



**CBRE**

**Wawa®**  
**2890**

E. Osceola Pkwy. Kissimmee, FL 34743

**BRAND NEW 20 YEAR ABSOLUTE NNN GROUND LEASE  
HIGH TRAFFIC | HIGH DENSITY CENTRAL FLORIDA LOCATION**



# 2890

E. OSCEOLA PKWY



Representative Photo

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# INTRODUCTION

CBRE is pleased to exclusively present a brand-new 20-year absolute NNN Wawa ground lease with a highly sought-after single-tenant, triple-net operator on an efficient 2.24-acre parcel at a high-traffic, signalized intersection in Kissimmee, FL (Orlando Metro) with exceptional visibility and access. The site is directly adjacent to a busy Walmart Neighborhood Market that generates substantial daily traffic and demand. The lease includes fixed rental increases throughout the term and provides truly hands-off ownership with no landlord obligations. The asset benefits from proximity to Lake Nona, a 17-square-mile, master-planned community anchored by Lake Nona Medical City that delivers a strong employment base, innovation and life-science clusters, high-quality schools, extensive recreational and retail amenities, technology-forward infrastructure, and a track record of sustained population and economic growth—factors that support long-term retail demand and premium tenant performance. The property also benefits from immediate proximity to the forthcoming Hilliard Isle master-planned community, a nearly 900-acre mixed-use development expected to begin construction in early 2026 and planned to deliver up to 3,000 residential units, significant commercial space, a marina on East Lake Tohopekaliga, and large conservation areas; this new community represents an important future demand generator for neighborhood retail and convenience uses, further enhancing the site’s long-term value and traffic capture.

