

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Signalized, Hard Corner Intersection | Population Count Exceeds 336,000 People (5-Mile) |
Wawa Generated \$18.6 Billion in Revenue in 2025 | Top Performing Location: 91st Percentile Nationwide via Placer.ai



36,500
VEHICLES PER DAY

HARDING ST.

N. FEDERAL HWY

1891 N. Federal Highway | Hollywood, Florida

FORT LAUDERDALE-MIAMI MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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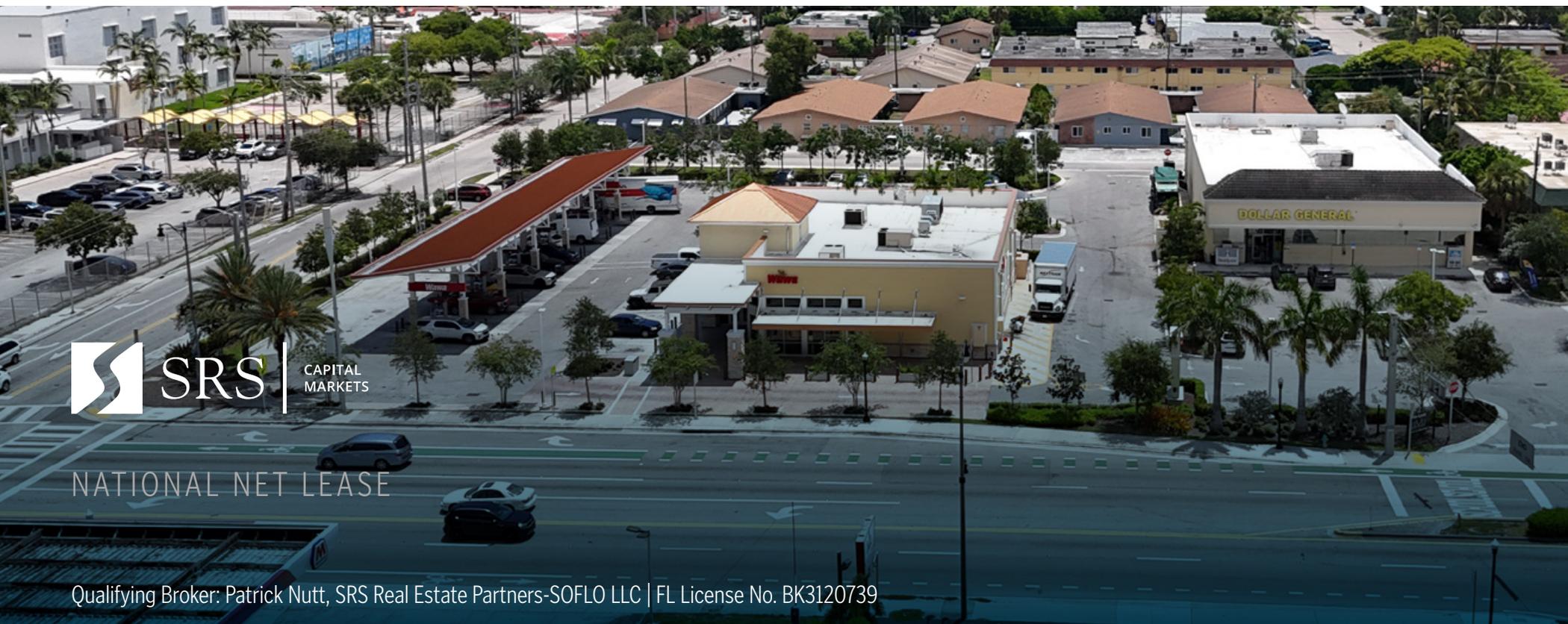
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NATIONAL NET LEASE

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



HOLLYWOOD BEACH

Walmart
Supercenter

Publix
Walgreens

CVS pharmacy

AutoZone

Advance
America
BatteriesPlus+

7
ELEVEN

DOLLAR GENERAL

Wawa

36,500
VEHICLES PER DAY

N. FEDERAL HWY

M
MARATHON

HARDING ST.

SOUTH BROWARD
HIGH SCHOOL



SITE OVERVIEW



HOLLYWOOD BEACH

Wawa

DOLLAR GENERAL

HARDING ST.

