

SHEETZ

133 Botanical Blvd | Winchester, VA 22603



COTTONWOOD
COMMERCIAL
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PROPERTY HIGHLIGHTS:

- » **New 15-Year Corporate Lease** - The fifteen-year ground lease is backed by Sheetz Inc. The company made a significant upfront investment in the building construction and all equipment creating site stickiness, even through options periods.
- » **Highly Desirable Route 50 Location** - The 2.04-acre parcel is positioned between Valley Heath (regional hospital) and a high performing Walmart on Route 50, which provides a direct connection to downtown Winchester and Route 37.
- » **Strong Traffic And Connectivity** - Within site distance from Route 37, a primary north/south connector, and surrounded by strong economic drivers, the portion of Route 50 immediately in front of the subject property yields a strong traffic count in excess of 35,000 vehicles per day.
- » **Growing Metro Area** - Winchester is a burgeoning D.C. bedroom community and one of the fastest growing metro areas in the Commonwealth of Virginia. The immediate trade area is more than 130,000 with study growth projected for the foreseeable future.
- » **Strong Brand Profile** - Sheetz is one of the most recognizable convenience concepts in the mid-Atlantic and among the most desirable investments given the strong performance and balance sheet. Sheetz distinguishes itself from other C-stores with its made-to-order food, leading to substantial revenue generation compared to conventional C-stores.

EXECUTIVE SUMMARY

PRICE:

» \$4,781,000

THE OFFERING

Cap	5.25%
Lot Size	2.04 Acres
Year Built	2023
Lease Type	NNN Ground Lease
Rent Commencement	12/2023
Lease Expiration	12/2038
Increases	10% Year 11. Every 5 Years Thereafter
Options	Seven; Five-Year Terms
First Right of Refusal	Yes, 15 Days



TERM	LEASE YEARS	ANNUAL BASE RENT	MONTHLY BASE RENT
Occupancy Term	1 – 10	\$251,000.00	\$20,916.67
Occupancy Term	11 – 15	\$276,100.00	\$23,008.33
1st Renewal Term	16 – 20	\$303,710.00	\$25,309.17
2nd Renewal Term	21 – 25	\$334,081.00	\$27,840.08
3rd Renewal Term	26 – 30	\$367,489.10	\$30,624.09
4th Renewal Term	31 – 35	\$404,238.01	\$33,686.50
5th Renewal Term	36 – 40	\$444,661.81	\$37,055.15
6th Renewal Term	41 – 45	\$489,127.99	\$40,760.67
7th Renewal Term	46 – 50	\$538,040.79	\$44,836.73





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Bojangles

Bank of Clarke

Applebee's

IHOP
RESTAURANT

DUNKIN'

FirstBank

Hay 10
OUR TEAM

TSC TRACTOR SUPPLY CO

WALMART
SUPERCENTER

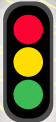
SUBJECT PROPERTY
FRESH FOOD
SHEETZ
MADE TO ORDER

ECHO LN

NORTHWESTERN TURNPIKE

BOTANICAL BLVD

UNITED BANK



ValleyHealth
SURGERY CENTER

COURTYARD
BY MARRIOTT

7-ELEVEN

50

SUBJECTRUNNER
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OVERVIEW

WINCHESTER OVERVIEW

Nestled in the northwestern tip of Virginia in the Shenandoah Valley, the City of Winchester is well-connected by major interstate highways I-81 and I-66, along with state highways Routes 50, 7, 11, and 522, Winchester provides seamless access to prominent eastern markets, including Washington, D.C. (74 miles away), and Baltimore (97 miles away).

Along with Frederick County, Virginia, the metro area is one of the fastest growing in the Commonwealth of Virginia. The city's employment landscape spans various sectors, offering private sector jobs in agriculture, forestry, manufacturing, retail, professional services, education, and healthcare. The leading employer, Valley Health Systems, operates the Winchester Medical Center—a non-profit, regional referral hospital and Level II trauma center that serves the tri-state region surrounding the city. The medical center provides a range of services, including urgent care clinics, home health services, childcare facilities, and transport services.

In addition to a strong medical sector, Shenandoah University has an enrollment of approximately 4,000 students and offers over 90 programs of study across undergraduate, graduate, doctorate, and professional levels within its seven schools. The university has actively expanded its footprint in downtown Winchester, contributing to the community through the development of housing, administrative facilities, and classrooms.





www.sheetz.com

SHEETZ OVERVIEW

Established in 1952 as a family-owned enterprise in Altoona, Pennsylvania, Sheetz, Inc. has evolved into a distinguished chain of convenience stores and gas stations with a widespread presence in the Mid-Atlantic, Appalachian, and Great Lakes regions. Operating across key states such as Pennsylvania, Ohio, West Virginia, Maryland, Virginia, and North Carolina, Sheetz continues to strategically expand its footprint, with a commitment to modernization and growth.

A defining feature of Sheetz's value proposition is the harmonious convergence of traditional gas station services with a robust convenience store model. The company's made-to-order food service exemplifies this commitment to innovation, allowing customers to customize their meals through intuitive touchscreen kiosks. From sandwiches and salads to wraps, Sheetz's culinary offerings cater to diverse palates, setting it apart within the competitive landscape of convenience store chains.

Distinguished by its tech-savvy approach, Sheetz integrates cutting-edge technology to streamline customer interactions. Touchscreen kiosks, mobile applications, and online ordering systems optimize the ordering and payment processes, exemplifying a commitment to operational efficiency. Furthermore, Sheetz's dedication to uninterrupted service is reflected in its 24/7 operations, aligning seamlessly with the company's pledge to meet customer needs around the clock. Complemented by a focus on community engagement and philanthropic initiatives, Sheetz emerges not only as a fuel and convenience provider but as a dynamic business entity, blending operational excellence with a commitment to customer satisfaction, community collaboration, and sustained innovation.





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