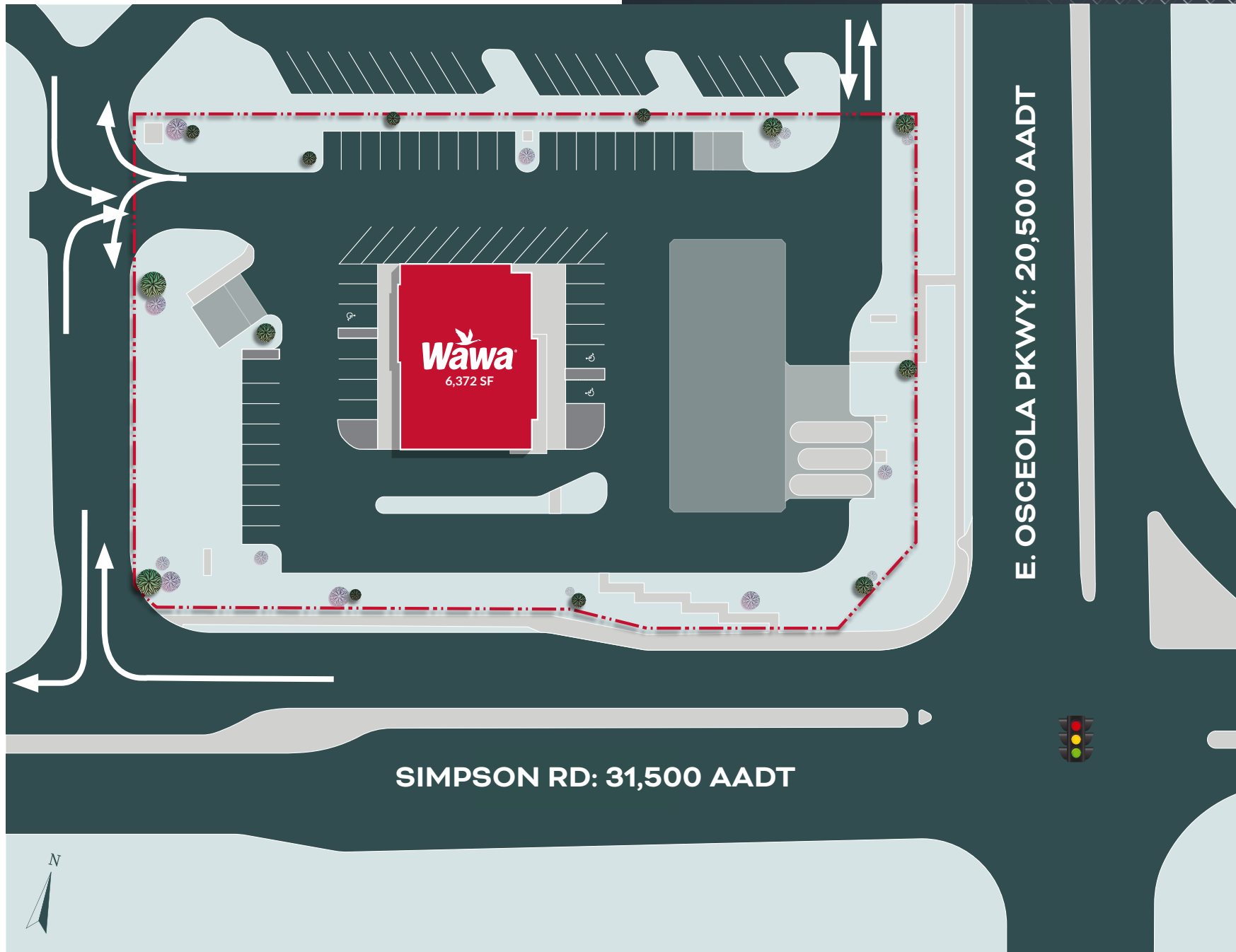
## INVESTMENT SUMMARY

PROPERTY ADDRESS:	2890 E Osceola Pkwy, Kissimmee, FL 34743
PRICE:	\$6,195,000
ANNUAL RENT:	\$285,000
CAP RATE:	4.60%
TENANT:	Wawa Florida, LLC
GUARANTOR:	Wawa, Inc.
RENTAL INCREASES:	10% increases every 5 years starting in year 11 including options
INITIAL LEASE TERM:	20 Years
REMAINING LEASE TERM:	20 Years
OPTIONS:	(6) 5-Year options
RENT COMMENCEMENT:	Anticipated May 2026
LANDLORD OBLIGATIONS:	None - Absolute NNN Ground Lease
EXISTING FINANCING:	No debt to assume
BUILDING SIZE:	5,372 +/- SF
LAND SIZE:	2.24 +/- acres
PARKING SPACES:	40 Spaces (7.45 spaces per 1,000 SF)
DRIVE THROUGH LANES:	One lane
YEAR BUILT:	2026

## INVESTMENT HIGHLIGHTS

- Brand new 20 year lease with Wawa
- Corporate guaranty from Wawa, Inc. Investment grade credit with a Fitch rating of BBB
- Absolute NNN ground lease – No landlord management obligations
- Fixed rental increases throughout the entire lease including options
- Densely populated high growth market with avg income over \$100K
- Located near the highly desirable Lake Nona master planned community and directly adjacent to the area’s largest master planned communities - Hilliard Isle. A 900 acre mixed use development with a massive Town Center and over 3,000 new homes.
- Brand new Wawa prototype with their new mobile fly-thru/drive-thru window.
- Large efficient parcel at high traffic signalized intersection
- Excellent visibility and access
- Directly adjacent to a very busy Walmart Neighborhood Market
- No debt to assume
- Florida has NO STATE INCOME TAX

