

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New Construction | New 20-Year Lease | Wawa Generated \$18.6 Billion in Revenue in 2024

EST. STORE
OPENING IN
FEBRUARY

1215 W. McClain Avenue

SCOTTSBURG INDIANA

REPRESENTATIVE PHOTO





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OFFERING SUMMARY



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OFFERING

Pricing	\$4,500,000
Net Operating Income	\$225,000
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	1215 W. McClain Avenue Scottsburg, Indiana 47170
Rentable Area	5,514 SF
Land Area	1.70 AC
Year Built	2026
Tenant	Wawa
Guaranty	Corporate (Wawa Inc.)
Lease Type	Absolute NNN Ground Lease
Landlord Responsibilities	None
Lease Term	20 Years
Increases	7% Every 5 Years Beginning LY 11
Options	6 (5-Year)
Rent Commencement	February 2026
Lease Expiration	February 2046
ROFR	Yes

Tenant Name	SF	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa	5,514	Feb. 2026	Feb. 2046	Year 1	-	\$18,750	\$225,000	6 (5-Year)
(Corporate Guaranty)				Year 11	7%	\$20,063	\$240,750	
				Year 16	7%	\$21,467	\$257,603	
* Tenant shall have a 15-day Right of First Refusal (ROFR)						7% Rental Increases Beg. of Each Option Thereafter		

Brand New 20-Year Lease | 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 1,100+ 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
- **Wawa was ranked No. 22 in Forbes 2024 Ranking of America's largest private companies**
- New construction with high quality materials and distinct design elements

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

Hard Corner Intersection | I-65 (37,100 VPD) | Dense Corridor | Wawa - Strong Earnings Report and Continued Growth

- Located at the signalized, hard corner intersection of W McClain Rd and N Beechwood Ave which combined average 19,400 VPD
- Benefits from nearby direct on/off ramp access to I-65 exit (37,100 VPD), allowing users to benefit from direct on/off ramp access to the site and surrounding trade areas
- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Taco Bell, Burger King, Walmart Supercenter, McDonald's, Advance Auto Parts, O'Reilly Auto Parts and more
- **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 10-mile Trade Area

- More than 32,000 residents and 10,000 employees support the trade area
- Average household income of \$77,176

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



Scottsburg, Indiana
Scott County

PARKING



There are approximately 46 parking spaces on the owned parcel.
The parking ratio is approximately 8.34 stalls per 1,000 SF of leasable area.

