

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



4.65-AC Parcel | Signalized, Hard Corner Intersection | Adjacent to Wayne High School (1,300-Students)



4949 Chambersburg Road

**HUBER HEIGHTS (DAYTON MSA) OHIO**

ACTUAL SITE





**EXCLUSIVELY MARKETING BY**



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**NATIONAL NET LEASE**



Dayton Metro  
Library - Huber  
Heights Branch

Wright-  
Patterson AFB

Wayne High School

Walmart  
Supercenter  
sam's club  
Office DEPOT  
OfficeMax  
HALF PRICE BOOKS

THE HOME  
DEPOT  
meijer

Air Force  
Research  
Laboratory

National Museum of  
the US Air Force

KeyBank

Speedway

Wawa

75th Percentile WAG  
in State of Ohio  
(Placer.ai)

W

CHAMBERSBURG RD 8,200 VPD

202

19,900 VPD





SITE OVERVIEW





OFFERING SUMMARY



OFFERING

Pricing	\$3,708,000
Net Operating Income	\$185,407
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	4949 Chambersburg Road Huber Heights, Ohio 45424
Rentable Area	5,915 SF
Land Area	4.65 AC
Year Built	2025
Tenant	Wawa
Guaranty	Corporate
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	November 2025
Lease Expiration	November 2045



# RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
<b>Wawa</b>	5,915	Nov. 2025	Nov. 2045	Year 1	-	\$15,451	\$185,407	6 (5-Year)
(Corporate Guaranty)				Year 11	7%	\$16,532	\$198,386	
				Year 16	7%	\$17,689	\$212,272	
7% Rental Increases Beg. of Each Option Thereafter								

## Brand New 20-Year Lease | Scheduled Rental Increases | Wawa - Strong Earnings Report and Continued Growth

- 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
- The ground lease features 7% rental increases every 5 years starting in lease year 11
- **Wawa was ranked No. 22 in Forbes 2024 Ranking of America's largest private companies**
- **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)**
- 2025 construction with high quality materials and distinct design elements
- Oversized 4.65 AC parcel

## 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

## Signalized, Hard Corner Intersection | Wayne High School | Residential Consumer Base | Proximity to Downtown Dayton

- Located at the signalized, hard corner intersection of Chambersburg Rd and Old Troy Pike averaging a combined 28,100 VPD
- Directly next to Wayne High School (1,300-students), providing a steady, consistent consumer base from which to draw
- Less than 2 miles South of I-70 (51,200 VPD), allowing users to benefit from direct on/off ramp access to the site and surrounding trade areas
- Just South of the newly built Hayden Park Apartments (192-units) on the Northeast corner of Old Troy Pike and Taylorsville Rd
- The Walgreens across the street ranks in the 76th percentile (5,295 out of 22,882) of all nationwide drugstores & pharmacies via Placer.ai
- Waynetowne Plaza, located just North of the subject site, ranks in the 90th percentile (665 out of 7,199) of all nationwide community shopping centers via Placer.ai
- North Heights Plaza, also located just North of the subject site, ranks in the 86th percentile (5,583 out of 41,335) of all nationwide shopping centers via Placer.ai
- 133 new homes are slated to be built just West of the Wawa, providing new consumer bases from which to draw

## Strong Demographics In 5-mile Trade Area

- More than 103,000 residents and 50,000 employees support the trade area
- Features an average household income of \$91,430 within a 5-mile radius
- 9 miles North of Downtown Dayton



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



Huber Heights, Ohio  
Montgomery, Miami County  
Dayton MSA

### ACCESS



Chambersburg Road: 1 Access Point  
Old Troy Pike/State Highway 202: 1 Access Point

### TRAFFIC COUNTS



Chambersburg Road: 8,200 VPD  
Old Troy Pike/State Highway 202: 19,900 VPD  
Dwight D. Eisenhower Highway/Interstate 70: 51,200 VPD

### IMPROVEMENTS



There is approximately 5,915 SF of existing building area

### PARKING



There are approximately 50 parking spaces on the owned parcel.  
The parking ratio is approximately 8.45 stalls per 1,000 SF of leasable area.

### PARCEL



Parcel Number: P70 04004 0017 & P70 04004 0026  
Acres: 4.65  
Square Feet: 202,375 SF

