



275 W WHITE HORSE PIKE
EGG HARBOR CITY, NJ 08215

*Representative Photo



ABSOLUTE NNN GROUND LEASE

~12 YEAR TERM REMAINING W. MULTIPLE OPTIONS

LOCATED ACROSS FROM ATLANTIC CITY INTERNATIONAL AIRPORT

AVAILABLE FOR SALE

ASKING PRICE \$5,800,000

RIPCO
INVESTMENT SALES

TABLE OF CONTENTS

SECTION 1	
Executive Summary	3
SECTION 2	
Property Information	8
SECTION 3	
Market Overview	11
SECTION 4	
Occupancy	15

EXCLUSIVE AGENTS

STEPHEN R. PREUSS SR.

srp@ripcony.com
718.663.2639

KEVIN LOUIE

klouie@ripcony.com
718.663.2642

ERIC DELAFRAZ

edelafranz@ripcony.com
718.663.2653

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or RIPCO Real Estate, LLC., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or RIPCO Real Estate, LLC. If after reviewing this Memorandum you have no further interest in purchasing the Property, kindly return it to RIPCO Real Estate, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither RIPCO Real Estate LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

SECTION 1

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW




FINANCIAL SNAPSHOT

INVESTMENT HIGHLIGHTS

INVESTMENT OVERVIEW

PROPERTY SUMMARY	
Address	275 W White Horse Pike, Egg Harbor City, NJ 08215
Building Size	4,685 SF
Land Area	81,457 SF
Year Built	2017
Frontage	842 FT
Zoning	Highway Commercial (HC-2)
Traffic Counts	21,323 Daily Average
Population	58,284 (5 mi radius)
Annual Real Estate Taxes (24/25)	\$117,040

THE OFFERING

		
LISTING PRICE	NOI	CAP RATE
\$5,800,000	\$305,000	5.26%



*Representative Photo

FINANCIAL SNAPSHOT

LEASE SUMMARY	
Tenant Name	Wawa, Inc.
Lease Type	Absolute NNN Ground Lease
Square Feet	4,685 SF
Real Estate Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Repairs & Maintenance	Tenant Responsibility
Roof & Structure	Tenant Responsibility
Lease Start Date	5/5/17
Lease Expiration Date	5/31/37
Lease Term Remaining	12 Years
Lease Extensions	(6) Five Year
Guarantor	Corporate Lease
Credit Rating	BBB
Right of First Refusal	No

INVESTMENT AT A GLANCE

 **LISTING PRICE**
\$5,800,000

 **BUILDING SIZE**
±4,685 SF

 **LOT SIZE**
81,457 SF

 **YEAR BUILT**
2017

 **NOI**
\$305,000

LEASE ABSTRACT - WAWA

UNIT	OCCUPIED SF
Entire Building	4,685

COMMENCEMENT DATE	END DATE	ANNUAL RENT	MONTHLY RENT	ESCALATION (%)
5/5/17	5/31/37	\$305,000	\$25,417	-
6/1/37	5/31/42	\$335,500	\$27,958	10.00%
6/1/42	5/31/47	\$335,500	\$27,958	-
6/1/47	5/31/52	\$335,500	\$27,958	-
6/1/52	5/31/57	\$335,500	\$27,958	-
6/1/57	5/31/62	\$369,050	\$30,754	10.00%
6/1/62	5/31/67	\$369,050	\$30,754	-

UNIT	NOTES
Taxes	NNN
Operating Expenses	NNN



INVESTMENT HIGHLIGHTS

#1

STRONG NATIONAL TENANT

- The lease is corporate guaranteed by Wawa, Inc. ("Wawa")
- Wawa is one of the largest private companies in the USA (S&P: BBB credit rating) with over 1,000 locations nationwide \$18.8 billion in 2024 reported earnings

#2

ABSOLUTE NNN GROUND LEASE

- Wawa signed a 20-year ground lease in 2017 which expires in 2037, and has (6) five-year options
- Zero landlord responsibilities = management-free investment opportunity
- Tenant is responsible for base rent, real estate taxes, insurance, and repairs & maintenance inclusive of roof & structure

#3

STRATEGIC LOCATION

- Situated at the signalized corner of W White Horse Pike and Pomona Rd with an AADT of ~13,000.
- Easy access and favorable exposure with three curb cuts and 842 feet of linear frontage along three roadways
- Located across the street from the Atlantic City International Airport, the #2 most visited airport in New Jersey and ranked in the top 30% nationwide
- Within 12 miles, or 20-minute drive to Downtown Atlantic City

#4

FAVORABLE DEMOGRAPHICS

- +58,000 population within a 5-mi radius
- \$131,154 average household income within a 3-mi radius



*Representative Photo



*Representative Photo

SECTION 2

PROPERTY INFORMATION

REGIONAL MAP

RETAIL AERIAL

REGIONAL MAP

 Google Maps Click Here

RIPCO
INVESTMENT SALES

Philadelphia

Toms River

Wilmington

*Representative Photo

NEW
JERSEY

Atlantic City

DELAWARE

RETAIL AERIAL



SECTION 3

MARKET OVERVIEW

MARKET OVERVIEW

DEMOGRAPHICS

MARKET OVERVIEW

EGG HARBOR, NEW JERSEY

Egg Harbor City, located in Atlantic County, New Jersey, is part of the Atlantic City-Hammonton metro area and has a population of 4,396 as of the 2020 Census. The city has a diverse demographic makeup, with a median age of 37.4 and a median household income of \$93,712. Economic development efforts are underway, with the Egg Harbor City Economic Development Corporation supporting local businesses and redevelopment projects. Recent investments include brownfield revitalization grants and major infrastructure projects, such as an \$8.6 million Aerospace Innovation Center in nearby Egg Harbor Township and a \$1 million grant for a planned film production facility. These initiatives aim to drive economic growth and attract new industries to the region.



STRATEGIC LOCATION

Situated between Atlantic City and Philadelphia, Egg Harbor City benefits from its proximity to major transportation routes, fostering business opportunities and connectivity.



GROWING ECONOMIC DEVELOPMENT

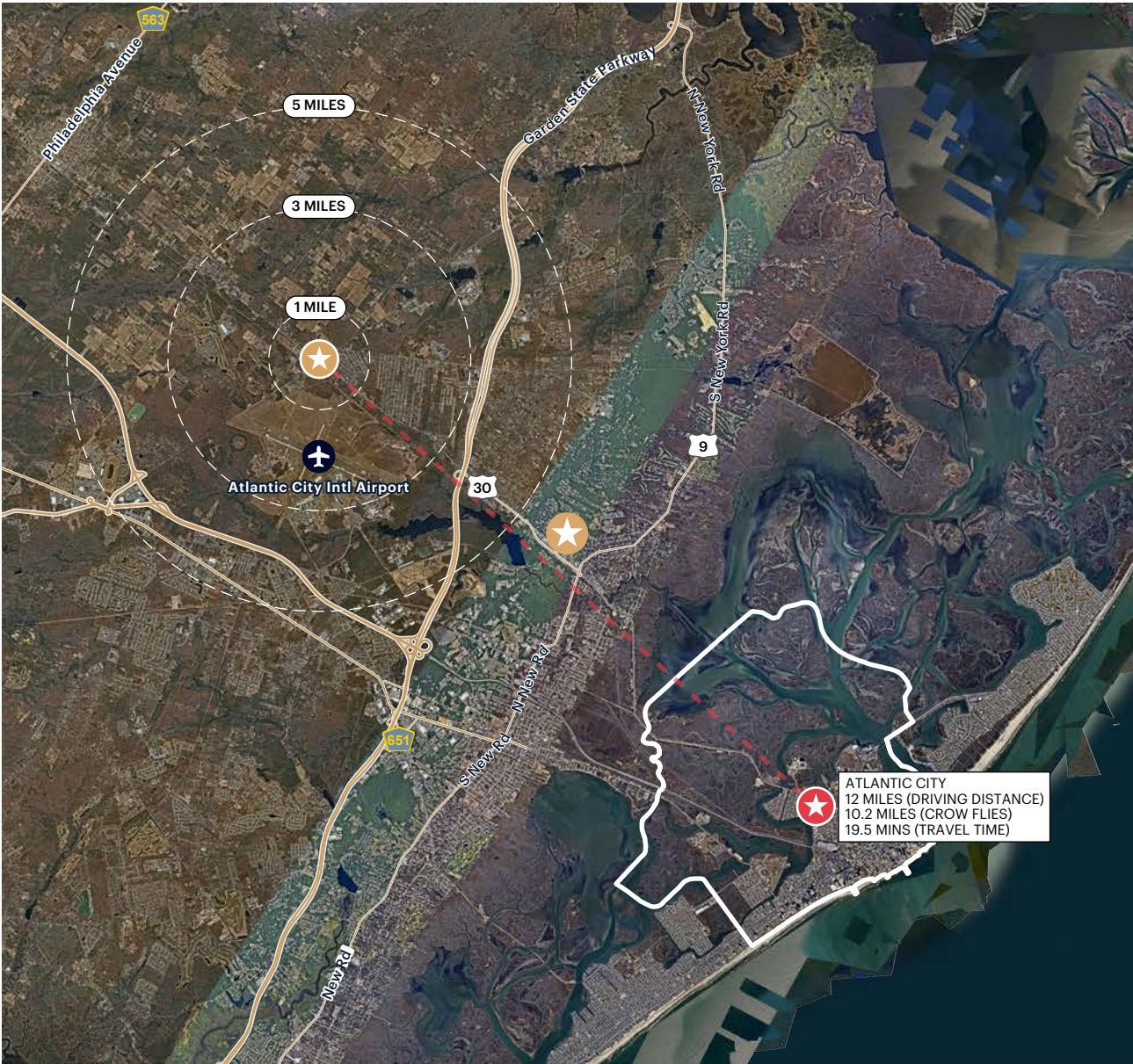
Redevelopment initiatives, including brownfield revitalization projects and infrastructure investments, are attracting new businesses and industries to the area.



DIVERSE INDUSTRY BASE

Egg Harbor City's economy is supported by a mix of small businesses, light manufacturing, and emerging sectors such as film production and aerospace innovation.

DEMOGRAPHICS 2024



POPULATION

1 mile	2,432
3 mile	14,450
5 mile	58,284



POPULATION DENSITY
(POPULATION PER SQ. MILE)

1 mile	774.7
3 mile	511.2
5 mile	742.2



PER CAPITA INCOME

1 mile	\$40,770
3 mile	\$38,515
5 mile	\$39,313



HOUSEHOLDS

1 mile	850
3 mile	4,150
5 mile	20,769



AVERAGE HOUSEHOLD INCOME

1 mile	\$116,308
3 mile	\$131,154
5 mile	\$108,645



AVERAGE HOME VALUE

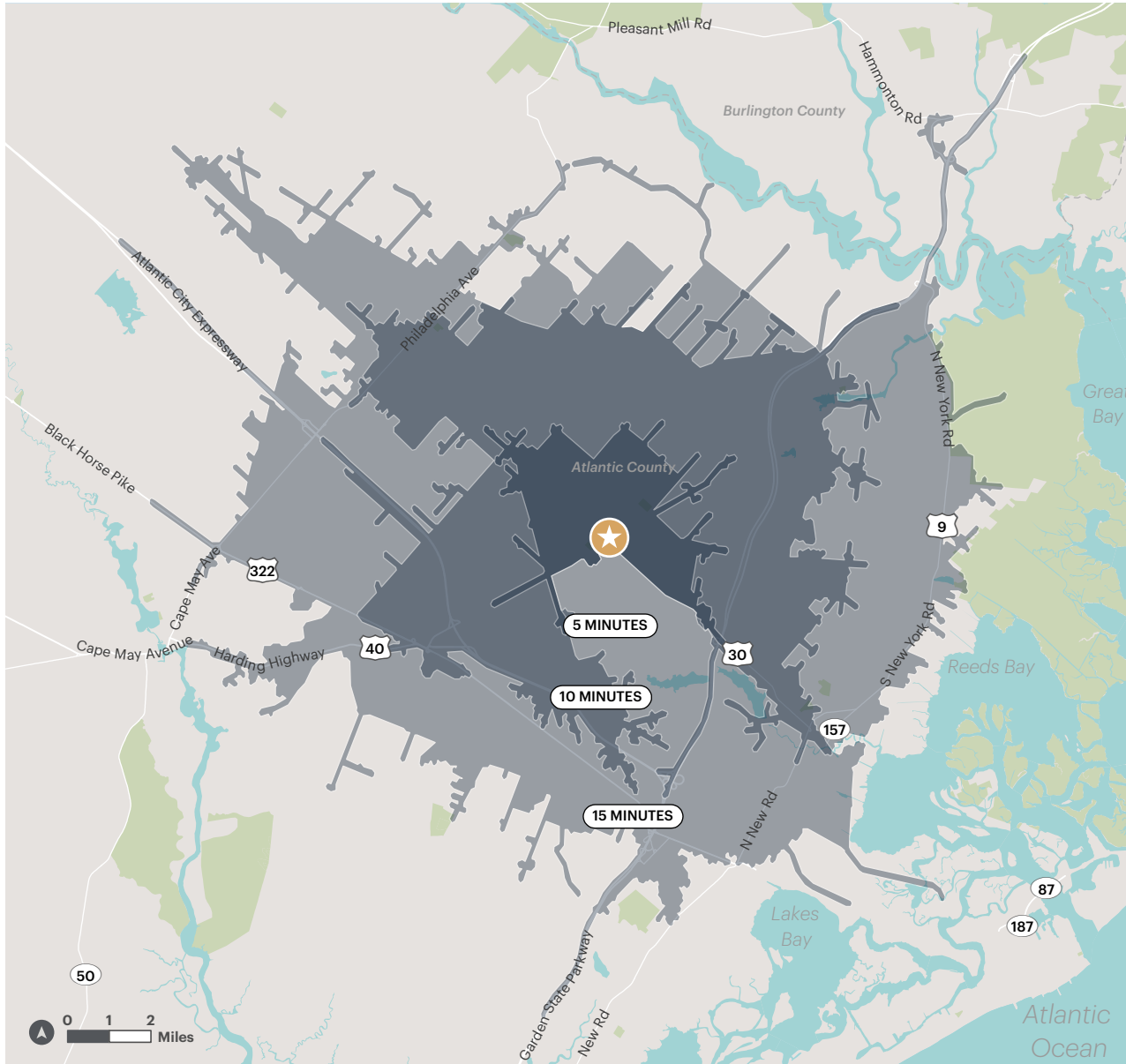
1 mile	\$357,037
3 mile	\$345,245
5 mile	\$329,063



TOTAL BUSINESSES

1 mile	73
3 mile	340
5 mile	1,728

DRIVETIME DEMOGRAPHICS 2024



POPULATION

5 minutes	6,574
10 minutes	37,220
15 minutes	104,536



POPULATION DENSITY (POPULATION PER SQ. MILE)

5 minutes	793.6
10 minutes	726.8
15 minutes	836.6



PER CAPITA INCOME

5 minutes	\$41,205
10 minutes	\$40,045
15 minutes	\$38,906



HOUSEHOLDS

5 minutes	2,211
10 minutes	13,324
15 minutes	39,610



AVERAGE HOUSEHOLD INCOME

5 minutes	\$123,248
10 minutes	\$110,792
15 minutes	\$103,087



AVERAGE HOME VALUE

5 minutes	\$330,539
10 minutes	\$344,642
15 minutes	\$362,561



TOTAL BUSINESSES

5 minutes	134
10 minutes	1,199
15 minutes	3,380

SECTION 4 OCCUPANCY

TENANT DESCRIPTION

TENANT DESCRIPTION

WAWA		Website
Leased SF		4,685 SF
Lease Start		5/5/2017
Lease Expiration		5/31/2037
Lease Term		12 Years
Rental Income	Annually:	\$305,000



Wawa, Inc. is a privately held chain of convenience stores and gas stations headquartered in Wawa, Pennsylvania. Established in 1964 as a retail extension of the Wood family's dairy business, Wawa has grown into one of the most recognized and beloved convenience store brands in the United States. The company operates over 1,000 locations, primarily concentrated in the Mid-Atlantic and Florida regions.

Wawa is renowned for its emphasis on high-quality products, exceptional customer service, and innovative offerings. Its stores provide a wide range of goods and services, including freshly brewed coffee, made-to-order hoagies, specialty beverages, snacks, groceries, and fuel. Wawa's kitchen capabilities and customizable food options cater to diverse customer preferences, contributing to its strong brand loyalty. The company differentiates itself through its clean and inviting store environments, efficient digital ordering systems, and popular rewards program. Additionally, Wawa fosters a community-oriented culture, supporting charitable initiatives and maintaining a strong focus on sustainability, such as reducing food waste and using renewable energy.

Wawa's employee-first ethos is reflected in its focus on employee development and profit-sharing programs, which have contributed to a strong workplace reputation. As a leader in convenience retail, Wawa continues to expand while maintaining its customer-centric approach.



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