



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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**POROSOFF GROUP**

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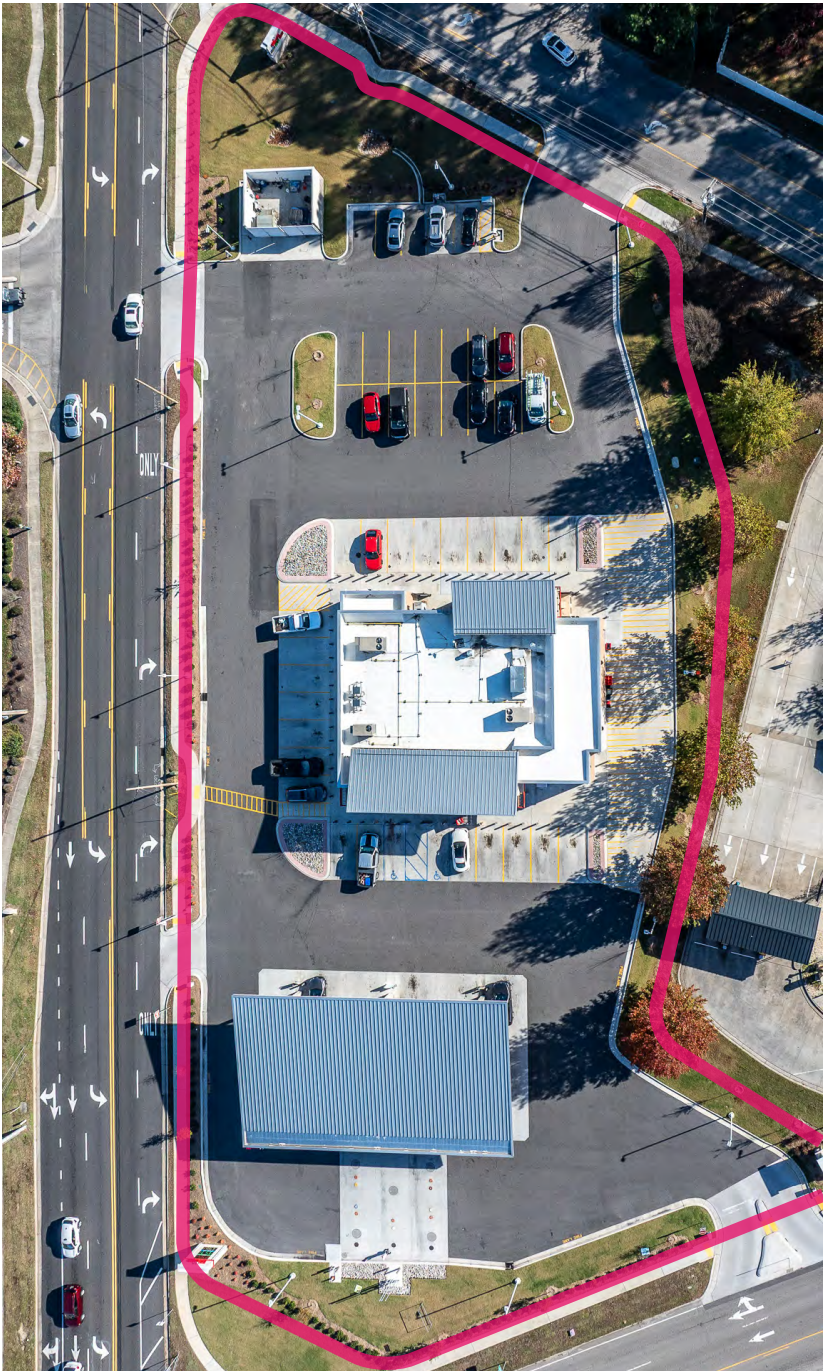
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INVESTMENT SUMMARY

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   | \$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 |              |