N. FEDERAL HWY

36,500
VEHICLES PER DAY





FORT LAUDERDALE-
HOLLYWOOD INTERNATIONAL
AIRPORT

TJ-maxx YouFit SMALL
SPROUTS **ULTA**
FARMERS MARKET BY THE CITY
HOBBY LOBBY **Bowlero**
five BELOW

DUNKIN'
POPEYES

McDonald's

Shell

CHARLEYS

DOLLAR TREE

M
MARATHON

36,500
VEHICLES PER DAY

DOLLAR GENERAL

tru
by Hilton

W

SHENANIGANS

7
ELEVEN

CHASE

SUNOCO

BAER'S

Pizza Hut
DOLLAR TREE

Publix

THE CASINO @
DANIA BEACH

WEST LAKE
COMMONS

OLSEN MIDDLE
SCHOOL

Publix
Starbucks
CHIPOTLE

STATE HIGHWAY 822

31,000
VEHICLES PER DAY

N. FEDERAL HWY.

**SOUTH BROWARD
HIGH SCHOOL**

Wawa

DOLLAR GENERAL





D*GS GO[®]
WALKING
PureTennisUSA
Tesor-Edu Services

QUADOMAIN
Real Estate Services

DOUBLE TREE
by Hilton
HYDE
BEACH HOUSE

7
ELEVEN

Walmart
Supercenter
CVS pharmacy
afc

Office DEPOT
OfficeMax
Winn/Dixie
Burlington
ROSS
DRESS FOR LESS

HB
Hollywood Beach
Golf Club

EASTSIDE
ACTIVE LIVING

HARDING ST.

36,500
VEHICLES PER DAY

ST WALLA
RESTAURANT

AutoZone

NCR ATLEOS

PINCH-A-PENNY
POOL-PATIO-SPA

DOLLAR GENERAL

Advance
America

BatteriesPlus+

Wawa

N. FEDERAL HWY.

OFFERING SUMMARY



1,100+

LOCATIONS
NATIONALLY

\$18.68B

TOTAL
REVENUE

FITCH: BBB

CREDIT
RATING

OFFERING

Pricing	\$8,100,000
Net Operating Income	\$365,000
Cap Rate	4.50%

PROPERTY SPECIFICATIONS

Property Address	1891 N. Federal Highway Hollywood, Florida 33020
Rentable Area	5,636 SF
Land Area	1.37 AC
Year Built	2023
Tenant	Wawa
Guaranty	Corporate (Wawa Inc.) Fitch Rated: BBB
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term Remaining	16+ Years
Increases	Initial Term: 8% Every 5 Years Beg. Lease Year 11 Options: 10% Beg. of Each Option
Options	6 (5-Year)
Rent Commencement	7/17/2022
Lease Expiration	7/31/2042



TENANT NAME	SQUARE FEET	LEASE TERM				RENTAL RATES		
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Wawa	5,636	July 2022	July 2042	Year 1	-	\$30,417	\$365,000	6 (5-Year)
(Corporate Guaranty)				Year 11	8%	\$32,850	\$394,200	
				Year 16	8%	\$35,478	\$425,736	
10% Increase Beg. of Each Option								

16+ Year Lease | Corporate Guaranteed | Investment Grade Tenant | Scheduled Rental Increases

- 16+ Years remaining with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- 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
- The ground lease features scheduled rental increases throughout the term and options to extend, increasing NOI and hedging against inflation
- **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. 21 in Forbes 2025 Ranking of America's largest private companies**

Absolute NNN Ground Lease | Land Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from leased fee interest (land ownership)
- Ideal management-free investment for a passive investor in a state with no state income tax

Signalized, Hard Corner Intersection | US 1 / N. Federal Hwy | Near Interstate 95 | S. Broward High School (2,300+ Students)

- Wawa is strategically located at the signalized, hard corner intersection of US 1/N. Federal Hwy and Harding Street
- US 1/N. Federal Hwy is a dominant thoroughfare that serves the entire East Coast of Florida
- Subject property is less than two miles East of Interstate 95 (280,000 VPD)
- Directly across from S. Broward High School (2,300+ students), providing a direct consumer base
- The asset benefits from significant street frontage and multiple points of access, providing ease and convenience for customers
- **Top Performing Location: 91st Percentile Nationwide via Placer.ai**

