

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



17+ Years Remaining | Directly off Interstate 95 (135,500 VPD) | Wawa Generated \$18.6 Billion in Revenue in 2025



8742 Baymeadows Road

**JACKSONVILLE** FLORIDA

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**



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NATIONAL NET LEASE

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



**Wawa**

RaceTrac

InTown  
SUITES

CUBESMART  
self storage

Baymeadows Festival  
DOLLAR TREE  
Little Caesars  
McDonald's

Waffle House  
IHOP  
verizon

FOUR  
POINTS  
BY SHERATON

CVS pharmacy  
FIREHOUSE  
SUBS  
Pep Boys  
Auto Service & Tires  
jiffylube  
TACO BELL  
AT&T

LOWE'S  
DISCOUNT  
TIRE  
BJS

Public  
Storage

Wendy's

Office DEPOT  
OfficeMax

Gulf

BAYMEADOWS RD 46,500 VPD

BAYMEADOWS WAY

152





**Wawa**

**Publix**

**TIRE/PLUS**  
TOTAL CAR CARE

SPRINGHILLS SUITES

TRUIST-HH

RAMADA

Comfort  
SUITES

STAY  
AMERICA

95

Quality  
INN & SUITES

VOYA

The Habit  
BURGER GRILL

Starbucks

Hardee's

Cookies

Shell

Knights Inn

Harley-Davidson  
Motorcycles

BBAYMEADOWS RD 46,500 VPD

152



# SITE OVERVIEW



# OFFERING SUMMARY



**1,260**

LOCATIONS  
NATIONALLY

**\$18.68B**

TOTAL  
REVENUE

**FITCH: BBB**

CREDIT  
RATING

## OFFERING

Pricing	\$5,278,000
Net Operating Income	\$237,500
Cap Rate	4.50%

## PROPERTY SPECIFICATIONS

Property Address	8742 Baymeadows Road, Jacksonville, FL 32256
Rentable Area	6,119 SF
Land Area	3.01 AC
Year Built	2023
Tenant	Wawa
Guaranty	Corporate (Wawa Inc.)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term Remaining	17+ Years
Increases	5% Every 5 Years Beginning in 2033 and in Options
Options	6 (5-Year)
Rent Commencement	August 10, 2023
Lease Expiration	August 31, 2043

[CLICK HERE FOR A FINANCING QUOTE](#)

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Tenant Name	SF	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa (Corporate Guaranty)	6,119	Aug. 2023	Aug. 2043	2023	-	\$19,792	\$237,500	6 (5-Year)
				2033	5%	\$20,781	\$249,375	
				2038	5%	\$21,820	\$261,844	
5% Rental Increases Beg. of Each Option								

## 17+ Years Remaining | Scheduled Rental Increases | Options to Extend | Established Brand and C-Store Operator

- The lease is guaranteed by Wawa Inc., an investment grade (Fitch: BBB), nationally recognized, and an established convenience store and gas brand with over 1,260 locations
- 17+ years remaining on the 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
- Large 3.01-acre parcel
- **Wawa was ranked No. 21 in Forbes 2025 Ranking of America's largest private companies**
- **The company is currently in the midst of its "largest expansion ever," aiming to reach 1,800 stores by 2030**

## 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 | Directly Off Interstate 95 | Surrounding New Development | Direct Residential Consumer Base

- The asset is strategically positioned at the signalized, hard corner intersection of Baymeadows Road (46,500 VPD) and Baymeadows Way
- Directly off Interstate 95 (135,500 VPD), providing direct on/off ramp access for travelers
- Baymeadows of Jacksonville is a fast growing submarket with new development along Baymeadows Road
- Baymeadows Way is a new, \$85 million, 331-unit ground-up development opportunity in Jacksonville
- **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)**

## Strong Demographics in 5-mile Trade Area

- More than 188,000 residents and 125,000 employees support the trade area
- Features an average household income of \$106,639

# PROPERTY PHOTOS



WATCH DRONE VIDEO



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



Jacksonville, Florida  
Duval County

## PARKING



There are approximately 54 parking spaces on the owned parcel.  
The parking ratio is approximately 8.82 stalls per 1,000 SF of leasable area.

