



ACTUAL SITE PHOTO

OFFERING MEMORANDUM

BRAND NEW 2025 CONSTRUCTION
20-YR GROUND LEASE - WAWA
1740 N FAIRFAX BLVD, RANSON WV 25438



CONFIDENTIALITY STATEMENT

The information (“Information”) contained in this Offering Memorandum (“Memorandum”) is confidential and furnished solely for the limited purpose of review as a prospective purchaser of the property mentioned in this offering memorandum (“Property”) to determine whether you desire to express further interest in the acquisition of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of Foundry Real Estate Development, the owner of the Properties (“Owner”).

This Memorandum contains selected information pertaining to the Property and is not intended to be comprehensive or all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. The Information has been obtained from sources believed reliable, however it has not been verified. No representation, warranty, or guaranty, expressed or implied, is made by Owner or any of its directors, officers, affiliates or representatives as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to you in the course of your evaluation of the Property and no legal commitment, obligation or liability shall arise by reason of your receipt of this Memorandum or use of its contents or in connection with any other such written or oral communication; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Without limiting the generality of the foregoing, this Memorandum does not purport to be a representation of the state of affairs of the Property or the Owner or constitute an indication that there has been no change in such affairs of the Property or Owner since the date of preparation of this Memorandum nor does it represent the future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs and the value of the Property to you.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and therefore are subject to material change and/or variation. Any projections, opinions, assumptions or estimates used are for example only. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including, without limitation, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced nor do they constitute a legal analysis of such documents. Interested parties are expected to review all such documents and information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making any offer to purchase the Property unless and until a written agreement approved by the Owner for the purchase of the Property has been fully executed and delivered by and between the Owner and such entity and any conditions to the Owner’s obligations therein have been satisfied or waived and then only to the extent expressly provided for therein. This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner’s request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.



CONTENTS

I. EXECUTIVE SUMMARY

II. SITE PLAN

III. MARKET AERIAL

V. RENT SCHEDULE &
DEMOGRAPHICS

VI. TENANT PROFILE

VII. CONTACT



ACTUAL SITE PHOTO

Wawa - 1740 N Fairfax Blvd, Ranson WV 25438

EXECUTIVE SUMMARY

Foundry Real Estate Development is pleased to offer a newly constructed, Absolute NNN ground lease Wawa gas station/convenience store located at 1740 N Fairfax Boulevard in Ranson, West Virginia.

This asset features a 5,915 square foot convenience store with eight fuel pumps, strategically positioned at the signalized intersection of North Fairfax Boulevard and WV Route 9, a primary retail corridor with traffic counts exceeding 26,000 vehicles per day. The property benefits from exceptional visibility and access within the rapidly expanding Potomac Towne Center trade area, surrounded by a strong lineup of national retailers including Weis Market, Home Depot, Kohl's, McDonald's, Chick-fil-A, Five Guys, Dollar Tree, and Panera.

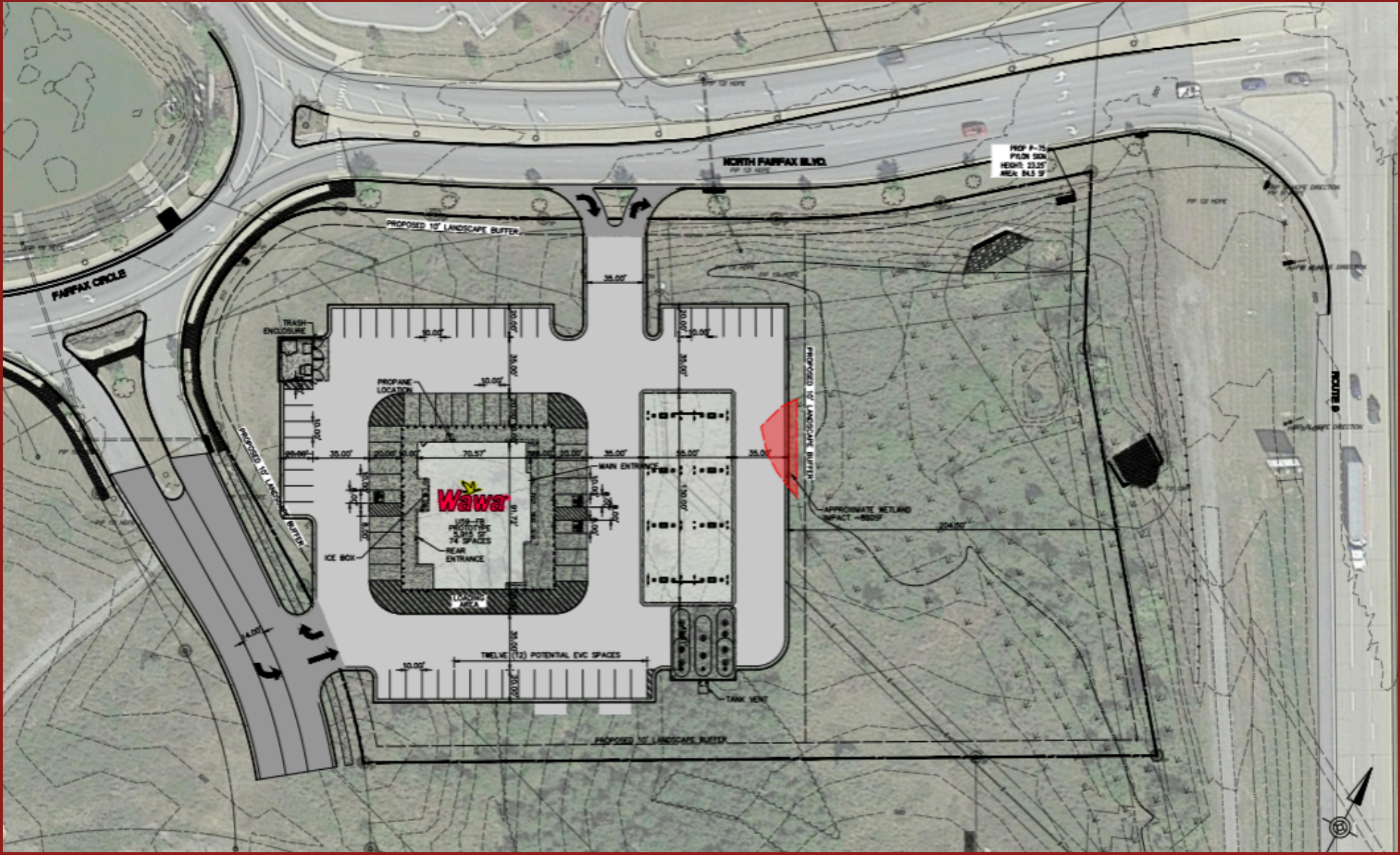
Situated in a high-growth corridor within the expanding Eastern Panhandle of West Virginia, this offering combines new construction, zero landlord responsibilities, and durable cash flow backed by a best-in-class tenant, making it an ideal acquisition for investors seeking stable, long-term returns.