## SITE PLAN





FLY-THRU/DRIVE-THRU RENDERING



exterior rendering\_front  
02\_28\_2024

HFA



## PROPERTY IMAGES









**AERIAL KEY**

- OVER 1,000 UNITS
- OVER 300 UNITS
- 50+ UNITS

Meadow Woods  
Single-Family/  
Townhouse  
**5,138 Units**

Lake Nona/Somerset Park  
Single-Family/Townhouse  
**484 Units**

Lake Preserve  
Single-Family  
**310 Units**

Creekstone  
Single-Family  
**184 Units**

Wyndham Lakes Estates  
Single-Family/  
Townhouse  
**1,505 Units**

Bishop Landing  
Single-Family  
**167 Units**

Nona West  
Townhomes  
**188 Units**

Heritage Lakes  
Single-Family  
**169 Units**

Amberly Park  
Single-Family  
**89 Units**

Quail Ridge  
Single-Family  
**139 Units**

Saratoga Park  
Single-Family  
**233 Units**

Buenaventura Lakes  
Single-Family/Townhouse  
**5,112 Units**

Campbell Cove  
Single-Family  
**182 Units**

Villa Sol  
Single-Family/  
Townhouse  
**489 Units**

Tyson Ranch  
Townhouse  
**318 Future Units**

South Point - Osceola  
Single-Family  
**96 Units**

Moreland  
Estates  
Single-Family  
**73 Units**

Sera Bella  
Single-Family  
**99 Units**

Lakeside Estates  
Single-Family/  
Townhouse  
**2,274 Units**

Eagle Bay  
Single-Family/  
Townhouse  
**640 Units**

Marbella  
Single-Family  
**148 Units**

Rio Hills  
Townhouse  
**50 Units**

Pebble Pointe  
Single-Family  
**601 Units**

**Wawa**  
**2890**  
E. OSCEOLA PKWY

Hilliard Isle  
900 Acre Master  
Planned Community  
**3,000 Units**



# NORTH WEST AERIAL



Wyndham Lakes Estates  
Single-Family/  
Townhouse  
1,505 Units

Heritage Lakes  
Single-Family  
169 Units

Bishop Landing  
Single-Family  
167 Units

Amberly Park  
Single-Family  
89 Units

**Wawa**  
**2890**  
E. OSCEOLA PKWY

**Walgreens**

**ExtraSpace  
Storage**

**7  
ELEVEN**

**WATERS**  
Car Wash

**AT&T**

**E. OSCEOLA PKWY: 20,500 AADT**

**SIMPSON RD: 31,500 AADT**

**ups** The UPS Store

**Walmart**  
Neighborhood Market

**Firestone**  
since 1926 COMPLETE AUTO CARE™



# NORTH EAST AERIAL

Meadow Woods  
Single-Family/  
Townhouse  
5,138 Units

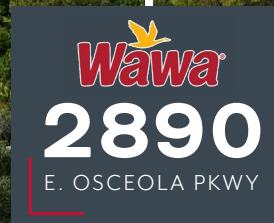
Saratoga Park  
Single-Family  
233 Units

Campbell Cove  
Single-Family  
182 Units



E. OSCEOLA PKWY: 20,500 AADT

SIMPSON RD: 31,500 AADT





# SOUTH EAST AERIAL

Hilliard Isle  
900 Acre Master  
Planned Community  
3,000 Units

Eagle Bay  
Single-Family/  
Townhouse  
640 Units

Saratoga Park  
Single-Family  
233 Units

**Wawa**  
**2890**  
E. OSCEOLA PKWY

Campbell Cove  
Single-Family  
182 Units

**Walmart**  
Neighborhood Market

**ups** The UPS Store

**Firestone**  
COMPLETE AUTO CARE

SIMPSON RD: 31,500 AADT

E. OSCEOLA PKWY: 20,500 AADT

**Walgreens**

**ExtraSpace**  
Storage

**7**  
ELEVEN



## SOUTH WEST AERIAL

Villa Sol  
Single-Family/  
Townhouse  
489 Units

Hilliard Isle  
900 Acre Master  
Planned Community  
3,000 Units

Sera Bella  
Single-Family  
99 Units

Walgreens

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ups  
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SIMPSON RD: 31,500 AADT

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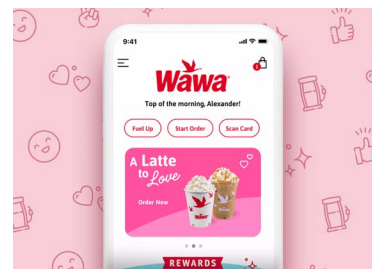
## TENANT OVERVIEW



Wawa, Inc. is a privately held convenience store chain with deep roots dating back to 1803. Originally an iron foundry, the company shifted to dairy farming in the early 1900s and opened its first Wawa Food Market in 1964 to sell dairy products. Since then, Wawa has grown into a beloved brand known for its fresh food, beverages, coffee, fuel services, and surcharge-free ATMs.

