

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Store Opened August 21, 2025 | Ocala - 6th Fastest-Growing Places in US (US News & World Report) |
Large 3.052 AC Parcel | Wawa Generated \$18.6 Billion in Revenue in 2024



5200 S. Pine Avenue

OCALA FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. BK3120739

WILLIAM WAMBLE

**EVP & Principal
National Net Lease**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3257920



NATIONAL NET LEASE

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







PROPERTY PHOTOS



WATCH DRONE VIDEO



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$4,950,000
Net Operating Income	\$235,000
Cap Rate	4.75%

PROPERTY SPECIFICATIONS

Property Address	5200 S. Pine Avenue Ocala, Florida 34480
Rentable Area	6,119 SF
Land Area	3.052 AC
Year Built	2025
Tenant	Wawa Florida, LLC
Guaranty	Corporate (Wawa Inc.)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	7% Every 5 Years Beg. LY 11
Options	6 (5-Year)
Rent Commencement	August 2025
Lease Expiration	August 2045

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa	6,119	August 2025	August 2045	Year 1	-	\$19,583	\$235,000	6 (5-Year)
(Corporate Guaranty)				Year 11	7%	\$20,954	\$251,450	
				Year 16	7%	\$22,421	\$269,052	
7% Rental Increases Beg. of Each Option Thereafter								

Brand New Construction | Corporate Guaranteed (Fitch: BBB) | Scheduled Rental Increases | Options to Extend

- 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
- Brand new 20-year ground lease with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- The ground lease features 7% rental increases every 5 years starting in lease year 11 and at the beginning of each option period
- Site is on a larger 3.052 AC parcel
- **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. 22 in Forbes 2024 Ranking of America's Largers**

Local Demographics 5-Mile Trade Area | Six-Figure Incomes | Ocala - Growing Population

- More than 90,000 residents and 55,000 employees support the trade area
- Features an average household income of \$125,828 within 1-mile radius
- **Ocala ranks 6th in the fastest-growing places in the US according to US News & World Report**
- **Ocala also ranks 4th in the fastest-growing MSAs according to United States Census Bureau**

Signalized Hard Corner Intersection | Excellent Visibility | Multiple Points of Access | New Developments

- This site is located at the signalized, hard corner intersection of S Pine Ave and SE 52nd St
- The asset benefits from significant street frontage and ingress/egress
- [The Shoppes Off 80th at World Equestrian Center](#)
 - The Shoppes Off 80th will introduce 80,000 square feet of upscale outdoor retail space in 2026
- [Freedom Commons](#)
 - Freedom Commons is a significant mixed-use development encompassing approximately 334 acres. The project is currently undergoing review by Marion County and aims to integrate residential and commercial spaces to support the area's rapid growth
 - Freedom Commons is part of a broader trend of development in the area, contributing to the transformation of the SR 200 corridor into a more urbanized and amenity-rich environment

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

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal management-free investment in a state with no state income tax

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



Ocala, Florida
Marion County

ACCESS



S. Pine Avenue: 1 Access Point
SE. 52nd Street: 1 Access Point

TRAFFIC COUNTS



S. Pine Avenue: 30,000 VPD
SE. 3rd Avenue: 10,500 VPD

IMPROVEMENTS



There is approximately 6,119 SF of existing building area

PARKING



There are approximately 48 parking spaces on the owned parcel.
The parking ratio is approximately 7.84 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 35901-000-00
Acres: 3.052
Square Feet: 132,945

