



2650 WARD BLVD, WILSON, NC 27893



\$5,600,000 | CAP RATE: 5.29%
BRAND NEW CONSTRUCTION

ACTUAL SITE



POROSOFF GROUP

COMPASS

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INVESTMENT SUMMARY

INVESTMENT SUMMARY

Tenant	Wawa
Address	2650 Ward Blvd. Wilson, NC 27893
Price	\$5,600,000
Cap Rate	5.29%
NOI	\$296,045.00
Term	20 Years + 6 Five Years Options
Rent Commencement	September 19, 2024
Lease Expiration	December 31, 2043
Rental Increases	10% rental increases every five (5) years
YEAR	RENT
1-5	\$296,045.00
6-10	\$325,649.50
11-15	\$358,214.45
16-20	\$394,035.90
Option #1	21-25
Option #2	26-30
Option #3	31-35
Option #4	36-40
Option #5	41-45
Option #6	46-50
Lease Type	Ground lease, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot



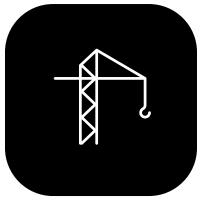
PHOTOGRAPHY
PROPERTY AERIAL



PHOTOGRAPHY
PROPERTY AERIAL



WAWA SITE OVERVIEW



YEAR BUILT
2024



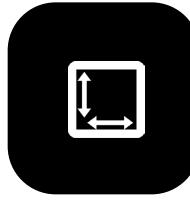
PARKING SPACES

46



BUILDING SIZE

5,400 SF

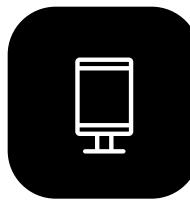


PARCEL SIZE
2 AC

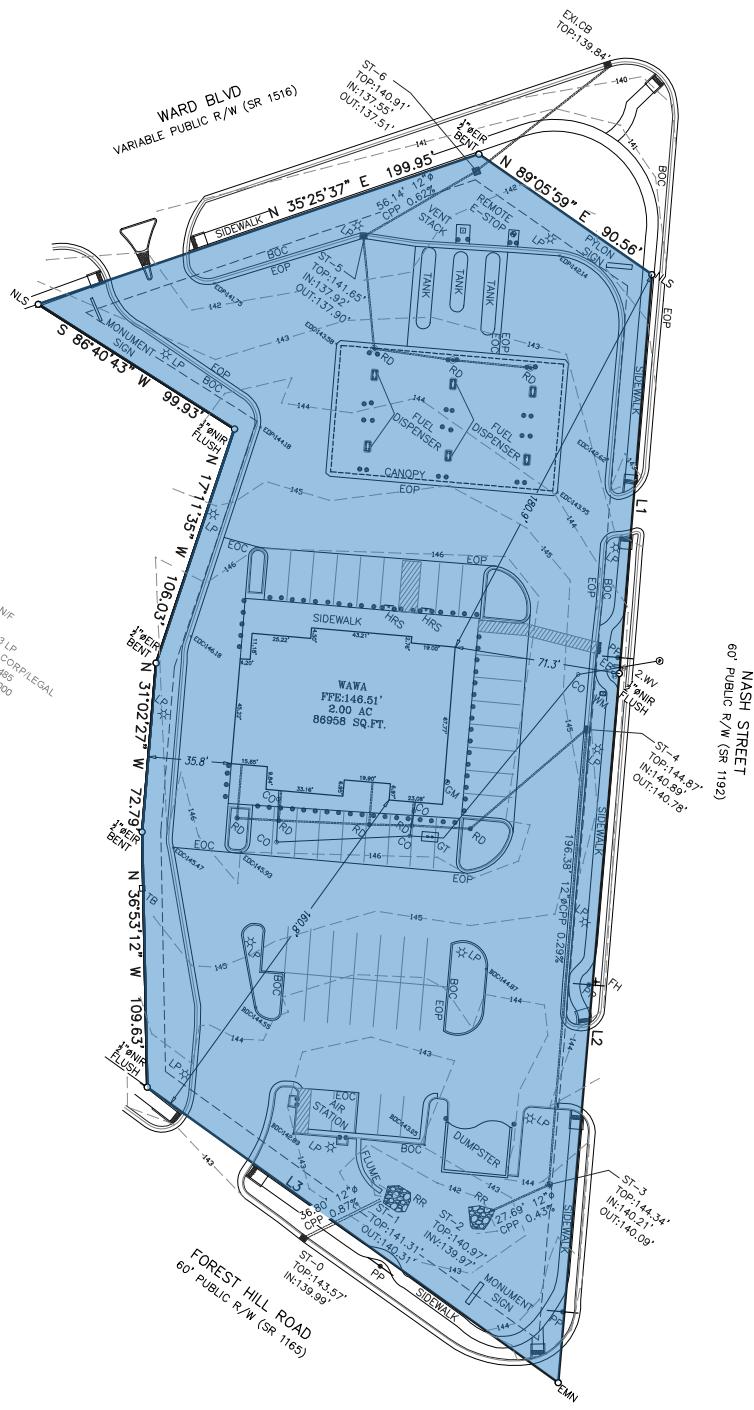


FUEL DISPENSER/PUMPS

6/12



PYLON SIGNS



WAWA TENANT SUMMARY



ABOUT THE TENANT



Wawa, Inc. is a leading chain of convenience stores and fuel stations, known for its high-quality food, beverages, and customer-first approach. Founded in 1803 as an iron foundry before transitioning to dairy farming and then retail (opening its first store in 1964), Wawa has grown into one of the most beloved convenience store brands in the United States. With a commitment to fresh food, friendly service, and innovation, Wawa continues to expand its presence while maintaining strong community ties.

Wawa operates over 1,000 locations across the East Coast, offering a seamless combination of convenience store, fresh food, and fuel services. Open 24/7, Wawa provides customers with a built-to-order (BTO) menu, featuring customizable hoagies, sandwiches, salads, and bowls, alongside its award-winning coffee, handcrafted espresso drinks, smoothies, and teas. Most locations include fuel stations with competitive pricing, and all stores offer surcharge-free ATMs for added convenience. Technology plays a key role in enhancing the customer experience, with touch-screen ordering kiosks, mobile app ordering, and a loyalty rewards program that provides exclusive discounts.