PURCHASE PRICE	\$5,339,800
CAP RATE	5.15%
NOI	\$275,000
RENTAL RATE INCREASES	10% Every 5 years beginning at Year 10
TOTAL BLDG AREA	5,915 SF
TOTAL SITE AREA	4.11 acres
TENANT	WAWA, INC.
LEASE TYPE	Absolute NNN Ground Lease
RENT COMMENCEMENT	December 18, 2025
LANDLORD RESPONSIBILITIES	None
OPTIONS TO RENEW	Six (6) Five-Year Options

Wawa - 1740 N Fairfax Blvd, Ranson WV 25438

SITE PLAN



Wawa - 1740 N Fairfax Blvd, Ranson WV 25438

MARKET AERIAL



Wawa - 1740 N Fairfax Blvd, Ranson WV 25438

RENT SCHEDULE AND DEMOGRAPHICS

RENT SCHEDULE

TENANT	TERM	LEASE YEARS	MONTHLY RENT	ANNUAL RENT	CAP RATE @ ASK
WAWA	INITIAL	Years 1 - 10	\$22,917	\$275,000	5.15%
		Years 11 - 15	\$25,208	\$302,500	5.66%
		Years 16 - 20	\$27,729	\$332,750	6.23%
	OPTION 1	Years 21 - 25	\$30,502	\$366,025	6.85%
	OPTION 2	Years 26 - 30	\$33,552	\$402,628	7.54%
	OPTION 3	Years 31 - 35	\$36,908	\$442,890	8.29%
	OPTION 4	Years 36 - 40	\$40,598	\$487,179	9.12%
	OPTION 5	Years 41 - 45	\$44,658	\$535,897	10.04%
	OPTION 6	Years 46 - 50	\$49,124	\$589,487	11.04%

DEMOGRAPHICS

	2 MILE	3 MILE	5 MILE
2025 POPULATION	11,905	19,893	35,096
2025 TOTAL DAYTIME POPULATION	12,853	22,895	33,161
2025 HOUSEHOLDS	4,984	8,107	13,522
2025 MEDIAN HOUSEHOLD INCOME	\$83,132	\$81,592	\$98,961

Wawa - 1740 N Fairfax Blvd, Ranson WV 25438

TENANT PROFILE

Wawa, Inc.

Wawa, Inc. is a privately held, vertically integrated convenience store and fuel retailer headquartered in Wawa, Pennsylvania. Founded in 1803 as an iron foundry and transitioning into dairy and retail operations in the early 20th century, the company has grown into one of the most recognized and respected convenience retail brands in the United States. Wawa operates over 1,000 locations across the Mid-Atlantic, Southeast, and Florida, offering a high-quality, fresh food program, proprietary beverages, and competitively priced fuel. The company's strong brand loyalty, consistent same-store sales growth, and best-in-class store operations have positioned it as a dominant operator within the convenience store and gas station sector.



Wawa's real estate strategy is focused on high-traffic, infill and suburban locations, with a preference for long-term control through fee ownership or ground leases. As an investment-grade quality tenant, Wawa is known for its conservative balance sheet, disciplined expansion strategy, and corporate-backed lease guarantees. Absolute NNN ground leases to Wawa typically feature zero landlord responsibilities, long initial lease terms, and scheduled rental increases, making them highly sought-after by institutional and private investors alike. The company's commitment to operational excellence and site-level performance provides a durable and reliable income stream, reinforcing Wawa's reputation as a premier net lease tenant.

Wawa - 1740 N Fairfax Blvd, Ranson WV 25438



FOUNDRY

REAL ESTATE DEVELOPMENT

Brendan Eisenbrandt

Director of Sales

412.225.7518 (cell)

beisenbrandt@foundryRED.com

Foundry Real Estate Development

400 Penn Center Blvd, Suite 1000

Pittsburgh, PA 15235

724.420.5367