2023 Construction | Excellent Visibility & Access

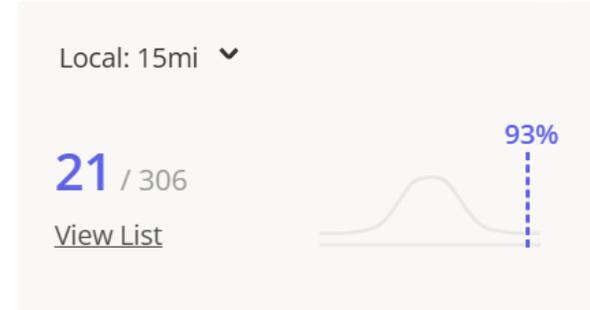
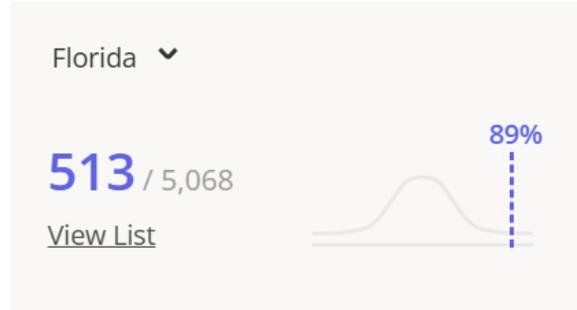
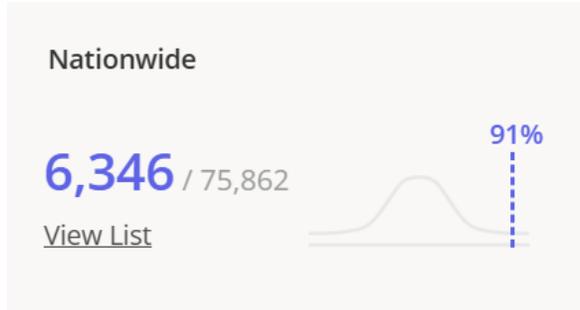
- 2023 construction which features high quality materials, latest design elements, and state-of-the-art features
- The asset benefits from significant street sign frontage and multiple points of access, providing ease and convenience for customers

Strong Demographics In 5-mile Trade Area

- More than 336,600 residents and 179,000 employees support the trade area
- \$104,782 average household income
- 7 miles to Downtown Ft. Lauderdale

Wawa Full Site
N Federal Hwy, Hollywood, FL

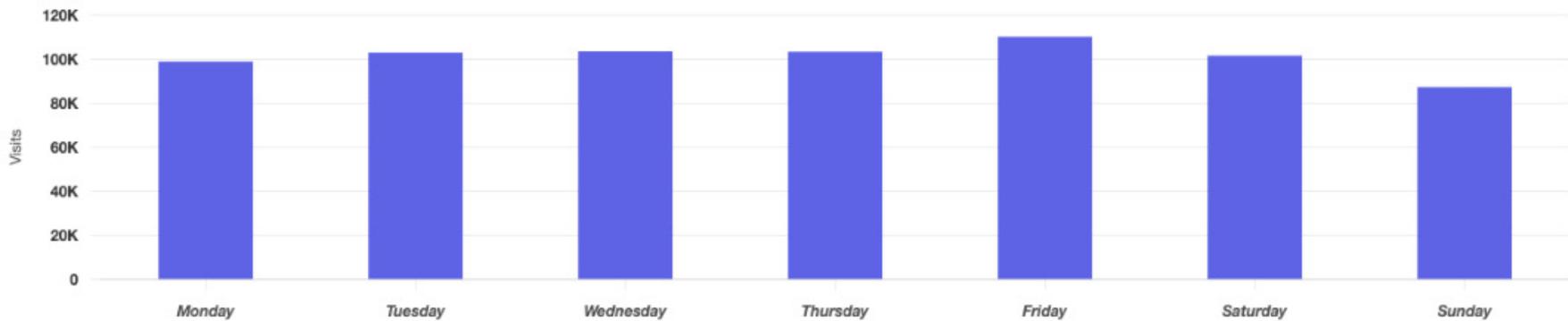
Benchmark:
Category: Convenience Store
Metric: Visits



Daily Visits

Wawa Full Site
N Federal Hwy, Hollywood, FL

Metric:
Visits



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



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



Hollywood, Florida
Broward County
Fort Lauderdale-Miami MSA

PARKING



There are approximately 29 parking spaces on the owned parcel.
The parking ratio is approximately 5.15 stalls per 1,000 SF of leasable area.