Wawa is aggressively expanding its presence beyond its traditional East Coast footprint, opening new locations in Georgia, Alabama, and the Carolinas, with plans to enter Tennessee and Kentucky in the coming years. The company is also investing in larger travel center formats to serve long-distance travelers and truck drivers. In addition to its physical expansion, Wawa is enhancing its digital ordering and delivery services, ensuring customers can conveniently access their favorite menu items anytime. With a focus on customer convenience, fresh food, and cutting-edge technology, Wawa continues to grow as a leader in the convenience retail space.

Wawa's unparalleled combination of convenience, fresh food, and fuel services makes it a top choice for millions of customers daily. With a rapidly growing footprint and a reputation for excellence, Wawa remains a trusted and beloved brand across the U.S.

For more information, please visit www.wawa.com.



OWNERSHIP

PRIVATE



YEAR FOUNDED

1964



HEADQUARTERS LOCATION

WAWA, PA



ANNUAL REVENUE

\$18.9B



#OF LOCATIONS

1,050

WAWA LEASE ABSTRACT

Tenant	Wawa North Carolina, LLC		
Guarantor	Wawa, Inc.		
Address	2650 Ward Blvd. Wilson, NC 27893		
Term	20 Years + 6 Five Years Options		
Rent Commencement	September 19, 2024		
Lease Expiration	December 31, 2043		
Rental Increases	10% rental increases every five (5) years		
	YEAR	RENT	
	1-5	\$296,045.00	
	6-10	\$325,649.50	
	11-15	\$358,214.45	
	16-20	\$394,035.90	
	Option #1	21-25	\$433,439.49
	Option #2	26-30	\$476,783.44
	Option #3	31-35	\$524,461.78
	Option #4	36-40	\$576,907.96
	Option #5	41-45	\$634,598.76
	Option #6	46-50	\$698,058.64
Lease Type	Ground lease, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot		
Tenant & Landlord Responsibilities	REAL ESTATE TAXES	Tenant is responsible for all taxes	
	INSURANCE	Tenant is responsible for all insurance costs	
	REPAIR & MAINTENANCE	Tenant is responsible for all maintenance, including roof and structure	
	LANDLORD RESPONSIBILITIES	None	
	RIGHT OF FIRST REFUSAL	15-day ROFR	