## ACCESS



Baymeadows Road/State Highway 152: 1 Access Point  
Baymeadows Way: 1 Access Point

## PARCEL



Parcel Number: 152690-5020  
Acres: 3.01  
Square Feet: 131,115

## TRAFFIC COUNTS



Baymeadows Road/State Highway 152: 46,500 VPD  
Interstate 95: 135,500 VPD

## CONSTRUCTION



Year Built: 2023

## IMPROVEMENTS



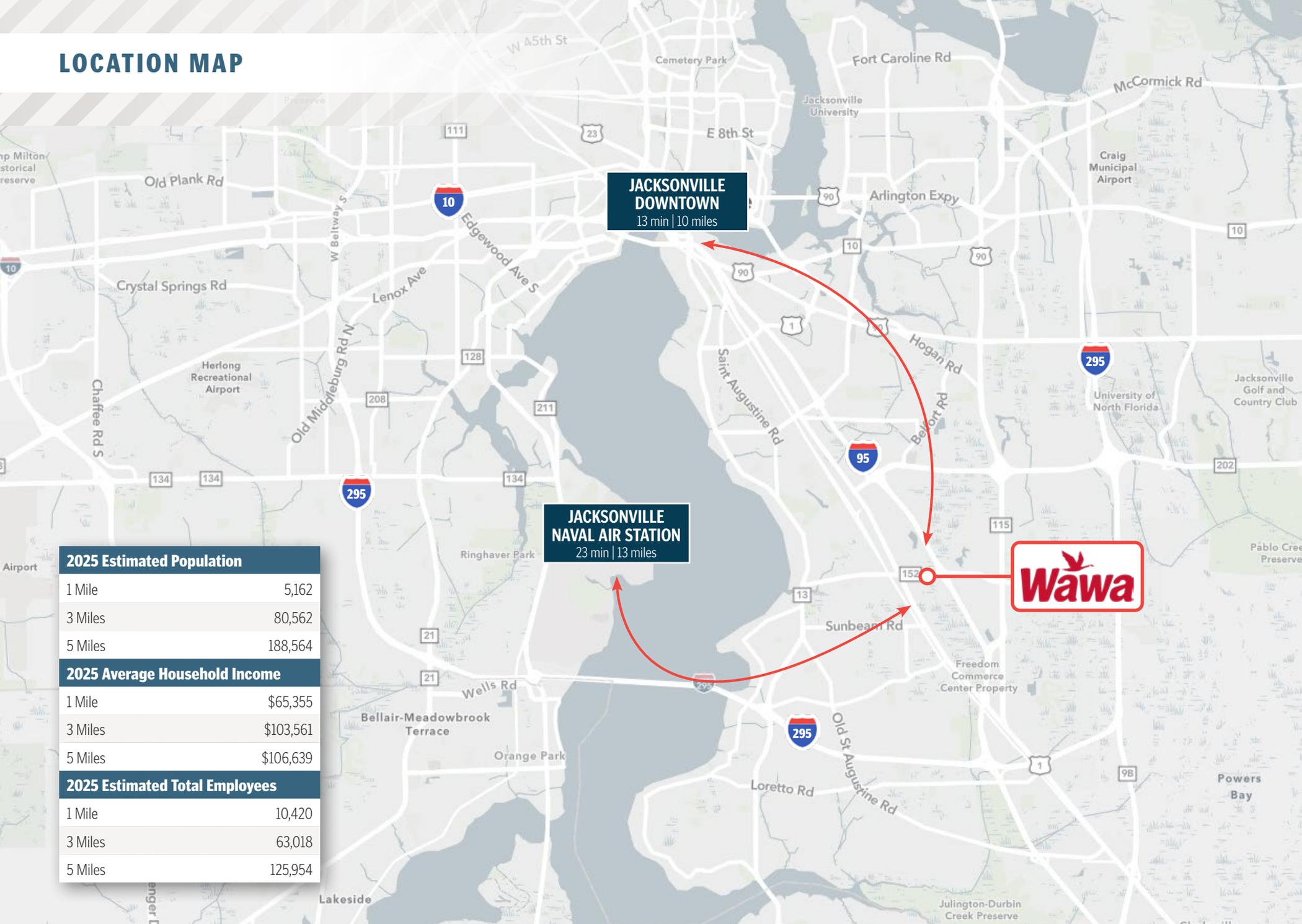
There is approximately 6,119 SF of existing building area