### CONSTRUCTION



Year Built: 2025

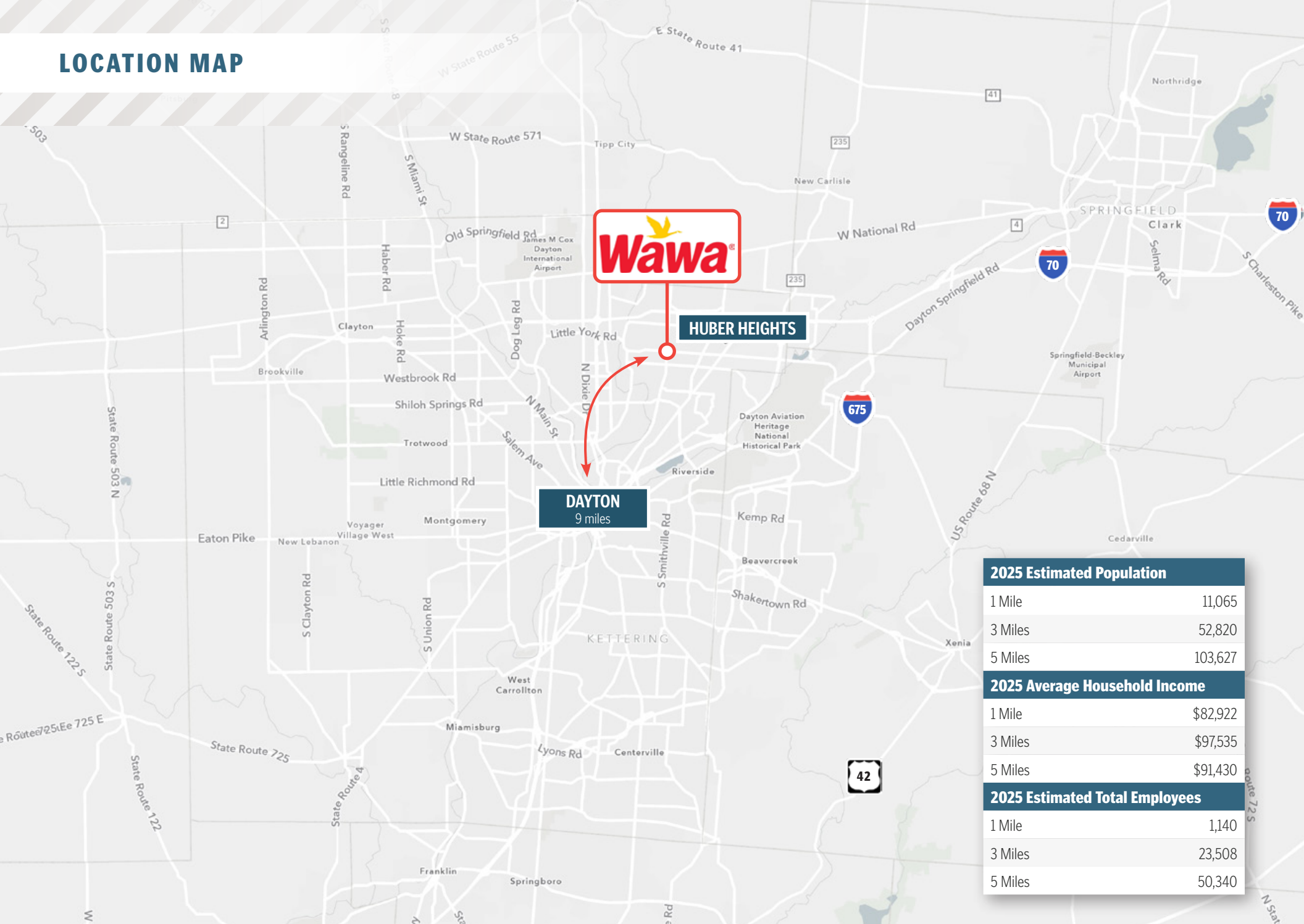
### ZONING



Commercial

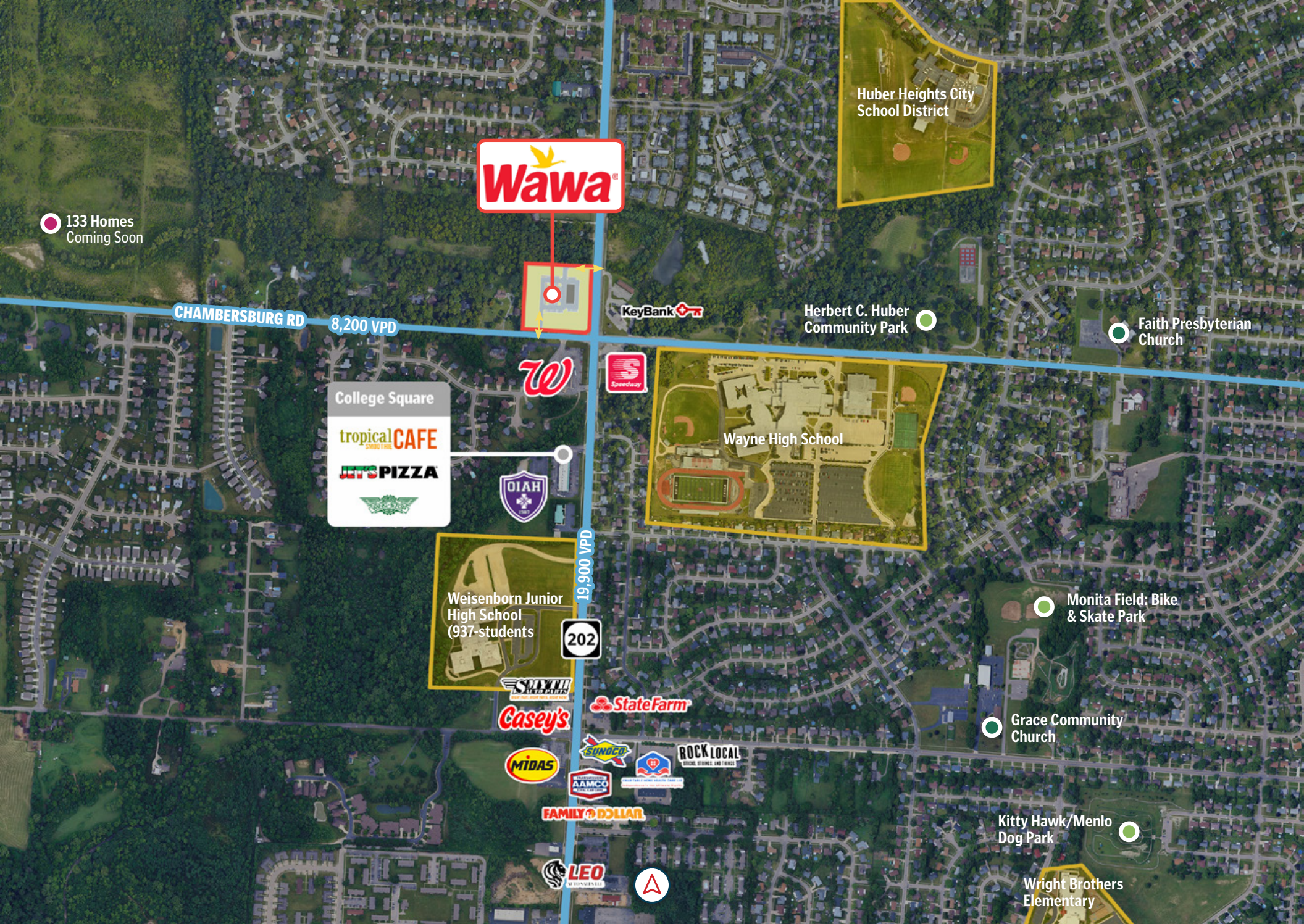


## LOCATION MAP



2025 Estimated Population	
1 Mile	11,065
3 Miles	52,820
5 Miles	103,627
2025 Average Household Income	
1 Mile	\$82,922
3 Miles	\$97,535
5 Miles	\$91,430
2025 Estimated Total Employees	
1 Mile	1,140
3 Miles	23,508
5 Miles	50,340















## AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	11,065	52,820	103,627
2030 Projected Population	11,323	53,922	104,882
2025 Median Age	39.9	39.7	39.8
<b>Households &amp; Growth</b>			
2025 Estimated Households	4,555	21,437	43,019
2030 Projected Households	4,668	22,035	43,749
<b>Income</b>			
2025 Estimated Average Household Income	\$82,922	\$97,535	\$91,430
2025 Estimated Median Household Income	\$66,725	\$77,635	\$69,915
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	150	1,644	3,384
2025 Estimated Total Employees	1,140	23,508	50,340



## HUBER HEIGHTS, OHIO

Huber Heights, Ohio, in Montgomery county, is 6 miles NE of Dayton, Ohio and 50 miles N of Cincinnati, Ohio. The people of the city are in the Dayton - Springfield metropolitan area. Huber Heights has a 2025 population of 43,225.

Located just minutes from Wright-Patterson Air Force Base and Dayton's commercial center, Huber Heights is home to over 800 businesses, from high-tech manufacturers to distributors. The close proximity of Dayton International Airport and the I-75/I-70 "Crossroads of America" interchange offer ease of access to the over 600 acres of prime land in the City's business park and the approximately 500 acres of high-traffic retail locations offering residents and visitors great dining, shopping, and entertainment options. Commercial and manufacturing clusters are strategically located near all three of interchanges on Interstate 70.

Huber Heights and nearby attractions are Taylorsville MetroPark, U.S. Air Force Museum, Island MetroPark, Carriage Hill MetroPark, Splash Moraine, Boonshoft Museum of Discovery. At Huber Heights, one can visit the historic Carriage Hill Farm Metro Park, Taylorsville Metro Park, Shullgate Park and Cottonwood Park. The largest military museum of the world, the National Museum of the United States Air Force, is very close to the city. Within 15 minutes you can reach the historic Victoria Theater of Dayton, the Packard Car Museum and the Schuster Performing Arts Center.

Sinclair Community College, Wittenberg University, University of Dayton, Wright State University and other colleges and universities provide facilities for higher studies. The closest major airport to Huber Heights, Ohio is James M. Cox Dayton International Airport. This airport is in Dayton, Ohio and is 10 miles from the center of Huber Heights, OH.





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**300+**

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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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