ACCESS



N. Federal Highway/ U.S. Highway 1: 1 Access Point
Harding Street: 1 Access Point
N. 17th Court: 1 Access Point

PARCEL



Parcel Number: 51-42-10-54-0011
Acres: 1.37
Square Feet: 59,677

TRAFFIC COUNTS



N. Federal Highway/ U.S. Highway 1: 36,5000 VPD
Sheridan Street/ State Highway 822: 31,000 VPD
Interstate 95: 280,000 VPD

CONSTRUCTION



Year Built: 2023

IMPROVEMENTS



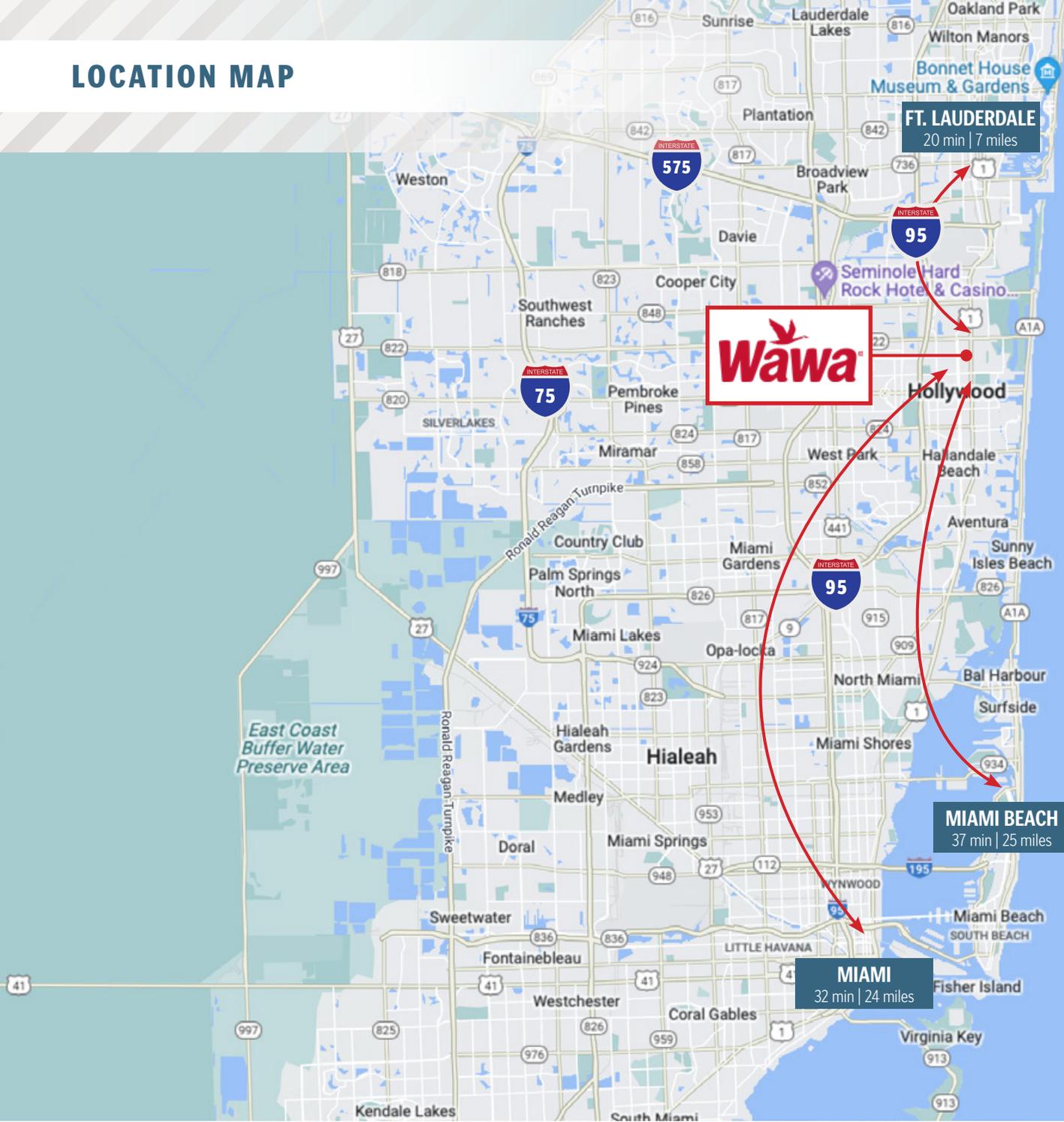
There is approximately 5,636 SF of existing building area

