

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Now Open! | Wawa Generated \$18.6 Billion in Revenue in 2024 | Signalized, Hard Corner Intersection



4597 Dixie Highway | Fairfield, Ohio

CINCINNATI MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
200 SW First Avenue, Suite 970
Fort Lauderdale, FL 33301
FL License No. BK3120739

WILLIAM WAMBLE

**EVP & Principal
National Net Lease**

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920

PHILIP WELLDE JR.

**First Vice President
National Net Lease**

philip.wellde@srsre.com
D: 202.552.0092 | M: 703.268.0854
1765 Greensboro Station Place
Tower 1, Suite 900, McLean, VA 22102
FL license No. SL3430880

SARAH SHANKS

**Vice President | Broker of Record
SRS National Net Lease Group**

sarah.shanks@srsre.com
D: 502.442.7079 | M: 502.417.6773
9078 Union Centre Blvd, Suite 350
West Chester, OH 45069
BRKP.2023006361 | REC.2024000384



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OLD NAVY

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FORCE
CONTROL

X-SHIELD

NTW

4

DEUFOL

GURNEY'S

GOOD BUDGET
AUTO

WILLSCOT

Fisher Body

Wawa

SYMMES RD 10,200 VPD







OFFERING SUMMARY



OFFERING

Pricing	\$4,939,000
Net Operating Income	\$246,945
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	4597 Dixie Highway Fairfield, Ohio 45014
Rentable Area	5,915 SF
Land Area	3.39 AC
Year Built	2025
Tenant	Wawa
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	Sept. 2025	Sept. 2045	Year 1	-	\$20,579	\$246,945	6 (5-Year)
(Corporate Guaranty)				Year 11	7%	\$22,019	\$264,231	
				Year 16	7%	\$23,561	\$282,727	
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**
- 2025 construction with high quality materials and distinct design elements
- Large 3.39-acre parcel

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 | Across From Industrial Hub | Wawa - Strong Earnings Report and Continued Growth

- Located at the signalized, hard corner intersection of Dixie Hwy and Symmes Rd averaging a combined 42,500 VPD
- Dixie Hwy is the main retail and commuter thoroughfare serving Fairfield and the surrounding trade areas
- Ideal access off both Dixie Hwy and Symmes Rd
- Directly across from a massive 53.33-acre, 1.6M+ square foot industrial hub, which will provide all day, consistent consumer traffic at this location
- **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 5-mile Trade Area

- More than 161,000 residents and 82,000 employees support the trade area
- Features an average household income of \$95,139 within a 5-mile radius
- 25 miles North of Downtown Cincinnati

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



Fairfield, Ohio
Butler, Hamilton County
Cincinnati MSA

PARKING



There are approximately 60 parking spaces on the owned parcel.

ACCESS



Dixie Highway/State Highway 4: 1 Access Point
Symmes Road: 1 Access Point

PARCEL



Acres: 3.39
Square Feet: 147,668

TRAFFIC COUNTS



Dixie Highway/State Highway 4: 32,300 VPD
Symmes Road: 10,200 VPD
Pleasant Avenue/U.S. Highway 127: 16,500 VPD

CONSTRUCTION



Year Built: 2025

IMPROVEMENTS



There is approximately 5,915 SF of existing building area

ZONING



C3 - General Business District

LOCATION MAP



2025 Estimated Population	
1 Mile	7,847
3 Miles	63,562
5 Miles	161,875
2025 Average Household Income	
1 Mile	\$79,397
3 Miles	\$83,880
5 Miles	\$95,139
2025 Estimated Total Employees	
1 Mile	5,857
3 Miles	29,938
5 Miles	82,318







	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	7,847	63,562	161,875
2030 Projected Population	7,831	63,474	163,043
2025 Median Age	41.1	38.8	39.1
Households & Growth			
2025 Estimated Households	3,250	25,426	62,745
2030 Projected Households	3,255	25,525	63,517
Income			
2025 Estimated Average Household Income	\$79,397	\$83,880	\$95,139
2025 Estimated Median Household Income	\$63,856	\$62,888	\$75,244
Businesses & Employees			
2025 Estimated Total Businesses	430	2,024	5,365
2025 Estimated Total Employees	5,857	29,938	82,318



FAIRFIELD, OHIO

Fairfield is a city in southern Butler County, Ohio, United States. It is a suburb located about 25 miles north of Cincinnati and is situated on the east bank of the Great Miami River. It is situated along the northern loop of I-275, conveniently positioned within minutes of a variety of recreational, cultural and business areas. Fairfield has a 2025 population of 44,141.

The City of Fairfield is a leading business location in the Cincinnati region. Located adjacent to major interstate highways I-75 and I-275, Fairfield is an ideal location for manufacturing and logistics businesses. Their companies range from innovative research and development firms to major suppliers for the automotive industry.

Fairfield is a prime business address featuring more than 1,200 businesses including the corporate headquarters of Cincinnati Financial Corporation, regional staples like Skyline Chili and Jungle Jim's International Market, and major manufacturing firms such as Pacific Manufacturing and Koch Foods, among many others.

Fairfield offers a variety of attractions, with Jungle Jim's International Market being a major highlight known for its unique and expansive selection. Other nearby attractions include the Ohio Valley Antique Mall, Fairfield Fun Center, and Harbin Park. Fairfield operates a parks and recreation system with over 500 acres of parkland. Harbin Park is the city's largest at 230 acres. It annually hosts the Cincinnati Cyclocross, a cycling competition spread over three days and three Greater Cincinnati communities. Fairfield offers vibrant cultural experiences through the Fairfield Community Arts Center and its weekly summer concert series at Village Green Park.

The nearest major airport is Cincinnati Municipal Lunken Airport.



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in 2024

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in 2024

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CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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