ACCESS



W. McClain Avenue/State Highway 56: 1 Access Point
N. Beechwood Avenue: 2 Access Points

PARCEL



Parcel Number: 72-05-19-300-022.000-008 &
72-05-19-300-023.000-008
Acres: 1.70

TRAFFIC COUNTS



W. McClain Avenue/State Highway 56: 19,400 VPD
Interstate 65: 37,100 VPD

CONSTRUCTION



Year Built: 2026

IMPROVEMENTS



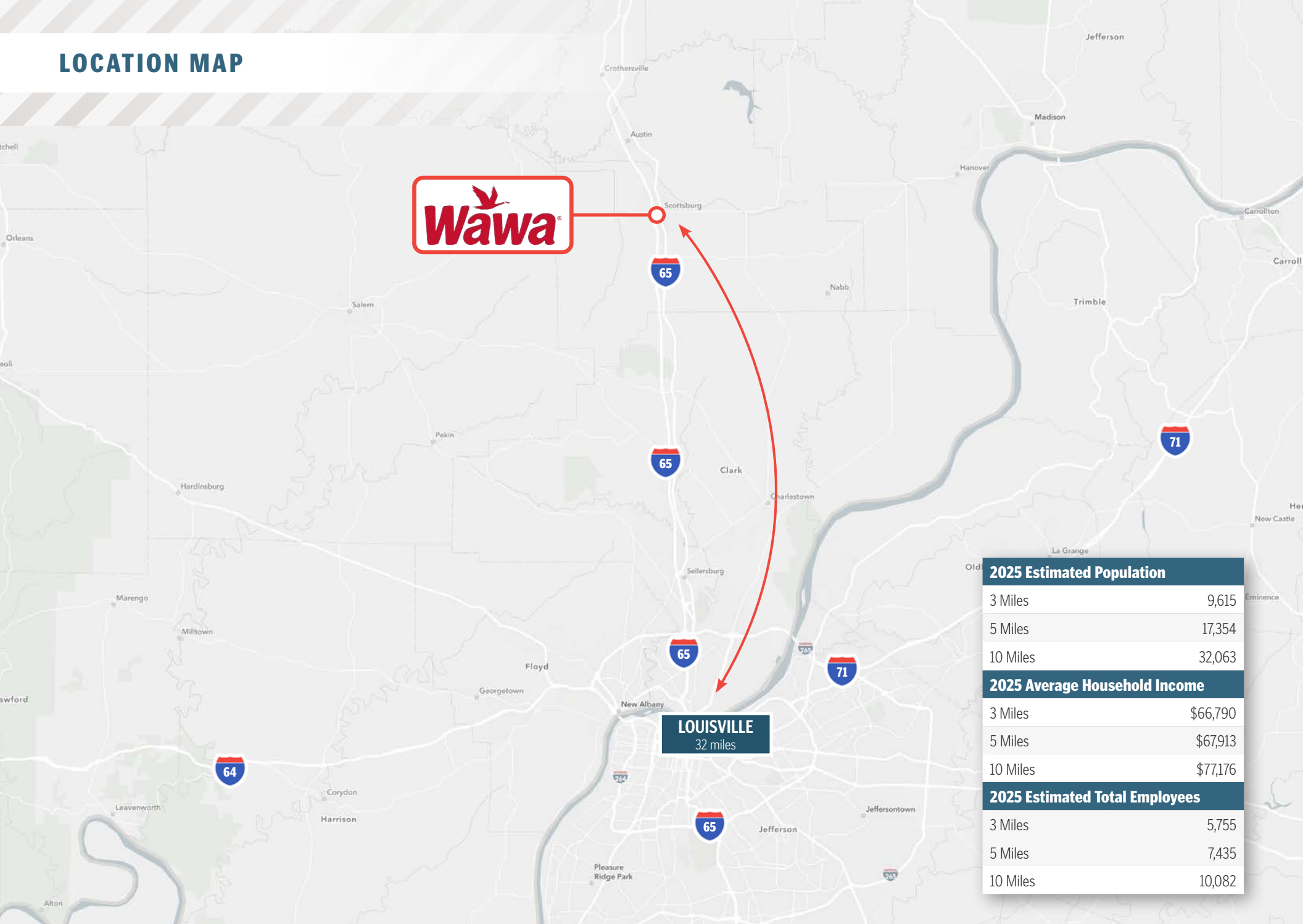
There is approximately 5,514 SF of existing building area

ZONING



General Commercial

LOCATION MAP



LOUISVILLE
32 miles

2025 Estimated Population	
3 Miles	9,615
5 Miles	17,354
10 Miles	32,063
2025 Average Household Income	
3 Miles	\$66,790
5 Miles	\$67,913
10 Miles	\$77,176
2025 Estimated Total Employees	
3 Miles	5,755
5 Miles	7,435
10 Miles	10,082