With over 1,043 stores across PA, NJ, DE, MD, VA, FL, and Washington, D.C., Wawa offers a wide selection of fresh foodservice items including custom hoagies, hot breakfast sandwiches, handcrafted beverages, and snacks. The company has announced plans to expand by adding up to 280 new stores over the next decade, targeting markets in Florida, Alabama, Tennessee, Georgia, North Carolina, Ohio, Indiana, and Kentucky.

Wawa continues to be a go-to destination for customers seeking convenience, quality, and value—all day, every day.



## COMPANY OVERVIEW

<b>ANNUAL REVENUE:</b>	\$18.84 billion in 2024
<b>LOCATIONS:</b>	1,150 Stores
<b>EMPLOYEES:</b>	46,000
<b>FITCH RATING:</b>	BBB
<b>OWNERSHIP:</b>	Private
<b>HEADQUARTERS:</b>	WaWa, Pennsylvania



## AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	12,767	75,995	172,805
2029 Population (Projection)	14,866	85,581	194,211
2020–2024 Annual Population Growth Rate	2.17%	0.99%	2.19%
2024–2029 Annual Population Growth Rate	3.09%	2.40%	2.36%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	3,166	19,462	49,355
Black or African American	1,549	8,954	20,024
Asian	660	3,245	8,885
American Indian & Alaskan Native	75	476	1,018
Pacific Islander	18	70	200
Two or More Races	4,169	24,911	53,632

DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2024 Daytime Population	7,860	51,464	131,748
Daytime Workers	1,272	14,495	46,853
Daytime Residents	6,588	36,969	84,895

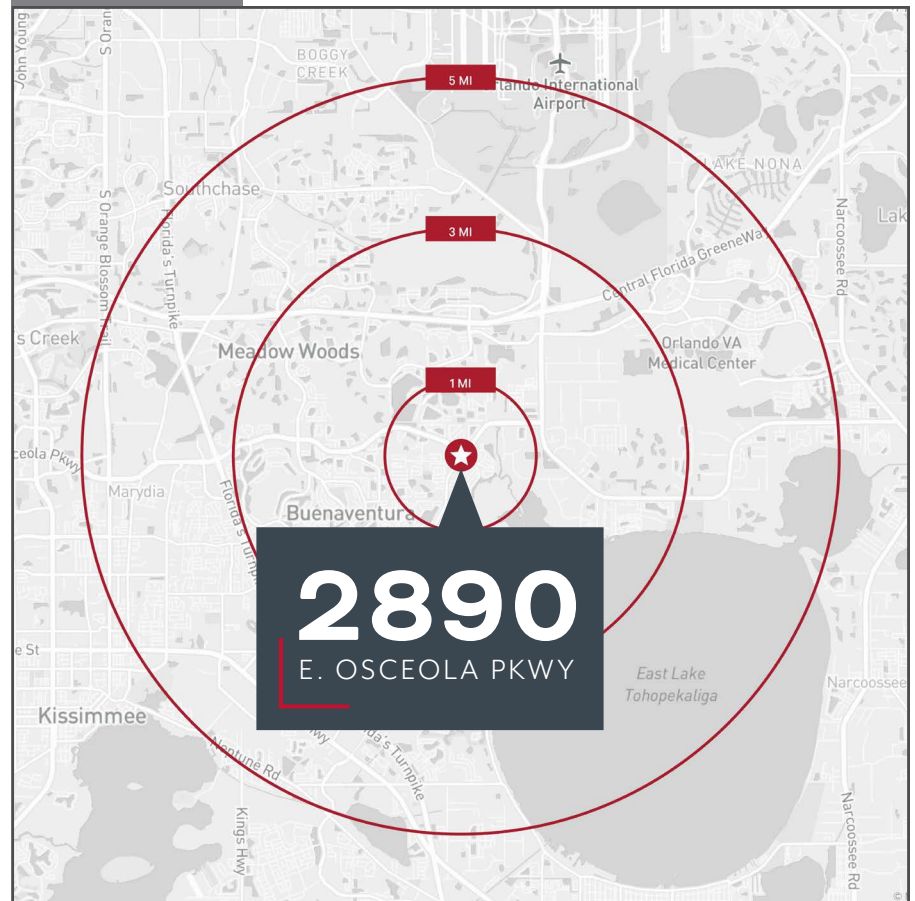
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2024 Businesses	141	1,373	4,167
2024 Employees	711	8,946	32,962