PHOTOGRAPHY  
PROPERTY AERIAL



PYLON SIGN



PYLON SIGN



PYLON SIGN



NASH ST N

WARD BLVD

FOREST RD NW



PHOTOGRAPHY  
PROPERTY AERIAL



FOREST RD NW

WARD BLVD

NASH ST N

Whistle  
EXPRESS  
CAR WASH

Marti's BBQ

Walgreens

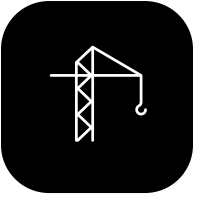
DUNKIN'  
DONUTS

Walmart

M  
MARATHON



# WAWA SITE OVERVIEW



YEAR BUILT

# 2024



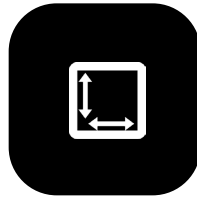
## PARKING SPACES

46



## BUILDING SIZE

**5,400 SF**



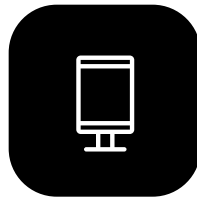
## PARCEL SIZE

## 2 AC



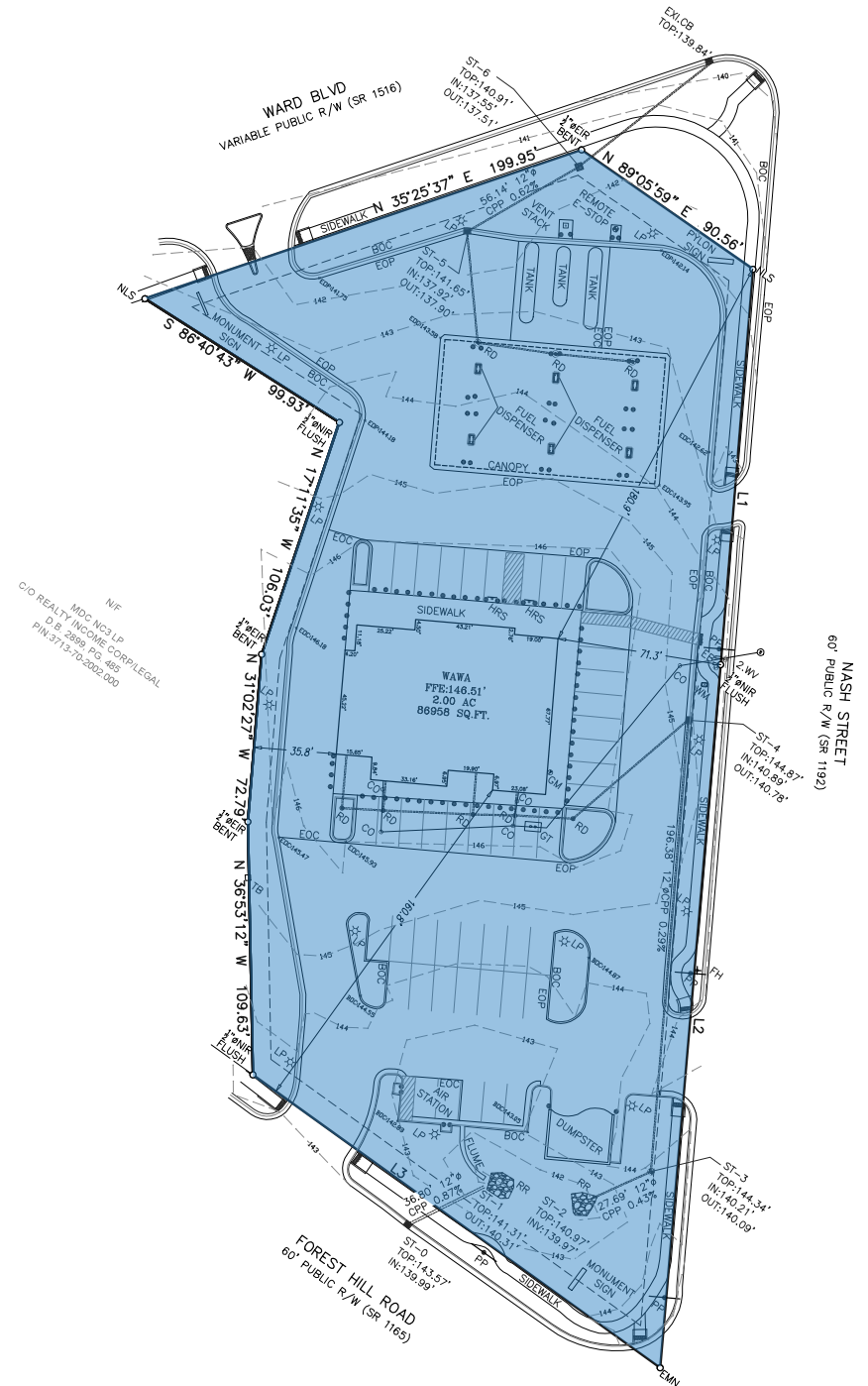
## FUEL DISPENSER/PUMPS

6/12



## PYLON SIGNS

3



# 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](http://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  |
| Lease Type                         | Option #4 36-40   | \$576,907.96  |
|                                    | Option #5 41-45   | \$634,598.76  |
|                                    | Option #6 46-50   | \$698,058.64  |
|                                    | Ground lease, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot |   |
|                                    | 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   |
| Tenant & Landlord Responsibilities |   |   |