37,100
VEHICLES PER DAY

Scottsburg Plaza

- DOLLAR TREE
- DUNKIN'
- Domino's Pizza
- Dr. Black's eye associates

W MCCLAIN AVE

19,400 VPD

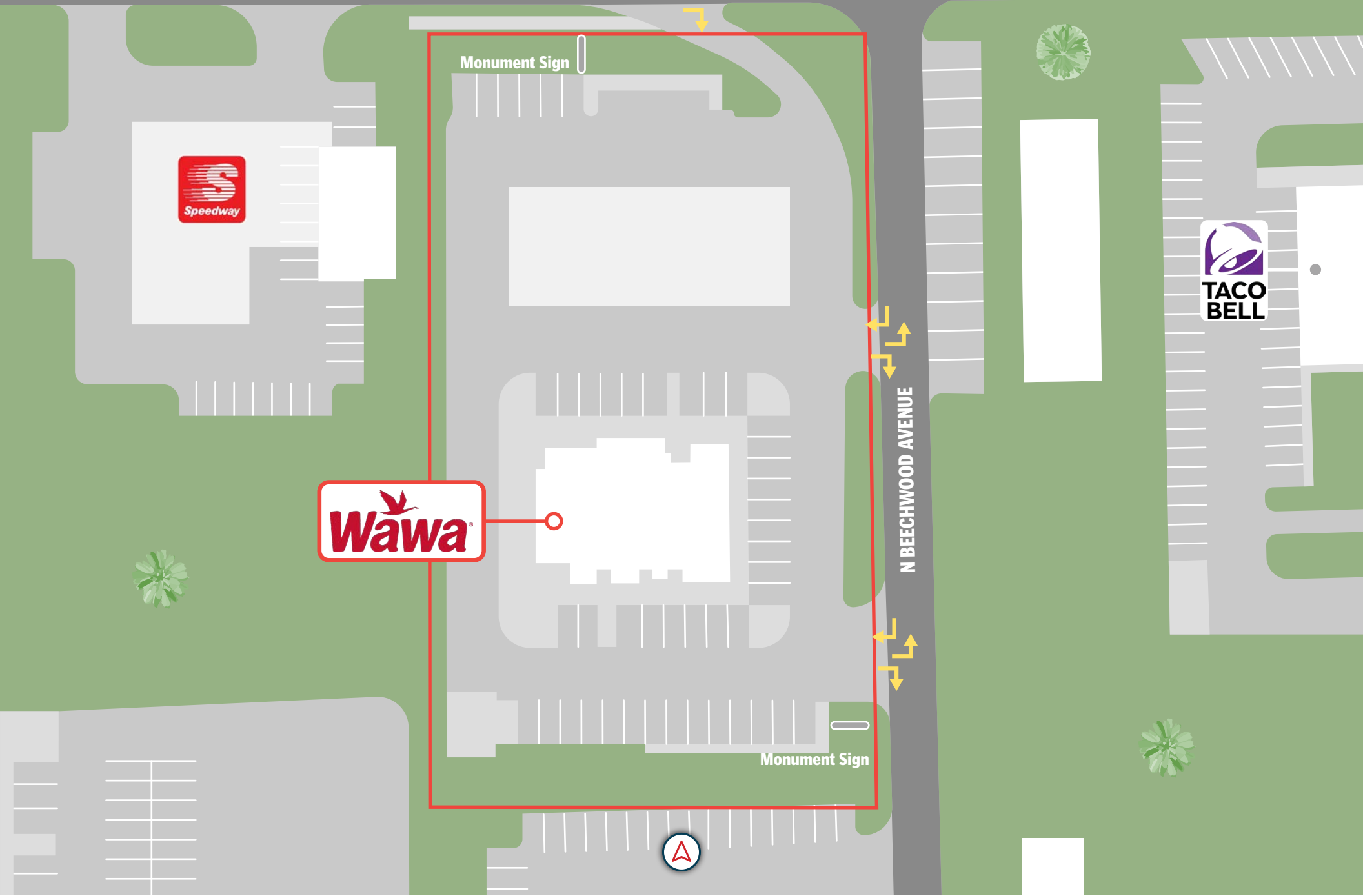
N BEECHWOOD AVE

56

Wawa







	3 Miles	5 Miles	10 Miles
Population			
2025 Estimated Population	9,615	17,354	32,063
2030 Projected Population	9,668	17,447	32,174
2025 Median Age	40.0	40.3	41.3
Households & Growth			
2025 Estimated Households	4,067	7,129	8,524
2030 Projected Households	4,141	7,253	8,565
Income			
2025 Estimated Average Household Income	\$66,790	\$67,913	\$77,176
2025 Estimated Median Household Income	\$47,672	\$50,038	\$60,430
Businesses & Employees			
2025 Estimated Total Businesses	508	651	861
2025 Estimated Total Employees	5,755	7,435	10,082



SCOTTSBURG, INDIANA

Scottsburg is a small city located in Scott County, southern Indiana, approximately 30 miles north of Louisville, Kentucky. Serving as the county seat, Scottsburg offers a close-knit community atmosphere with a blend of rural charm and suburban convenience. Its location along Interstate 65 provides easy access to regional employment centers while maintaining a quieter, small-town lifestyle. The City of Scottsburg had a population of 7,491 as of July 1, 2025.

Scottsburg's economy is supported by manufacturing, logistics, healthcare, retail, and local services. Industrial and business parks near I-65 attract manufacturing and distribution operations, benefiting from strong highway connectivity. Retail and service businesses are concentrated along major corridors such as West McClain Avenue. Many residents also commute to nearby cities including Seymour, Clarksville, and Louisville, contributing to regional economic integration and employment stability.

Scottsburg offers several local and regional attractions. Scottsburg City Park provides walking trails, sports fields, and community recreation facilities. The area is known for the Scott County Fair, a popular annual event celebrating local agriculture and community traditions. Nearby outdoor destinations include Hardy Lake State Recreation Area and Muscatatuck National Wildlife Refuge, offering opportunities for boating, fishing, hiking, and wildlife viewing.

The closest major airport to Scottsburg, Indiana is Louisville International Airport.



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