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$109,469	\$103,908	\$108,166

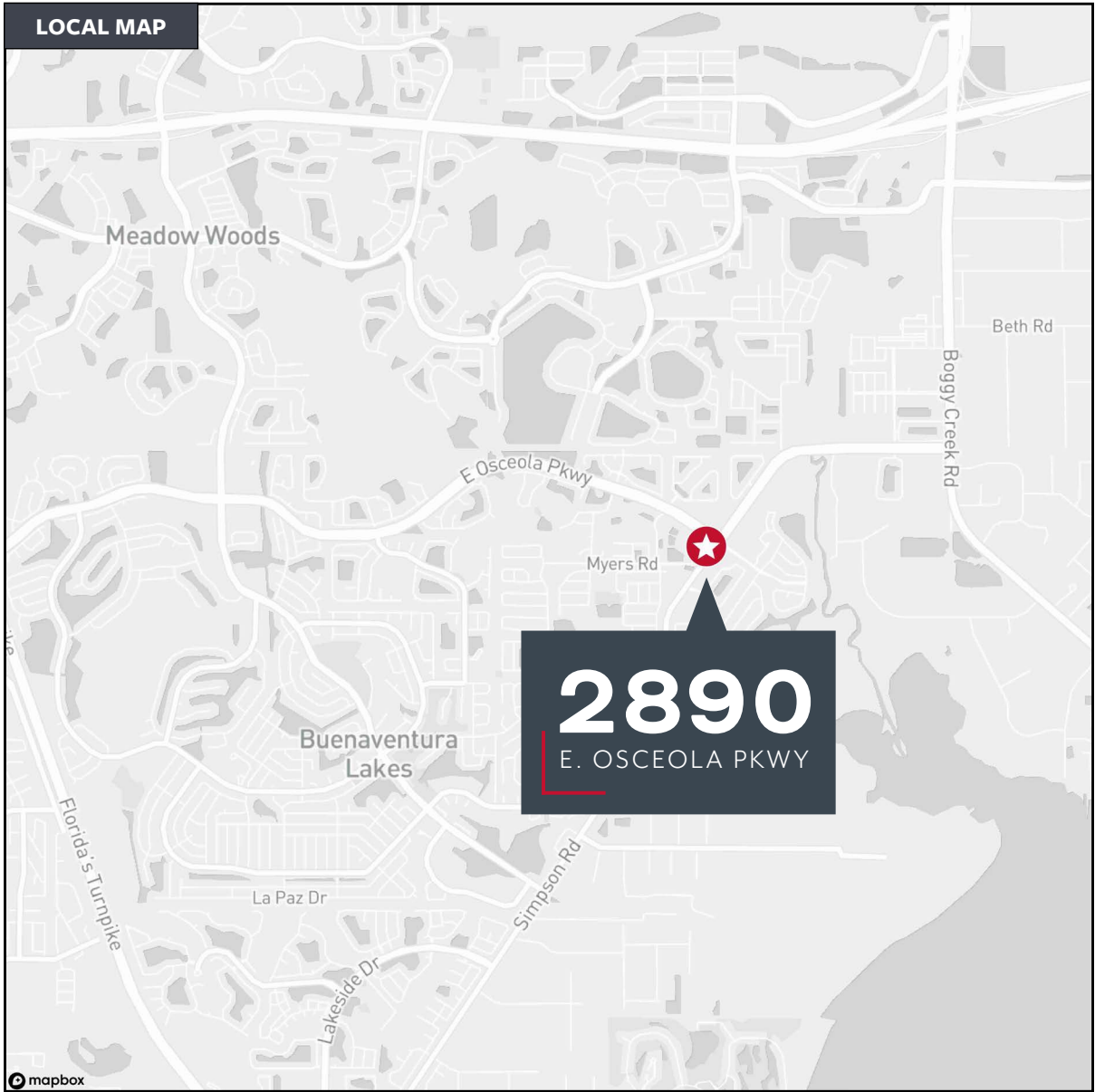