ZONING

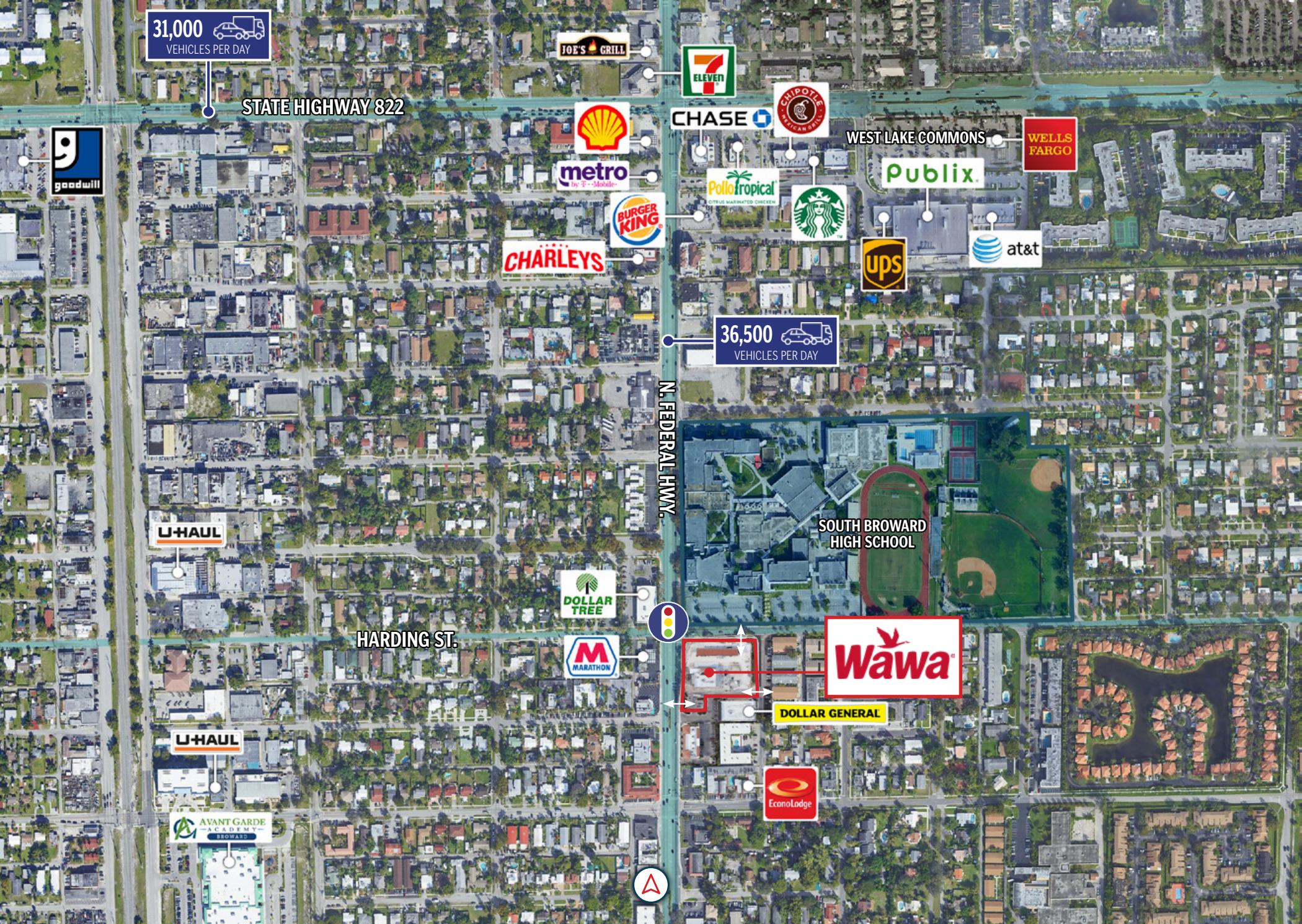


C-2 Low/Medium Intensity Commercial District

LOCATION MAP



2025 Estimated Population	
1 Mile	28,197
3 Miles	151,680
5 Miles	336,626
2025 Average Household Income	
1 Mile	\$84,014
3 Miles	\$94,794
5 Miles	\$104,782
2025 Estimated Total Employees	
1 Mile	12,189
3 Miles	92,111
5 Miles	179,119



31,000
VEHICLES PER DAY

STATE HIGHWAY 822

36,500
VEHICLES PER DAY

N. FEDERAL HWY.

HARDING ST.

