



3601 E Silver Springs Blvd, Ocala, FL 34470

\$5,250,000

Wawa

High-Visibility Wawa on Prime Ocala Corridor – A Rare Net-Leased Investment with Strong Brand Power



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Listing Added: 05/01/2025

Listing Updated: Today

 Brokerage logo

Details

| | | | |
|------------------------|---------------------------------------|-------------------------|--------------------------------|
| Asking Price | \$5,250,000 | Property Type | Retail, Special Purpose |
| Sub Type | Convenience Store, Gas Station | Investment Type | Net Lease |
| Class | B | Lease Type | NNN |
| Tenant Credit | Corporate Guarantee | Tenancy | Single |
| Brand/Tenant | Wawa | Lease Term | 20 years |
| Lease Commencement | 04/18/2019 | Lease Expiration | 04/18/2039 |
| Remaining Term | 13.2 years | Square Footage | 7,728 |
| Cap Rate | 5.30% | Occupancy | 100% |
| Occupancy Date | 04/18/2019 | NOI | \$278,000 |
| Units | 1 | Year Built | 2019 |
| Stories | 1 | Zoning | B-2 |
| Lot Size (acres) | 2.58 | Lease Options | 30 |
| Ground Lease | Yes | Ground Lease Expiration | 04/18/2029 |
| Ground Lease Remaining | 14 | Ownership | Land Lease |



Marketing Description

 **Prime Commercial Wawa for Sale – Silver Springs Blvd, Ocala, FL**

Exceptional Investment Opportunity

An incredible chance to own a **high-performing Wawa convenience store and gas station** in one of Ocala's busiest and most desirable commercial corridors – **Silver Springs Boulevard**.

This property is strategically positioned with **maximum visibility, strong daily traffic, and seamless access**, making it a magnet for both local and passing traffic.

Property Highlights

- **Location:** Silver Springs Blvd, Ocala, FL
 - **Type:** Wawa Convenience Store & Gas Station
 - **Frontage:** Excellent visibility with direct access from main thoroughfare
 - **Traffic:** High daily volume from commuters, residents, and travelers
 - **Facility:**
 - Multiple fuel pumps
 - Spacious, modern convenience store
 - Premium food & beverage service area
 - **Condition:** Well-maintained, turnkey investment
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Strong Growth & Income Potential

Ocala is experiencing **rapid commercial and residential development**, positioning this Wawa location for continued **long-term appreciation and income growth**.

- **Ground Lease Increase Scheduled: April 2029**
 - **New Lease Rate: \$300,240.00 annually**
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Why Invest Here?

- ✓ National brand recognition (Wawa)
 - ✓ High-traffic retail corridor
 - ✓ Established customer base
 - ✓ Close to major retailers, offices, and neighborhoods
 - ✓ Long-term passive income with escalating lease terms
-

Contact Us Today

Don't miss this rare opportunity to secure a top-tier commercial asset in the heart of Ocala's thriving business district.



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Location (1 Location)