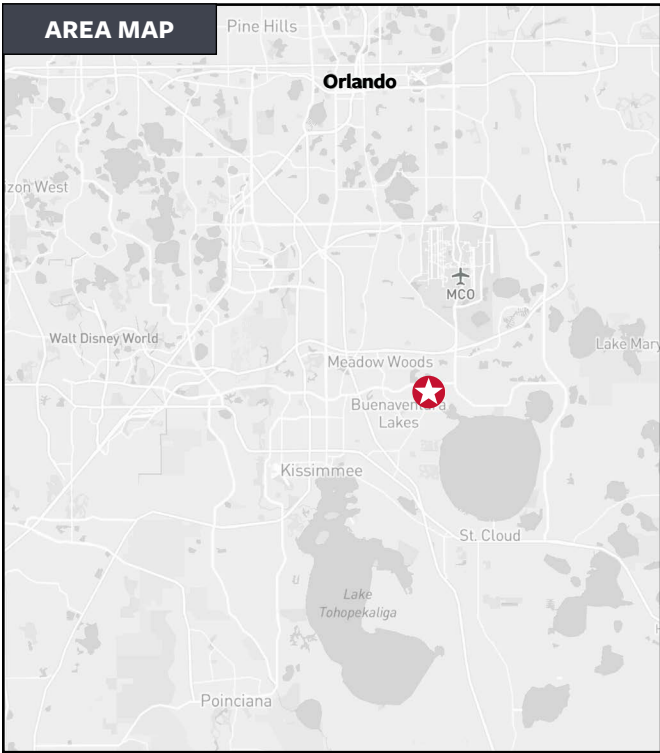
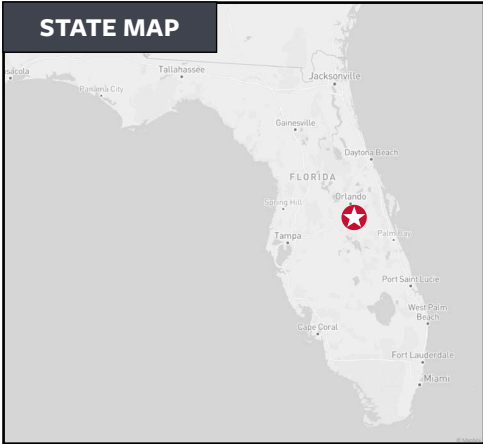
AGE	1 MILE	3 MILES	5 MILES
2024 Median Age	37.3	38.2	37.7