NC BUSINESS' IN 2025

CNBC

MARKETS

BUSINESS

INVESTING

TECH

POLITICS

VIDEO

INVESTING CLUB

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

@SCOTTCOHN

SHARE

f

X

in

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 07:58

BOX

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                   |



# WAWA PROPERTY OVERVIEW

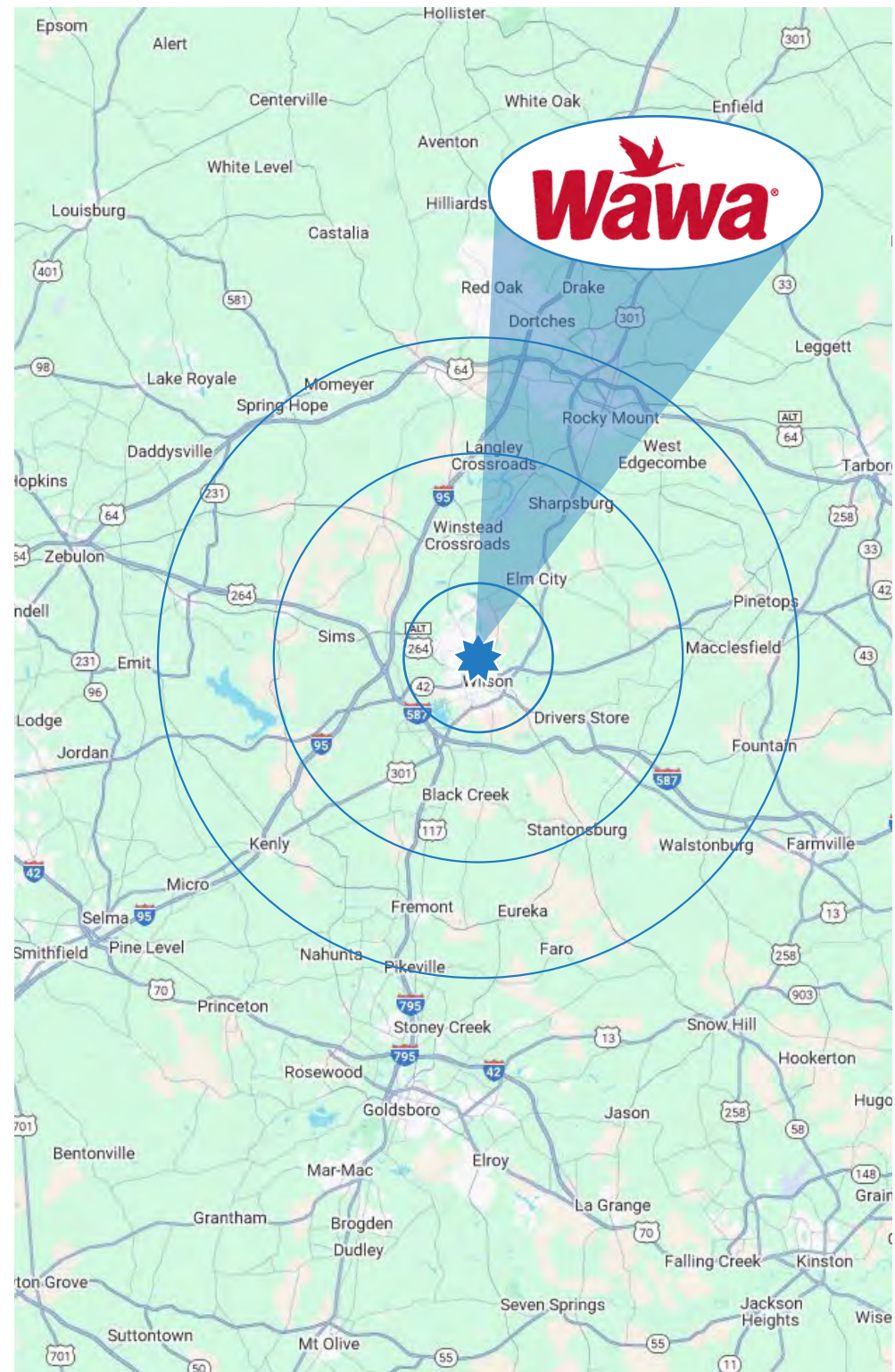
» **Prime Retail Location:** High-visibility and easily accessible location at the signalized hard-corner of Ward Boulevard and Nash St N (combined 29,000 AADT).

» **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   |







**2650 WARD BLVD. WILSON, NC 27893**

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