SOUTH BROWARD
HIGH SCHOOL





HARDING ST.



36,500
VEHICLES PER DAY



N. FEDERAL HWY.

N. 17TH CT.



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	28,197	151,680	336,626
2030 Projected Population	31,436	158,068	348,352
2025 Median Age	42.9	46.1	44.0
Households & Growth			
2025 Estimated Households	12,425	66,392	136,021
2030 Projected Households	13,189	69,701	142,235
Income			
2025 Estimated Average Household Income	\$84,014	\$94,794	\$104,782
2025 Estimated Median Household Income	\$57,237	\$63,313	\$68,343
Businesses & Employees			
2025 Estimated Total Businesses	2,544	12,272	24,857
2025 Estimated Total Employees	12,189	92,111	179,119



HOLLYWOOD, FLORIDA

Hollywood Florida, also known as the “Diamond of the Gold Coast,” is a city located in southeast Broward County on Florida’s southern Atlantic Coast. Hollywood is 10 minutes south of Fort Lauderdale, and 25 minutes north of Miami. The City of Hollywood had a population of 159,073 as of July 1, 2024, a 3.9% increase since the 2020 census.

Hollywood is the primary home to Port Everglades, South Florida’s powerhouse port and one of the most diverse seaports in the United States. With \$28 billion in annual economic activity, Port Everglades ranks as Florida’s #1 seaport by revenue. It is among the top cruise ports in the world and one of the most active containerized cargo ports in the United States, serving as South Florida’s main seaport for petroleum products such as gasoline and jet fuel. Hollywood is now primarily a resort-residential city with some diversified industry, including printing and light manufacturing, and is a retirement centre. Services are also important. Guided tours along the Intercostal Waterway are common in Hollywood. The Intercostal Waterway, parallel to the Atlantic Ocean, provides both tourists and locals with the exploration of nature and observation of surroundings.

Hollywood provides easy access to all of the arts, cultural, and entertainment offerings of nearby Miami as well as the South Florida metropolitan area. Some of the more notable attractions in and around Hollywood include The AH-TAH-THI-KI Museum, The Arts Academy of Hollywood, The Art and Culture Center of Hollywood, ArtWalk, a series featuring art exhibits, music and refreshments offered by more than two dozen Hollywood merchants, The Buehler Planetarium, The Butterfly World, The Florida’s Museums, The Flamingo Gardens.

Situated between Fort Lauderdale and Miami, and a hub for international trade, Hollywood is adjacent to the Fort Lauderdale-Hollywood International Airport and within a 30 minute drive to Miami International Airport.



FORT LAUDERDALE, FLORIDA

Fort Lauderdale is a city located on the coast in southeast Florida and only half an hour north of Miami. It is part of the South Florida metropolitan area. Fort Lauderdale is known as the “Venice of America” because of its extensive canal system. Average daily temperature ranges from a low of 76 in January to a high of 90 in July and August. The City of Fort Lauderdale is the 10th largest city in Florida with a population of 183,412 as of 2024.

The economy of Fort Lauderdale relies heavily on tourism. Fort Lauderdale is also home to several Fortune 1000 company headquarters. Several more Fortune 1000 company headquarters are located in nearby Miami. Service industries dominate the local employment environment. Primary sectors of the services within the City are marine-related industries, tourism, retail and wholesale trade. The city is a major yachting center, with numerous resident yachts and over 100 marinas and boatyards. The tourist industry is a mainstay to the Fort Lauderdale economy, and its hospitality institutions are abundant.