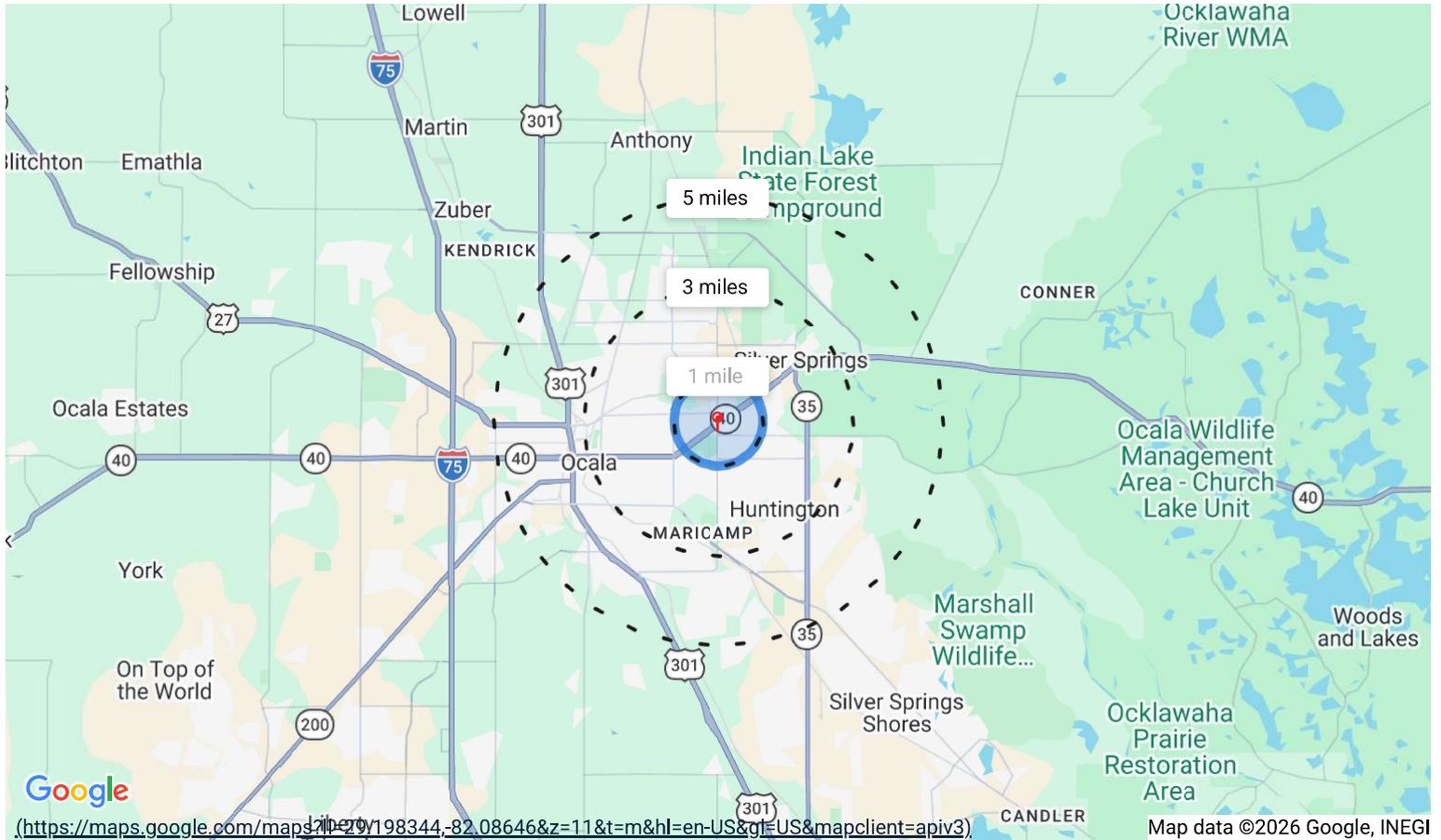


Property Photos (20 photos)





