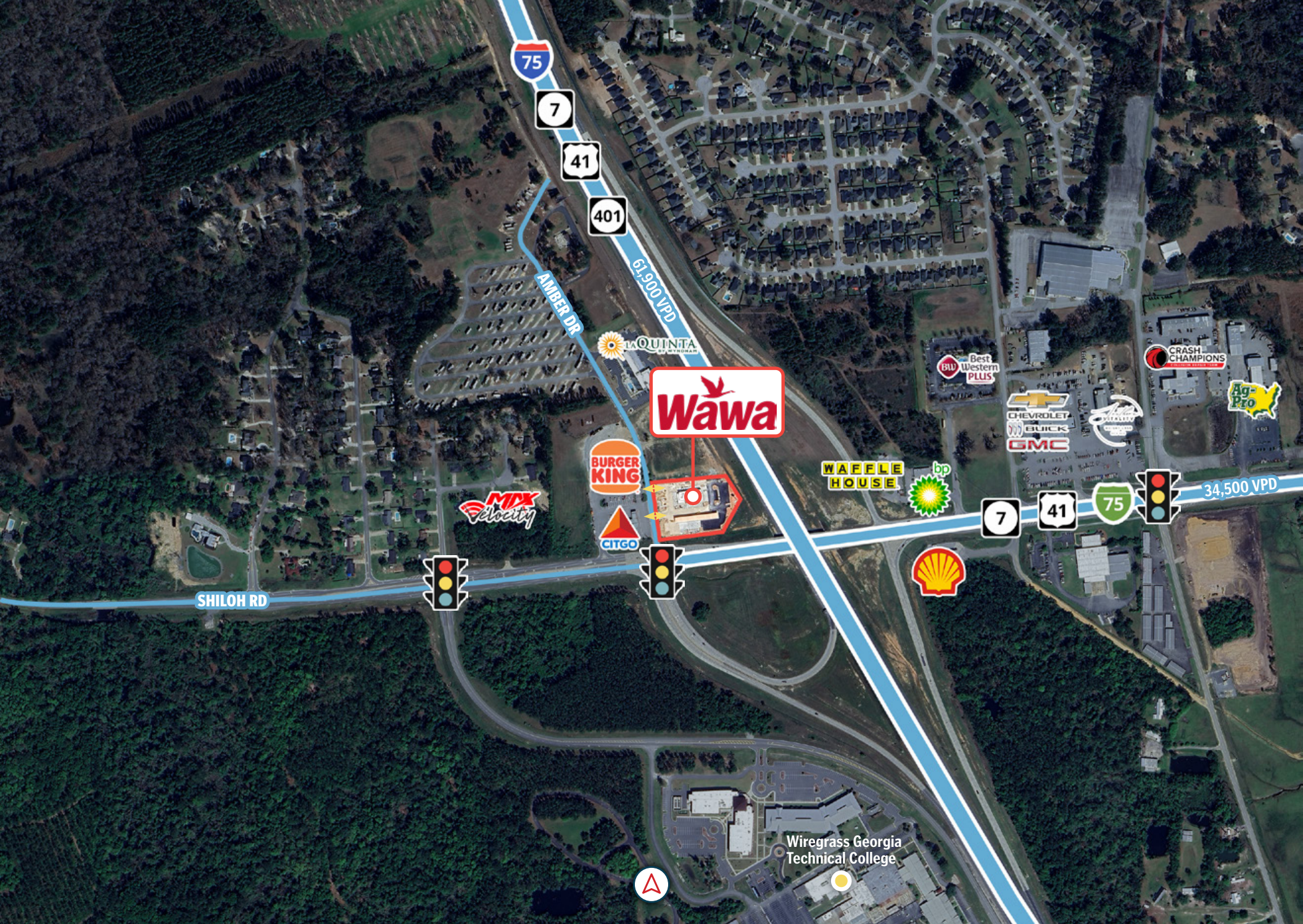


LOCATION MAP

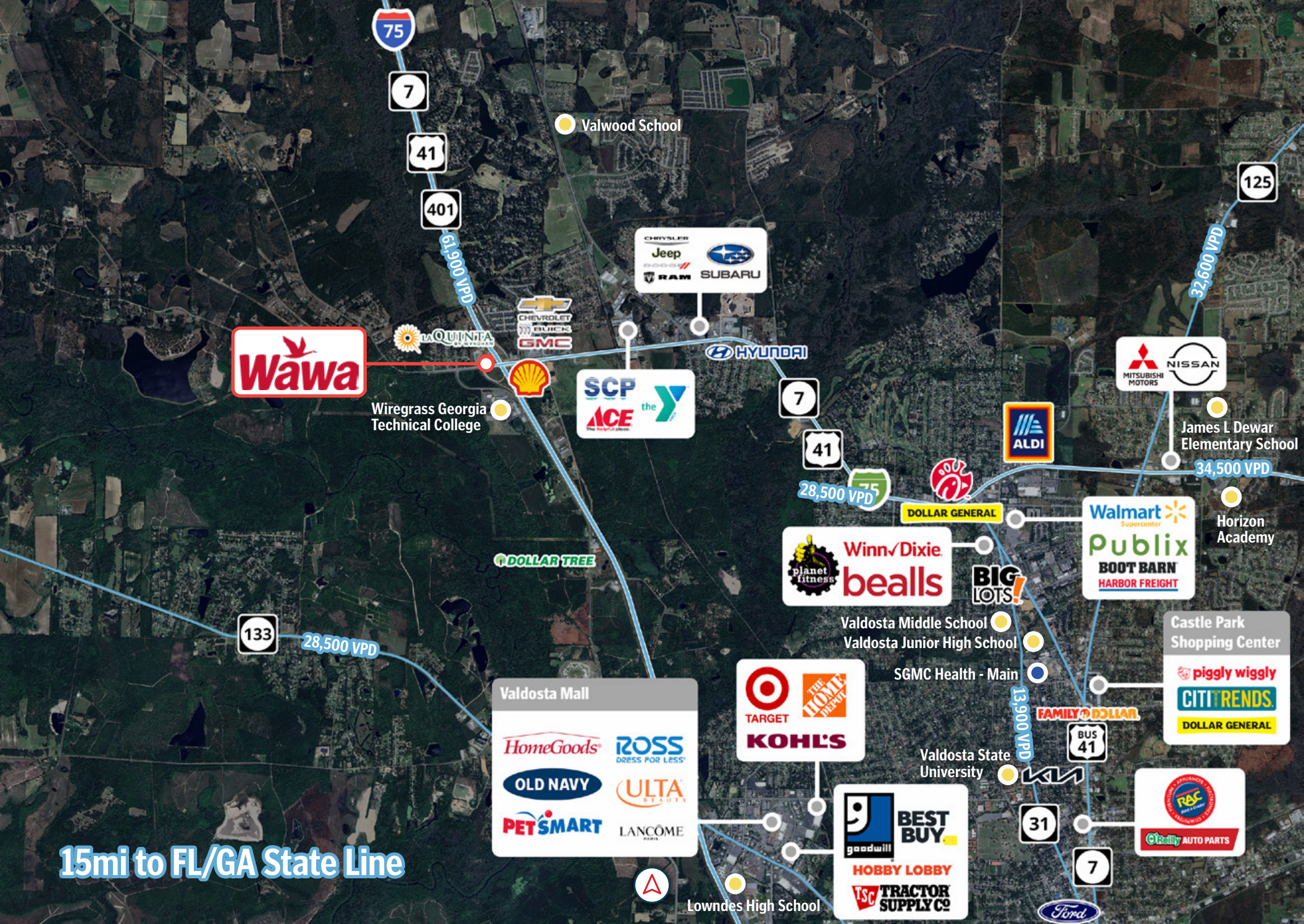


2025 Estimated Population	
3 Miles	12,818
5 Miles	38,134
10 Miles	104,641
2025 Average Household Income	
3 Miles	\$118,800
5 Miles	\$92,316
10 Miles	\$79,964
2025 Estimated Total Employees	
3 Miles	3,223
5 Miles	23,842
10 Miles	49,864















	3 Miles	5 Miles	10 Miles
<b>Population</b>			
2025 Estimated Population	12,818	38,134	104,641
2030 Projected Population	13,460	39,478	107,937
2025 Median Age	37.6	34.6	33.7
<b>Households &amp; Growth</b>			
2025 Estimated Households	4,460	15,658	40,064
2030 Projected Households	4,722	16,307	41,632
<b>Income</b>			
2025 Estimated Average Household Income	\$118,800	\$92,316	\$79,964
2025 Estimated Median Household Income	\$100,793	\$65,336	\$56,750
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	228	1,539	3,577
2025 Estimated Total Employees	3,223	23,842	49,864



## VALDOSTA, GEORGIA

Valdosta, Georgia, in Lowndes county, is 65 miles NE of Tallahassee, Florida and 102 miles W of Jacksonville, Florida. Valdosta has a 2025 population of 54,766.

Located in the far southern portion of the state, near the Florida line along the Interstate 75 corridor, it is a commercial center of South Georgia with numerous manufacturing plants. Valdosta is a rail and commercial centre for tobacco, timber, and cattle, with diversified manufacturing. The surrounding area produces tobacco, naval stores, particularly turpentine, as well as pine lumber and pulpwood. It is also an important inland naval stores market, especially for turpentine. Tourism (based on numerous fishing lakes and rivers in the vicinity and on the Grand Bay Wildlife Management Area 10 miles and Moody Air Force Base, 12 miles northeast, also contribute to the economy.

Valdosta and nearby Attractions are Lowndes County Historical Society and Museum, Carnegie Library, Cherry Lake, Calvary Church, Grand Bay Wildlife Management Area, Fairview Historic District. Those interested in the regional history and culture can pay a visit to the Lowndes County Historical Society Museum. The Richard Holmes Powell Library, Valdosta City Hall, J. E. Mathis Municipal Auditorium, Lowndes County Jail and Carnegie Library are also worth taking a look around. At the city's lakes and reservoirs, one can enjoy a variety of water sports. There are also many shopping centers in Valdosta. The Azalea International Folk Festival, held every March, draws crowds from all the neighboring cities and town.

Higher educational opportunities are provided by the local Valdosta State University and the Valdosta Technical College. Valdosta Regional Airport, about 6 miles away, provides facilities for air transportation.





## 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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