NC BUSINESS' IN 2025

CNBC MARKETS BUSINESS INVESTING TECH POLITICS VIDEO INVESTING CLUB WGN PRO LIVESTREAM

TOP STATES FOR BUSINESS

North Carolina is America's Top State for Business in 2025, led by a strong workforce and economy

PUBLISHED THU, JUL 10 2025 8:21 AM EDT | UPDATED FRI, JUL 11 2025 10:58 AM EDT

Scott Cohn @SCOTTCOHNNTV

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KEY POINTS

- The Tar Heel State captures its third Top States crown in the last four years. It missed the top spot by just three points last year.
- North Carolina's biggest strengths are in the categories of Economy, Workforce, and Business Friendliness. But federal budget cuts, tariffs and the recovery from Hurricane Helene could threaten its dominance.
- Massachusetts is 2025's Most Improved State. Alaska finishes last.



VIDEO 07:08 **NORTH CAROLINA IS 2025 TOP STATE**
North Carolina becomes the Top State for Business: Governor Josh Stein explains why

STREAM CNBC+

ABOUT WILSON, NC AREA OVERVIEW

Wilson County, North Carolina is a steadily evolving community located in the state's Coastal Plain region, offering a balance of small-city convenience and regional accessibility. Covering roughly 373 square miles and anchored by the City of Wilson, the county is home to about 78,600 residents and features a diverse population with strong representation across White, Black, and growing Hispanic communities. While overall population growth has remained modest, demographic shifts—particularly the rise in the Hispanic population—signal emerging workforce and market opportunities.

Economically, Wilson is supported by established and expanding industries such as manufacturing, healthcare, pharmaceuticals, and logistics. Major employers like Bridgestone, Merck, Smithfield Foods, and Wilson Medical Center help anchor a stable job market, while the county's strategic position along I-95 and US-264 enhances its role in regional transportation and distribution networks. Proximity to the CSX Carolina Connector intermodal hub further strengthens logistics capabilities and attracts industrial investment.

Quality of life and long-term growth potential are reinforced by the county's affordability, strong infrastructure, and ongoing revitalization efforts. Median home values around \$170,000 and commute times below national averages make the area accessible for residents and appealing for relocation. Downtown Wilson continues to transform through public and private investment, the success of the Vollis Simpson Whirligig Park, and the expansion of Greenlight's municipal gigabit fiber network. Paired with workforce development programs at Barton College and Wilson Community College, these assets position the county for steady, sustainable growth in the years ahead.