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Households	3,706	23,596	55,122
2029 Households (Projection)	4,286	26,457	61,875
2020–2024 Annual Household Growth Rate	1.82%	0.86%	2.18%
2024–2029 Annual Household Growth Rate	2.95%	2.32%	2.34%

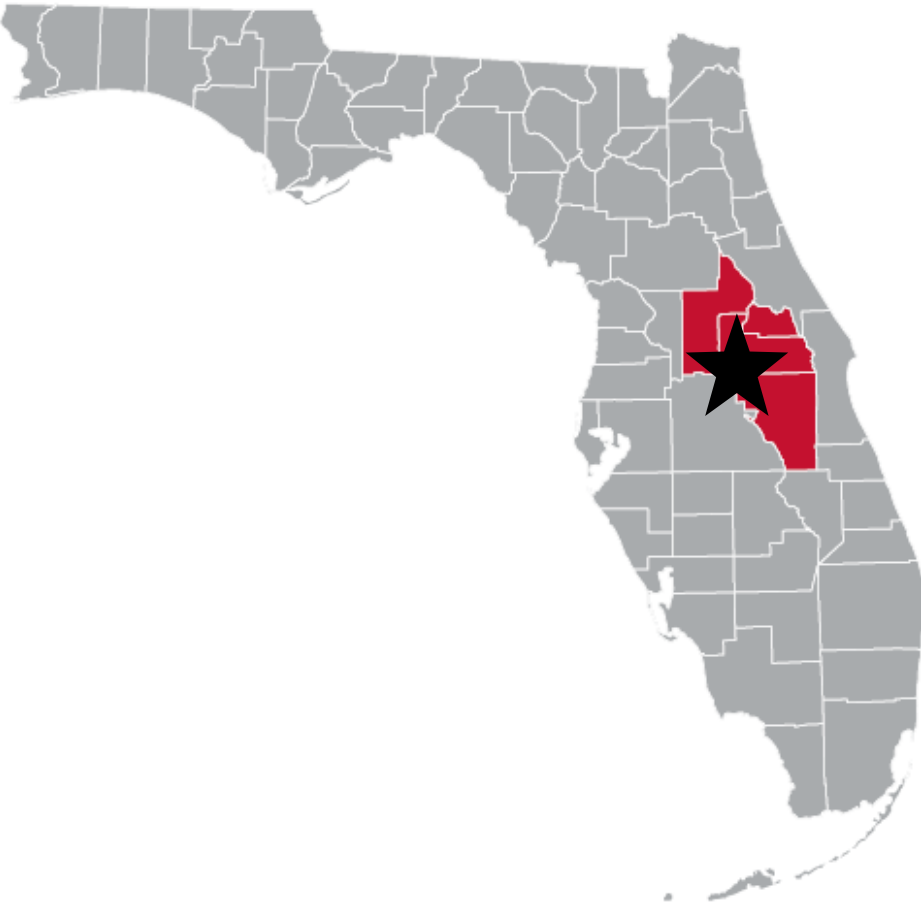
### 1-3-5 Mile Radius











**Orlando** stands at the forefront of dynamic growth, innovation, and opportunity—making it one of the most compelling markets in the United States for investment and expansion. As Florida’s fastest-growing major metro, Orlando benefits from a robust economy, zero state income tax, and a thriving business environment that has seen **over 33% job growth in the past five years**. With world-class infrastructure, a highly educated workforce, and unmatched connectivity through air, rail, and highway networks, the city offers a strategic advantage for companies and investors alike. Coupled with its global tourism appeal, diverse population, and high quality of life, Orlando continues to attract talent, capital, and visionaries shaping the future.

**1st**

**Fastest-Growing Population  
Among Major Metros in U.S.**

*U.S. Census Bureau (2024)*

**2nd**

**For Tech Job Growth Among  
Large Metros**

*CompTIA (2024)*

**6th**

**Fastest-Growing Large Economy  
in U.S.**

*U.S. Department of Commerce  
(2023)*

Source: [cbre.com/insights/articles/explore-florida](https://cbre.com/insights/articles/explore-florida)



## Top Industries



### Tourism & Hospitality

Orlando is a global tourism powerhouse, attracting over 75 million visitors annually. The industry supports 464,000 jobs and generates \$92.5 billion in regional economic impact.



### Education & Research

With institutions like the University of Central Florida (UCF)—the second-largest university by enrollment in the U.S.—Orlando is a hub for innovation, workforce development, and academic excellence.



### Real Estate & Development

Orlando has experienced strong growth in both residential and commercial sectors, with 55.3% growth in single-family home prices since 2020 and a favorable tax climate for investors.



### Transportation & Logistics

With 176 direct flight destinations, a major international airport, and Brightline high-speed rail connectivity, Orlando is a strategic logistics and mobility hub in the Southeast.



### Technology & Innovation

Orlando ranks among the top metros for tech job growth, supported by a growing ecosystem of startups, research institutions, and talent from UCF and other universities.



### Business Services & Corporate HQ

The region is home to major corporate HQs like AAA, Tupperware, and Marriott Vacations Worldwide. Orlando's pro-business climate and tax advantages make it a magnet for corporate expansion.