## ZONING



CCG-1 - Community/General Commercial

# LOCATION MAP



## 2025 Estimated Population

1 Mile	5,162
3 Miles	80,562
5 Miles	188,564

## 2025 Average Household Income

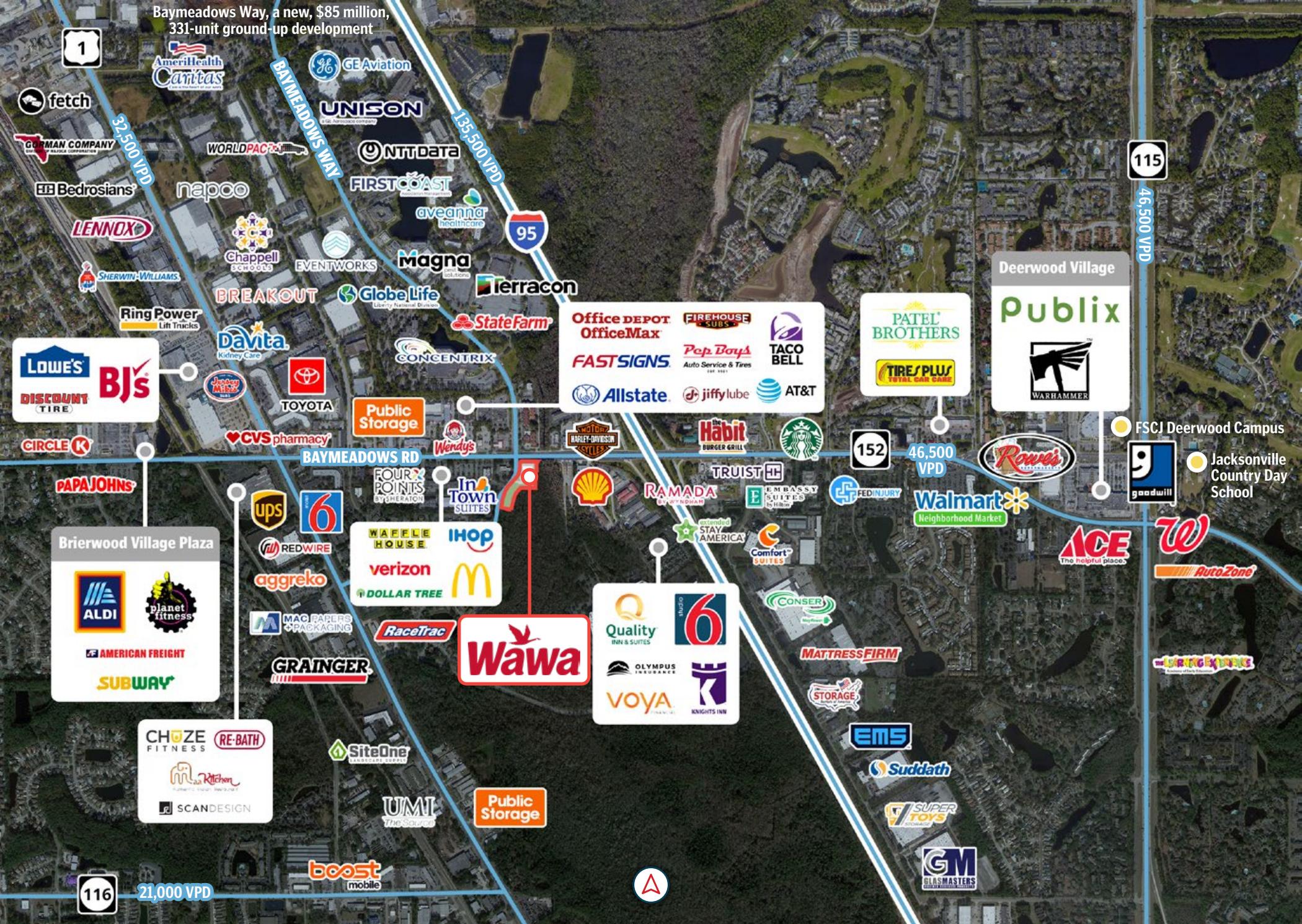
1 Mile	\$65,355
3 Miles	\$103,561
5 Miles	\$106,639