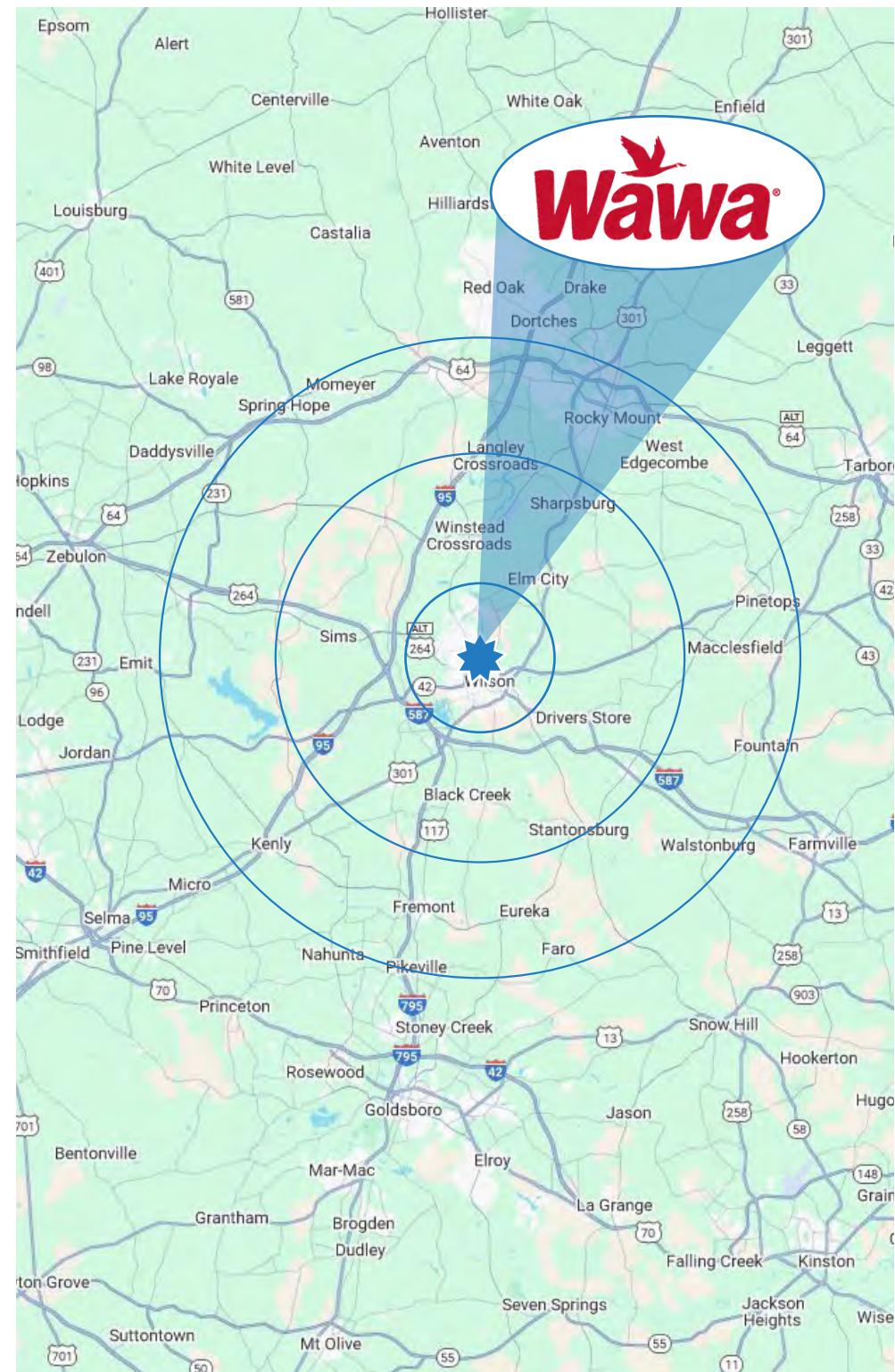


LARGEST EMPLOYERS IN WILSON, NC

	EMPLOYER	APPROX. # OF EMPLOYEES
1	Truist Bank (formerly BB&T)	~2,200
2	Wilson County Schools	~1500
3	Bridgestone Americas Tire Operations	~1850
4	Collins Aerospace	~984
5	NC Department of Health & Human Services	~917
6	Wilson Medical Center	~900
7	Wilson County (county government)	~900
8	City of Wilson (municipal government)	~760
9	Smithfield Packing Company	~670
10	Alliance One	~500

PROPERTY OVERVIEW

- » **Prime Retail Location:** High-visibility and easily accessible location at the signalized hard-corner of Ward Boulevard and Nash St N (combined 29,000 AADT).
- » **Reliable Tenancy:** Wawa is aggressively expanding its presence beyond its traditional East Coast footprint, opening new locations in Georgia, Alabama, and the Carolinas, with plans to enter Tennessee and Kentucky in the coming years.
- » **Strong Demographic Base:** The five-mile radius serves a populous region of 54,579, with an average annual household income of \$61,400.
- » **Prime Location with Limited Competition:** Next closest Wawa located 3.4 miles south of the property, and another location is 6.1 miles by I-95.
- » **Growing Market Dynamics:** Projected income increases within 2-, 5-, and 10-mile radius over the next five years poise this Wawa and Elizabeth City for steady concurrent growth.



WAWA DEMOGRAPHICS PROFILE

	2 MILES	5 MILES	10 MILES
POPULATION 2025	24,544	54,579	80,131
HOUSEHOLD 2025	10,439	22,690	32,707
AVERAGE HH SIZE 2025	2.30	2.30	2.40
OWNER OCCUPIED HOUSING UNITS	5,890	11,668	19,305
RENTER OCCUPIED HOUSING UNITS	4,557	11,173	13,484
MEDIAN HH INCOME 2025	\$54,606	\$47,883	\$49,965
AVERAGE HH INCOME 2025	\$72,112	\$61,400	\$63,795
	2 MILES	5 MILES	10 MILES
POPULATION 2030	24,572	54,957	80,365
HOUSEHOLD 2030	10,447	22,840	32,788





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