CONSTRUCTION



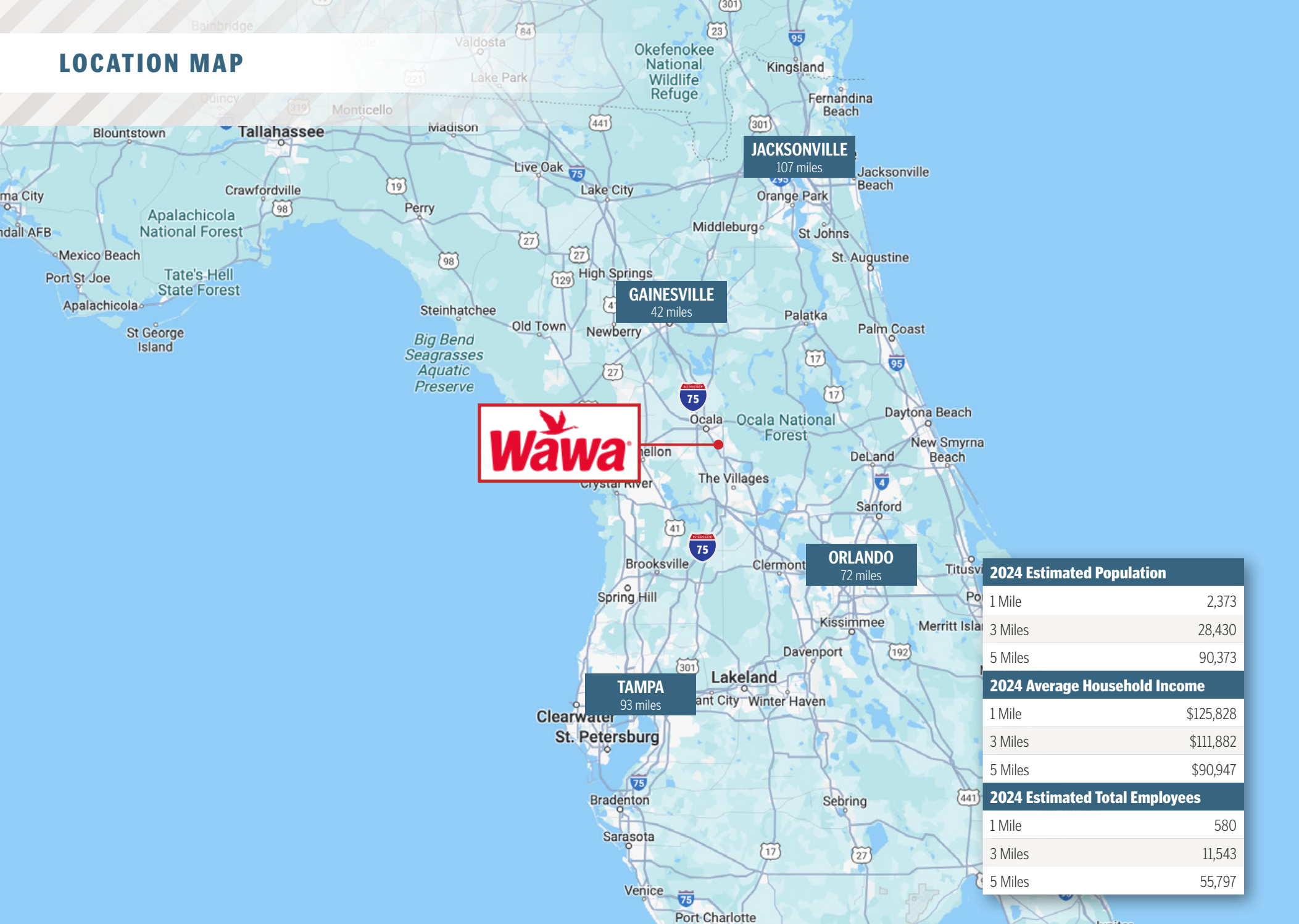
Year Built: 2025

ZONING

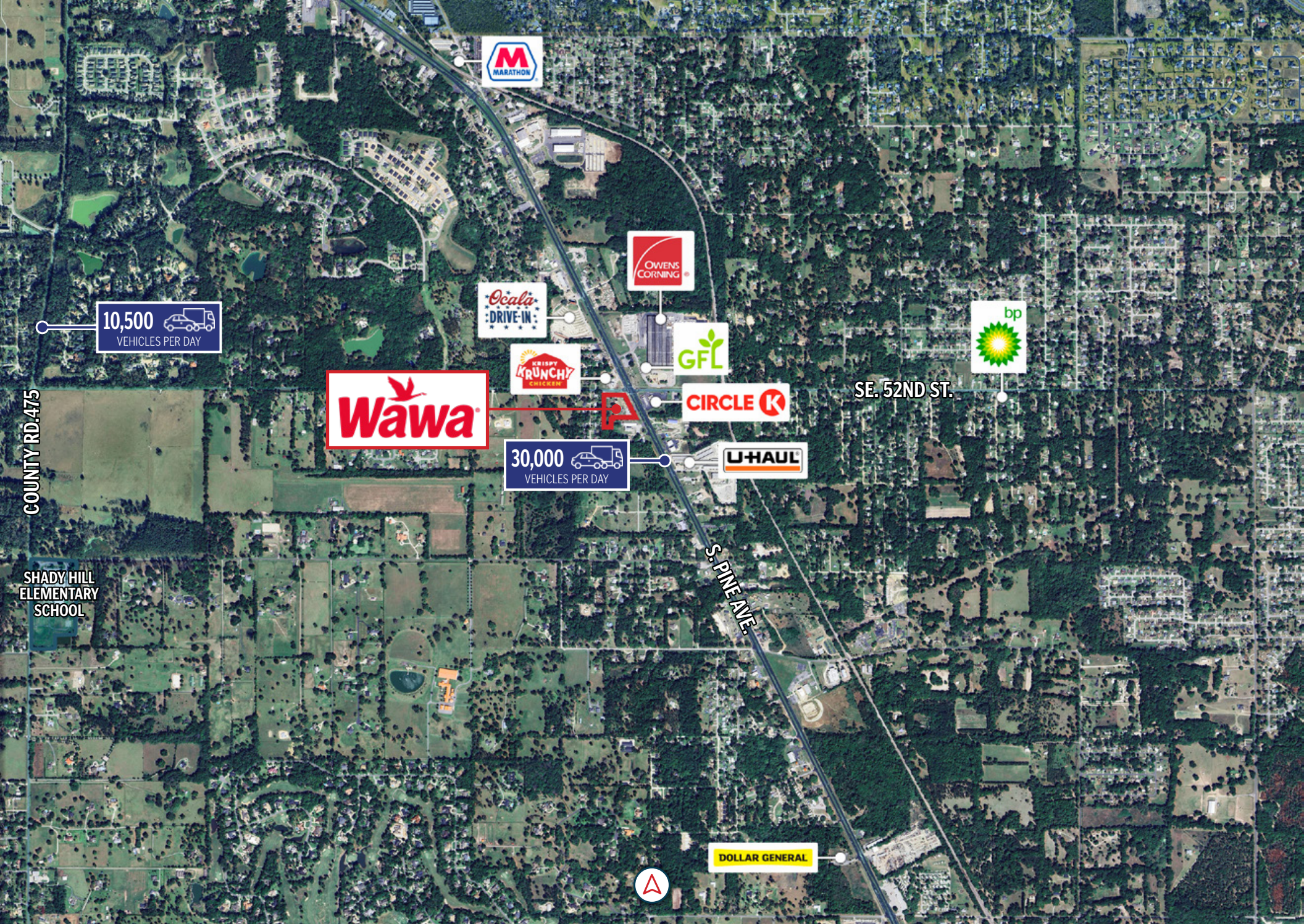


B-5

LOCATION MAP











	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	2,373	28,430	90,373
2029 Projected Population	2,343	28,809	90,466
2024 Median Age	43.6	43.8	41.4
Households & Growth			
2024 Estimated Households	964	11,152	36,201
2029 Projected Households	964	11,461	36,700
Income			
2024 Estimated Average Household Income	\$125,828	\$111,882	\$90,947
2024 Estimated Median Household Income	\$94,347	\$80,534	\$67,007
Businesses & Employees			
2024 Estimated Total Businesses	104	1,231	5,381
2024 Estimated Total Employees	580	11,543	55,797



OCALA, FLORIDA

Ocala is located in Marion County in north central Florida approximately 67 miles northwest of Orlando and approximately 40 miles east of the Gulf of America. Ocala and Marion County are known as the “horse capital of the world” with population of 71,504 as of 2025.

In recent years, Ocala has become a center for manufacturing, logistics, and distribution companies, and continues to market the Ocala International Airport Business Park. The tourist industry also has a significant impact on the economy, with the Silver Springs and Rainbow Springs attractions, and the Ocala National Forest nearby. The Ocala area is home to a equine industry and the World Equestrian Center under construction in western Ocala will continue to attract additional interest in the community. The City has also invested in a few smaller scale economic development projects that focused on business expansion and the reactivation of long-term vacant structures.

Major Attractions in the city are Hundreds of thoroughbred horse farms, Crystal River Archaeological State Park is a pre-Colombian Native American site situated near a large coastal marsh area, The Appleton Museum of Art features a variety of art work and is a regional landmark, Brick City Park & Discovery Science Center, Coehadjoe Park, Silver River State Park, The Circle Square Cultural Center features well known entertainers, Don Garlit’s Museum of Drag Racing and The prominent Horse Shows in the Sun. Ocala and the region’s freshwater streams, rolling hills and clean air remain unspoiled and have been used for Hollywood movies. Nearby Ocala is Silver Springs, a national landmark and nature theme park on 350 acres. Silver Springs is Florida’s “original attraction.”

The closest major airport to Ocala, Florida is Gainesville Regional Airport.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
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

© 2025 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets