

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Open & Operating | AHHI \$102,083 Within a 1-Mile Radius | 16 Miles East of Downtown Indianapolis



5957 West US Highway 40 | Greenfield, Indiana

INDIANAPOLIS MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Managing Broker: Ed Bonacker, SRS Real Estate Partners, LLC | IN License No. RC51100006



OFFERING SUMMARY



OFFERING

Pricing	\$4,200,000
Net Operating Income	\$210,000
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	5957 West US Highway 40 Greenfield, Indiana 46140
Rentable Area	5,915 SF
Land Area	2.46 AC
Year Built	2025
Tenant	Wawa Midwest, LLC
Guaranty	Corporate (Wawa Inc.)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	7% Every 5 Years Beg. LY 11
Options	6 (5-Year)
Rent Commencement	September 2025
Lease Expiration	September 2045

LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa	5,915 SF	Sept. 2025	Sept. 2045	Year 1	-	\$17,500	\$210,000	6 (5-Year)
(Corporate Guaranty)				Year 11	7%	\$18,725	\$224,700	
				Year 16	7%	\$20,036	\$240,429	
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**

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

Signalized, Hard Corner Intersection | Brand New Construction | Wawa - Strong Earnings Report and Continued Growth

- Located at the signalized, hard corner intersection of US-40 and 600 W averaging a combined 45,200 VPD
- US-40 is the main East/West corridor serving Indianapolis and leads directly into downtown
- 2025 construction with high quality materials and distinct design elements
- The Speedway across the street ranks in the 70th percentile nationwide according to Placer.ai
- There is limited/no competition for Wawa in the immediate area, providing long-term viability and success at this location
- 600W is a direct connector to I-70
- **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)**

Local Demographics in 5-mile Trade Area

- More than 70,000 residents and 16,000 employees support the trade area
- Features an average household income of \$102,083 within a 1-mile radius
- 16 miles East of Downtown Indianapolis

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



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



Greenfield, Indiana
Hancock County
Indianapolis-Carmel-Greenwood MSA

ACCESS



U.S.Highway 40: 1 Access Point
S. 600 W: 1Access Point
W Memory Lane: 1 Access Point

TRAFFIC COUNTS



U.S.Highway 40: 35,100 VPD
S. 600 W: 10,100 VPD
Interstate 70: 61,500 VPD

IMPROVEMENTS



There is approximately 5,915 SF of existing building area

PARKING



There are approximately 80 parking spaces on the owned parcel.

PARCEL



Acres: 2.46
Square Feet: 107,158

CONSTRUCTION



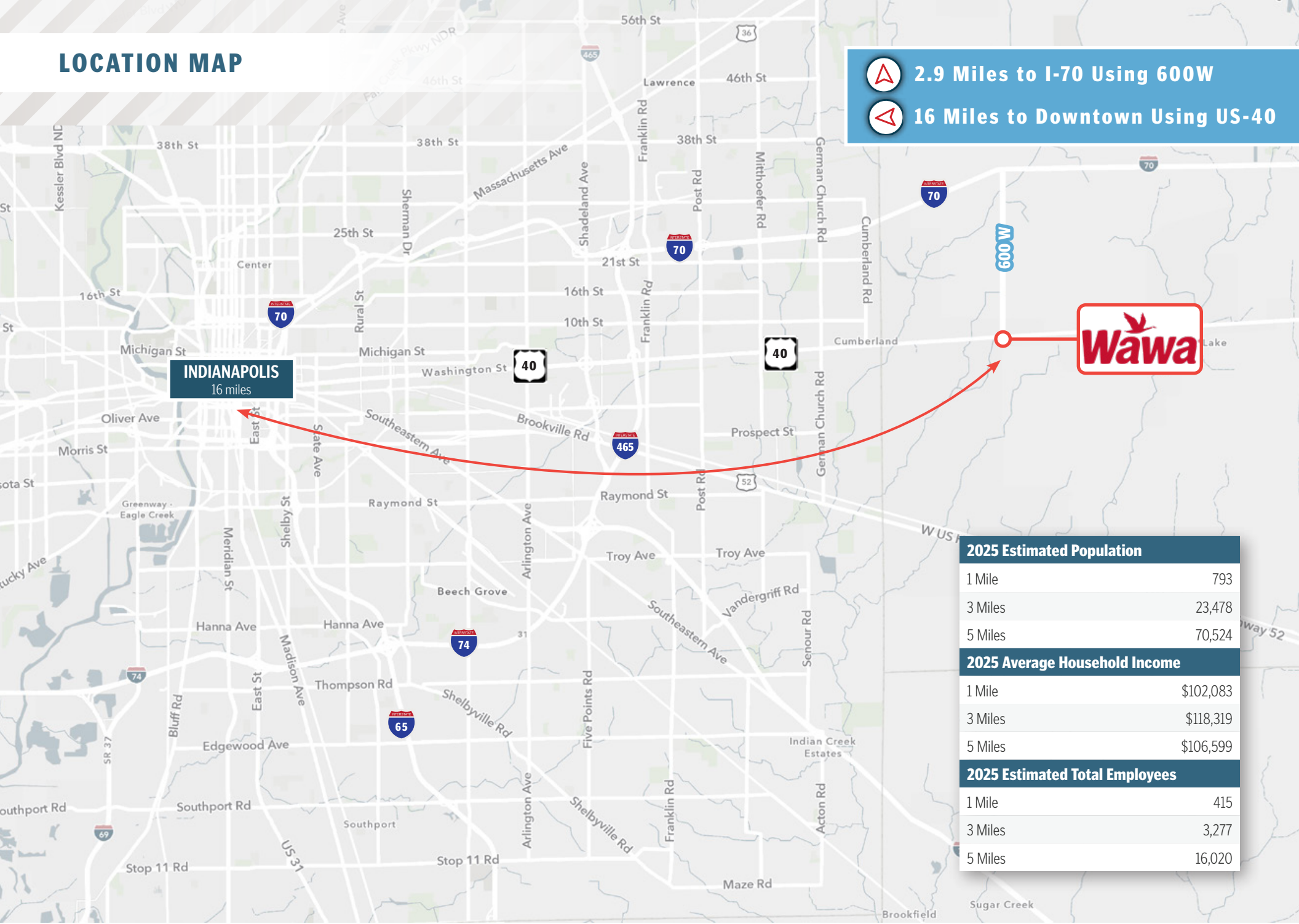
Year Built: 2025

ZONING

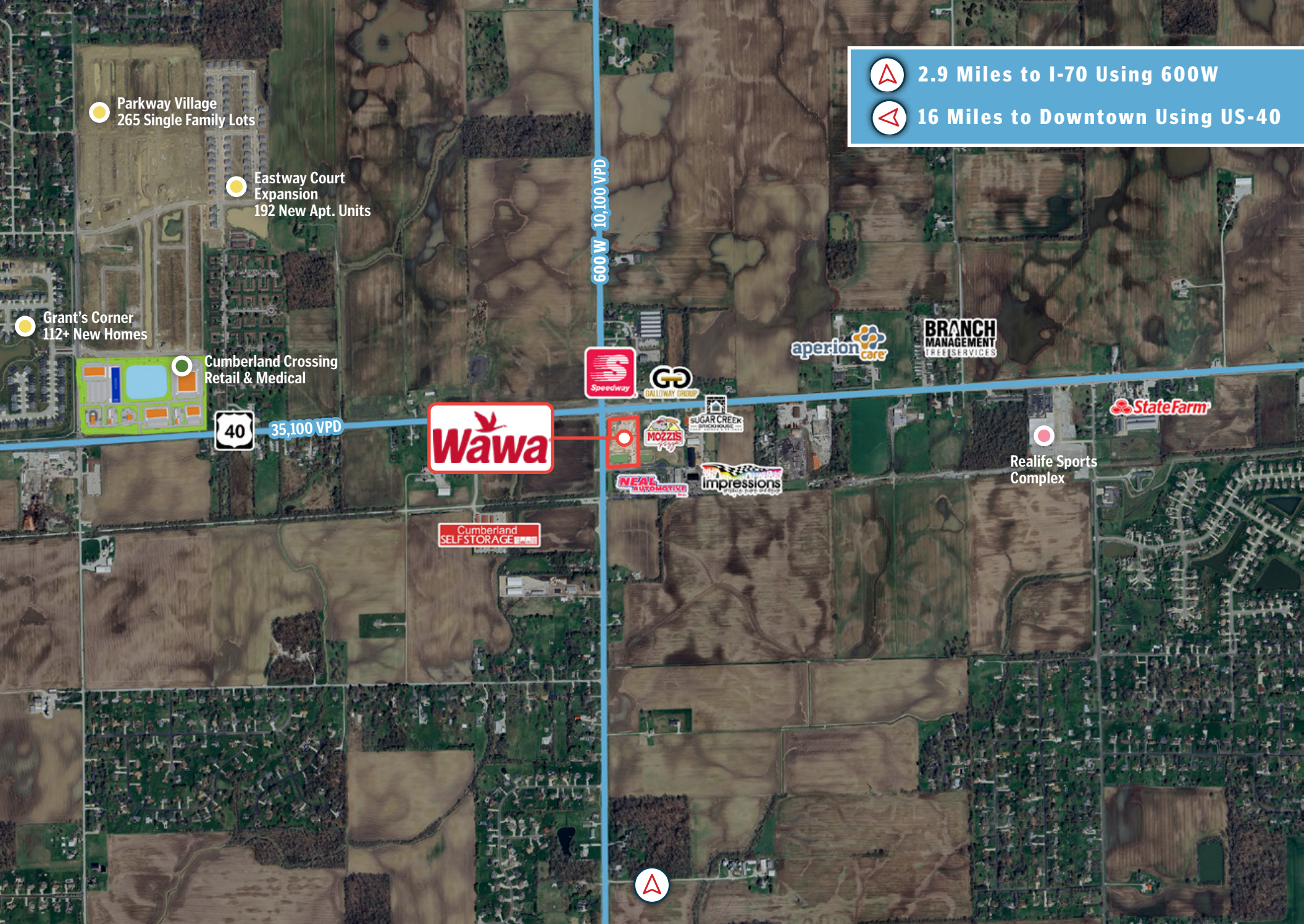


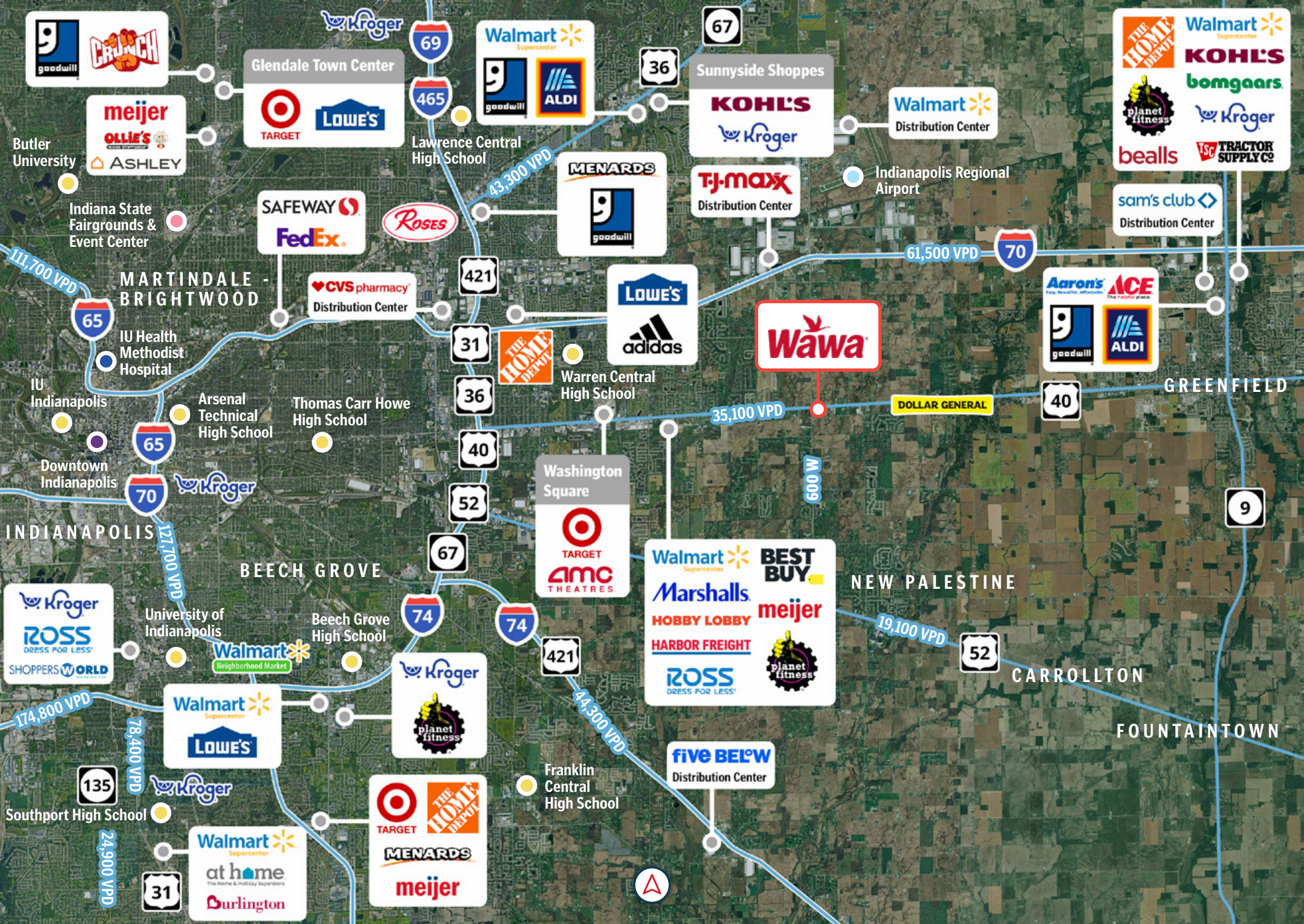
Commmercial

LOCATION MAP



2025 Estimated Population	
1 Mile	793
3 Miles	23,478
5 Miles	70,524
2025 Average Household Income	
1 Mile	\$102,083
3 Miles	\$118,319
5 Miles	\$106,599
2025 Estimated Total Employees	
1 Mile	415
3 Miles	3,277
5 Miles	16,020







	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	793	23,478	70,524
2030 Projected Population	869	24,605	73,503
2025 Median Age	45.0	41.0	37.7
Households & Growth			
2025 Estimated Households	406	9,108	26,696
2030 Projected Households	452	9,702	28,070
Income			
2025 Estimated Average Household Income	\$102,083	\$118,319	\$106,599
2025 Estimated Median Household Income	\$71,972	\$95,914	\$81,367
Businesses & Employees			
2025 Estimated Total Businesses	39	305	1,291
2025 Estimated Total Employees	415	3,277	16,020



GREENFIELD, INDIANA

Greenfield, Indiana, in Hancock County, is 20 miles E of Indianapolis, Indiana. The Greenfield had a population of 25,204 as of July 1, 2024.

The town is located east of Indianapolis and is part of the Indianapolis metropolitan area. The town’s economy is based on manufacturing, agriculture, and healthcare. Some notable companies headquartered in Greenfield include Eli Lilly and Company, Hancock Health, and Honda Manufacturing of Indiana. Keihin IPT Mfg. LLC, Service Engineering, Greenfield Daily Reporter, Loft, Lancaster Bingo Co, Greenfield Banking, and Ener1 are the best companies to work in Greenfield city, IN.

James Whitcomb Riley Birthplace, Chapel in the Park Museum, Riley Park, Boots Park, and Roberts Lake are some of the nearby attractions. The Riley festival is an annual four-day event that begins on the first Thursday of October. It features a large and varied number of performances, concerts, contests and other entertainment programs. During the months of June and July, concerts are held every Friday evening at the Courthouse Plaza. Greenfield also has parks and lakes where people can pursue a wide range of recreational activities.

Anderson University, the University of Indianapolis and Indiana University have provisions for higher education. Mount Comfort Airport is nearby. The closest major airport to Greenfield, Indiana is Indianapolis International Airport.

Hancock County is a county in the U.S. state of Indiana. Hancock County, Indiana’s estimated 2024 population is 85,500. County is included in the Indianapolis-Carmel-Anderson, IN Metropolitan Statistical Area.

BEST DOWNTOWN | INDIANAPOLIS



#5 CREATING MOST TECH JOBS

#10 BEST CITIES TO RELOCATE

GDP

\$205B+ INDIANAPOLIS-CARMEL-ANDERSON METRO AREA

Major Employers 2025	
Company	Employees
INDIANA UNIVERSITY HEALTH	38,000
COMMUNITY HEALTH NETWORK	16,000
ELI LILLY AND COMPANY	11,000
AMAZON	9,000
ASCENSION (ST. VINCENT HEALTH)	7,100
FEDEX	7,000
ESKENAZI HEALTH	4,500
ROCHE DIAGNOSTICS	4,500
ROLLS-ROYCE NORTH AMERICA	4,000

LIFE SCIENCE EXPORTS

\$8.2B

POPULATION
(AS OF 2025)
1.92M

16TH LARGEST CITY IN AMERICA

HOME OF THE INDY 500



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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