## 2025 Estimated Total Employees

1 Mile	10,420
3 Miles	63,018
5 Miles	125,954



Baymeadows Way, a new, \$85 million, 331-unit ground-up development





Pylon Sign



BAYMEADOWS WAY

PROMINENCE PARKWAY



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	5,162	80,562	188,564
2030 Projected Population	5,437	84,074	195,221
2025 Median Age	33.9	37.0	38.7
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,709	36,733	83,457
2030 Projected Households	2,868	38,651	87,484
<b>Income</b>			
2025 Estimated Average Household Income	\$65,355	\$103,561	\$106,639
2025 Estimated Median Household Income	\$55,918	\$77,582	\$77,886
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	925	5,761	11,979
2025 Estimated Total Employees	10,420	63,018	125,954



## JACKSONVILLE, FLORIDA

Jacksonville, the largest city in Florida, is located in Duval County in the northeast corner of Florida, on the banks of the St. Johns River and adjacent to the Atlantic Ocean. It is the largest metropolitan area in northeast Florida and southeast Georgia. The City of Jacksonville is the largest city in Florida with a population of 1,008,868 as of July 1, 2025.

Jacksonville is the leading transportation and distribution hub in the state. However, the strength of the city's economy lies in its broad diversification. The area's economy is balanced among distribution, financial services, biomedical technology, consumer goods, information services, manufacturing, and other industries. More than 50,000 new jobs have been created by companies expanding or relocating in Jacksonville during the last five years. A central location with access to road, rail, sea and air transportation has made Jacksonville the intermodal hub of the southeast United States.

With a growing population, a strong economy, diverse cultural and recreational opportunities and abundant natural resources, Jacksonville continues to distinguish itself as one of the nation's most dynamic and progressive cities.

Jacksonville is home to many prominent corporations and organizations, including the headquarters of four Fortune 500 companies: CSX Corporation, Fidelity National Financial, Fidelity National Information Services and Southeastern Grocers. Interline Brands is based in Jacksonville and is currently owned by The Home Depot. The Florida East Coast Railway, Swisher International Group and the large short line railroad holding company RailAmerica are also based in Jacksonville.

**10TH MOST POPULOUS UNITED STATES CITY**

**POPULATION**  
(AS OF 2023)  
**1.33MIL**

**#2**  
BEST STATE TO START A BUSINESS

**#3 CITY**  
BEST U.S. CITY FOR JOB SEEKERS

**872,000+**  
WORKING AGE ADULTS

**1.22%**  
POPULATION GROWTH RATE

**15% LOWER**  
CONSTRUCTION COSTS THAN THE U.S. AVERAGE

**#1** **SCHOOL DISTRICT IN FLORIDA**  
St. Johns County ranked as top school district in Florida for over a decade!

**#4** **JACKSONVILLE**  
Fastest Growing City in the United States

Jacksonville is Home to Fortune 500 headquarters, thriving businesses and startups, Jacksonville is growing twice as fast as the rest of the nation and is ranked #1 Best City for U.S. Job Seekers by MoneyGeek.