## Fortune 500 Companies & Corporate HQ



#370

*Darden Restaurants*

**Industry:** Restaurant

**Ticker:** DRI

**Employees:** 197,124



#370

*Travel + Leisure Co.*

**Industry:** Travel Services

**Ticker:** TNL

**Employees:** 19,000



*Marriott Vacations  
Worldwide*

**Industry:** Tourism & Hospitality

**Ticker:** VAC

**Employees:** 22,300





ROAD

### Strategic Road Access

Orlando's central location in Florida provides excellent highway access to major cities like Tampa, Miami, and Jacksonville. The city is connected via I-4, Florida's Turnpike, and SR 528, making it a strategic hub for regional logistics and commuting.



AIR

### Sky-High Connectivity

Orlando International Airport (MCO) is one of the busiest in the U.S., offering 176 direct destinations served by 39 airlines. Despite a slight year-over-year dip, passenger volume remains strong at 57.2 million, well above pre-pandemic averages.



RAIL

### Next-Gen Rail Mobility

The Brightline high-speed rail now connects Orlando to South Florida, with travel times as short as 2 hours to West Palm Beach and 3.5 hours to Miami. This modern rail system enhances business and leisure connectivity across the state.



“

**From highway to rail corridors, airports to spaceports, Orlando's extensive transportation network has long provided a foundation for economic growth.**

— Orlando Economic Partnership

### DRIVING DISTANCES



Tampa, FL	85 Miles
Jacksonville, FL	140 Miles
Miami, FL	235 Miles
Atlanta, GA	440 Miles
Charlotte, NC	525 Miles
New Orleans, LA	640 Miles



## Transformative Mixed-Use Community Adjacent to Wawa Site

**HILLIARD ISLE** is a landmark master-planned development located along Simpson Road, just minutes southeast of the new Wawa at 2890 E Osceola Parkway. Spanning nearly 900 acres, this ambitious project is set to reshape the eastern edge of Kissimmee with a vibrant mix of residential, commercial, and recreational uses. Backed by Empresas Fonalledas, Puerto Rico's largest mall developer and owner of Plaza Las Américas, the project represents a significant investment in Central Florida's future.



### Development Highlights

- **Total Acreage:** ~900 acres
- **Residential Units:** ~3,000 units planned
  - Includes single-family homes, townhomes, and multifamily apartments
- **Commercial Space:** ~190,000 SF of retail and office
- **Town Center:** 67-acre mixed-use district with entitlements for:
  - 620 multifamily units
  - 125,000+ SF of retail and dining
- **Lakefront Amenities:** Marina and recreational access to East Lake Tohopekaliga
- **Conservation Area:** 177 acres preserved for green space and trails



**LAKE NONA** is one of the most dynamic and rapidly growing master-planned communities in Central Florida. Spanning over 17 square miles, this innovation-driven district is home to a thriving mix of residential neighborhoods, medical and educational institutions, and a booming commercial sector. The area is anchored by Lake Nona Town Center and the emerging Lake Nona West lifestyle center, both of which are transforming the region into a premier destination for retail, dining, and entertainment. It is home to a diverse and affluent population, a robust employment base, and a rapidly expanding commercial and retail footprint—making it a prime location for retail investment.



### Proximity to Lake Nona: A Regional Growth Engine

Just minutes from the Wawa site, Lake Nona is home to:

- Lake Nona Medical City: A 650-acre health and life sciences hub with over 5,000 employees
- Lake Nona Town Center: A 4M SF mixed-use urban core with hotels, offices, and entertainment
- Lake Nona West (Opening Spring 2026): A 405,000 SF open-air lifestyle center featuring:
  - Target (150,000 SF large-format anchor)
  - Nordstrom Rack
  - Total Wine & More
  - Barnes & Noble
  - Homesense
  - Cañonita – a Las Vegas-based restaurant concept making its Florida debut
  - 20 Mercedes-Benz Level 3 EV chargers for ultra-fast charging



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