Fort Lauderdale has easy access to all of the cultural attractions of nearby Miami. In addition, Fort Lauderdale has cultural attractions of its own, including the following museums: The IGFA Fishing

Hall of Fame and Museum in nearby Dania Beach, The Fort Lauderdale Antique Car Museum, The International Swimming Hall of Fame, Museum and Aquatic Complex, The Museum of Art, The Museum of Discovery and Science/Blockbuster IMAX Theater, The Old Fort Lauderdale Village and Museum. For patrons of the performing arts, Fort Lauderdale offers the following: The Bailey Concert Hall in nearby Davie, The Broward Center for the Performing Arts.

Fort Lauderdale is home to many outdoor activities. It is a yachting and fishing resort, and has long been a favorite spot for college students during spring break. Fort Lauderdale is also home to the world-famous Fort Lauderdale Beach which offers many opportunities for recreation and relaxation.

Ten institutions of higher learning have main or satellite campuses in the city-The Art Institute of Fort Lauderdale, Broward College BC, City College, Embry-Riddle Aeronautical University, Florida Atlantic University FAU, Florida International University FIU, Keiser University, Jersey College, Nova Southeastern University NSU. Fort Lauderdale-Hollywood International Airport is the city’s main airport and is the fastest-growing major airport in the country.

#2 MIAMI

Miami is a major tourist destination, both domestically and internationally. The city welcomed over 27 million visitors in 2023. Known for its nightlife, beaches, and diverse culture, tourism is a major economic driver for the metro area. PortMiami is the world's second busiest cruise port by passenger count—edged out only by Orlando to the north—and home to major cruise lines.

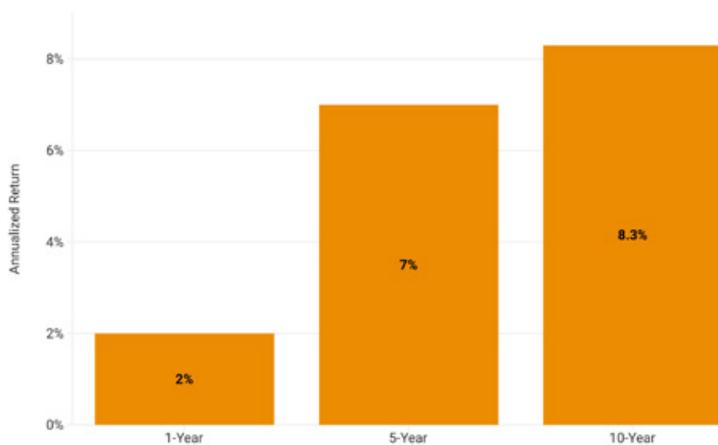
Less well-known is the city's status as a major cargo port. Many goods pass through Miami warehouses on the way to and from the Caribbean and Latin America. Miami's pivotal role in shipping routes bolsters its industrial sector. Green Street expects logistics same store rent growth in Miami to reach over 3.5 percent per year through 2028, the highest among the nation's top 50 markets.



Home prices have risen 80 percent since the onset of the pandemic.

MIAMI TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Ongoing demand from international arrivals and wealthy buyers alike has driven explosive growth in Miami's housing market. Home prices have risen 80 percent since the onset of the pandemic. This, combined with a subsequent 400-basis-point rise in mortgage rates, has sunk housing affordability to a four-decade low. Moody's Analytics rates Miami's relative cost of living at 122 percent of the national average, higher even than New York City's 119 percent.

As a result of this high cost of living, Miami has become one of the few Florida markets experiencing domestic net outmigration, primarily to more affordable communities in the state. Continued high international arrivals are more than compensating, however. Moody's expects population growth in the metro area to amount to between 0.5 percent and 1.0 percent per year for at least the next five years, despite cost-driven net domestic outmigration.

Miami's strengths have granted its institutional real estate market resilience in the face of a challenging interest rate environment. The MSA posted positive one-year total returns of 2.0 percent in the NCREIF Property Index (NPI), largely due to strong industrial performance, even as the national index returned -5.3 percent over the same period. Miami's offices are still relatively well utilized, and apartments relatively well occupied.

It remains to be seen whether Miami's performance will be sustained. The city's coastal geography and subtropical location render it especially vulnerable to climate risk. High home prices may drive even more international migration to inland locations. Even so, it is undeniable that Miami remains a desirable place to live and work, and the city will likely remain an important destination for new businesses, tourists, and residents for years to come.

[Read Full Article Here](#)



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
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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