JAXUSA.ORG

**20 MAJOR**  
BANKS, INSURANCE & INVESTMENT SERVICES FIRMS ON THE FORTUNE GLOBAL 500 LIST HAVE OPERATIONS IN JACKSONVILLE



**2022 GDP**  
JACKSONVILLE MSA

**\$117BIL**

**TOP EMPLOYERS IN THE JACKSONVILLE REGION**

**Hottest Job Market**

**#2**

## WHY FOUR SEASONS IS MAKING A LUXURY INVESTMENT IN JACKSONVILLE, FLORIDA

By Paula Conway | Jan 21, 2026

The Four Seasons Private Residences chain offers further proof of the substance behind the price. OpenEvidence founder Daniel Nadler reportedly paid \$38.2 million for a triplex penthouse at the Surfside, Florida, location. The Washington D.C. installment, located on the site of a former Georgetown heating plant, was reportedly selling residences for an average of \$5.4 million last summer. In 2004, a penthouse at the Four Seasons Private Residences in Miami was listed for sale at \$16.9 million — approximately \$32.4 million in today's dollars.

Each of these locations carries a connective thread. The value of owning a part-time residence in coastal Florida is obvious; renting a room to snowbirds on the winter weekends you plan to stay at home is a relatively light lift. Washington, D.C., where the seat of government operations offers highly paid seasonal work, is similar. Whether they're in or near popular vacation spots (Cabo San Lucas, the Bahamas, Telluride, etc.), the reason why each Four Seasons Private Residences exists is fairly obvious.

Less obvious is the genesis of the latest installment, announced this week: a 26-unit Four Seasons Private Residences at the chain's newest hotel in Jacksonville. The property will anchor a downtown development project that includes a \$1.4 billion renovation of EverBank Stadium (home of the NFL's Jacksonville Jaguars), a new 150,000-square-foot Class A office building, and additional mixed-use elements in the city's Sports & Entertainment District. It's the first luxury hospitality development of any kind in Jacksonville's downtown.

The idea behind a 170-key Four Seasons hotel in proximity to an NFL venue is nothing new. The private residences, however, are the first in the Four Seasons chain to be so closely connected to a North American sporting venue. Shanna Khan, the daughter of Jaguars owner Shahid Khan (whose \$15 billion net worth ranks 180th in the world), is the Founder and Chief Executive Officer of Shanna Collective, the developer of the project along with Iguana Investments.

"As one of the fast-growing cities in the United States, Jacksonville presents an exciting destination for us to introduce Four Seasons Private Residences," Chris Meredith, Group Head of



Residential at Four Seasons, said in an email. "With every new project, we look for opportunities in the best locations, where we can elevate the lifestyle offerings through Four Seasons legendary service, and with partners who share our vision for excellence.

"With the tremendous development happening at the Jacksonville Shipyards and the Stadium of the Future, we will do exactly that alongside Shanna Khan and Iguana Investments. The sports and entertainment experiences that will be deeply tied to this project will make it a standout within our portfolio, and we are proud and excited to contribute to the city's bright future ahead."

The newest edition of the Four Seasons Private Residences, in effect, represents a big bet on an aspiring city. Jacksonville recently cracked 1 million residents, as well as the Top 10 most populous cities in the United States, according to the most recent Census data. Only nine U.S. cities saw a larger increase in residents between July 2023 and July 2024.

Besides being the first Four Seasons in northern Florida, the Jacksonville installment is the first branded residential property in the city's history. If it isn't yet a destination for the typical Four Seasons clientele, downtown Jacksonville does come with an obvious, built-in group of seasonal workers with disposable income: football players.

Source: Forbes  
Read Full Article [HERE](#)



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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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