Demographic Insights



1 mile

3 miles

5 miles

Population

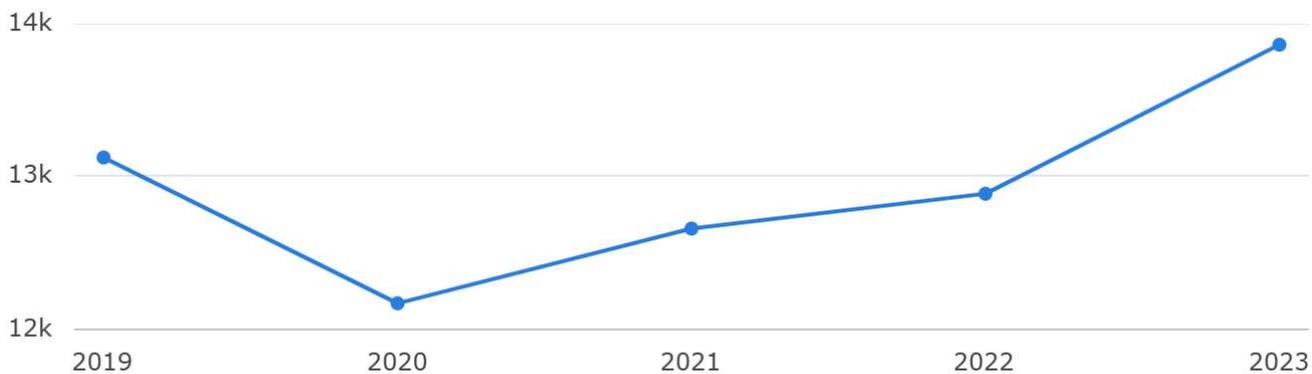
13.9k

↑ 7%

Compared to 12.9k in 2022

↑ 5%

Compared to 13.1k in 2019



Household Income

\$56.1k

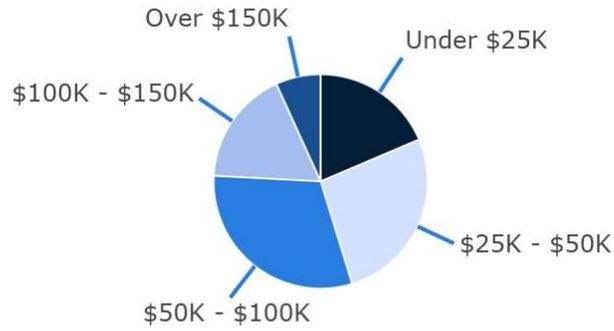
Median Income

\$59.9k

2028 Estimate

↑ **7%**

Growth Rate



Age Demographics

40

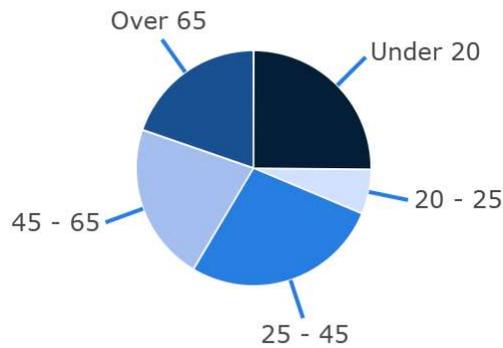
Median Age

45

2028 Estimate

↑ **12%**

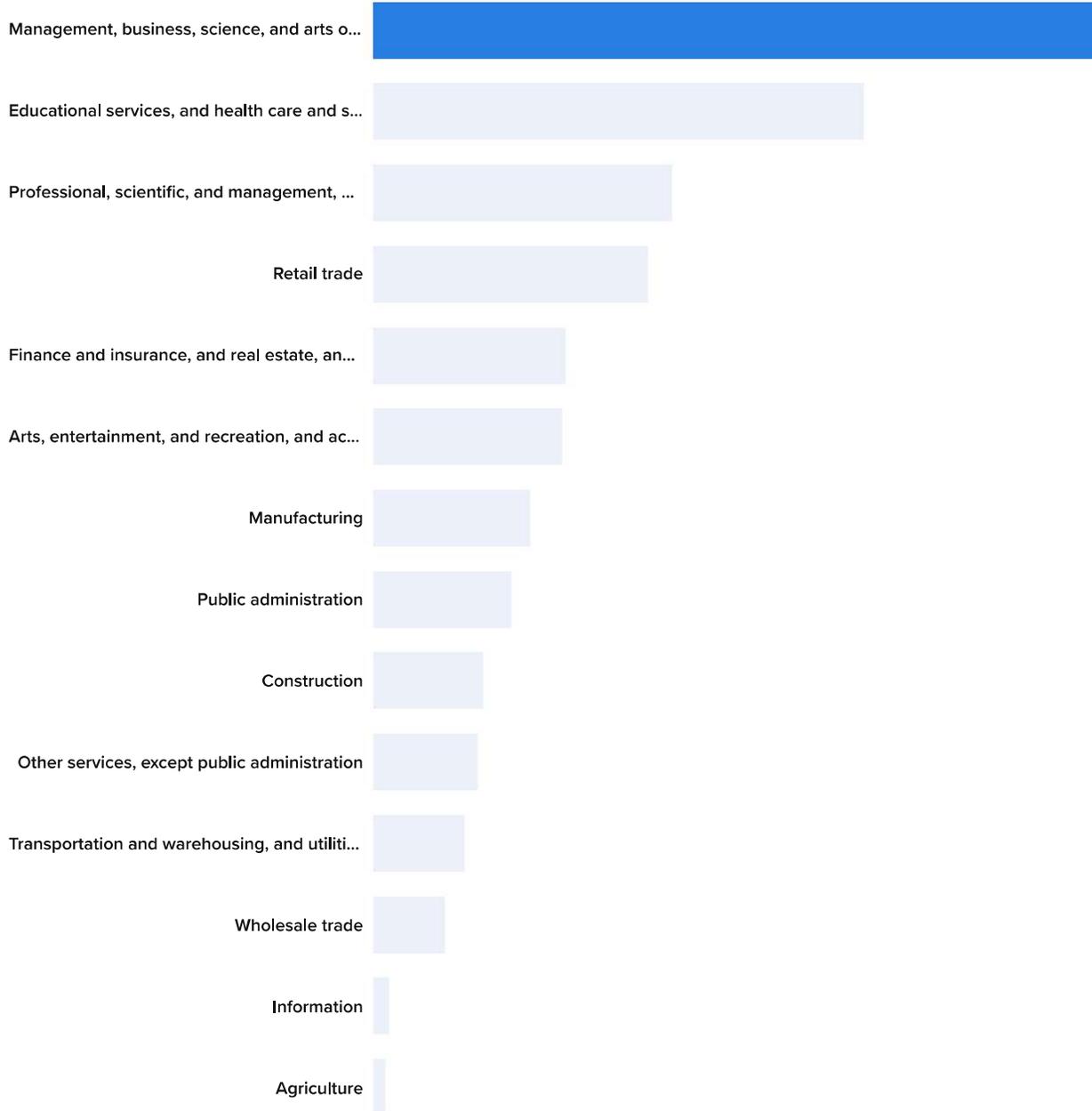
Growth Rate



Number of Employees

11.2k

Top Employment Categories



Housing Occupancy Ratio

8:1

12:1 predicted by 2028



Renter to Homeowner Ratio

1:2

1:2 predicted by 2028

