

WAWA GROUND LEASE

910 MacDade Blvd | Collingdale, PA

Marcus & Millichap
CAFIERO TEAM



OFFERING MEMORANDUM

DEAL LEAD

DEAL TEAM



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OFFERING HIGHLIGHTS

- 13.5 Years Remain on Original 20-year Ground Lease
- Zero Landlord Responsibilities
- 10% Rent Increases Every 5 Years
- Fitch BBB Credit Rating
- 6-5 Year Renewal Options
- Relocation Store From Across The Street To Add Gas Component To Their Convenience Store
- Wawa, Inc Has Over 1,100 Locations Nationally And Operates In Pa, Nj, De, Va, Fl, Md, And Washington Dc
- Wawa Has Approximately \$13 Billion in Annual Revenue
- Tremendous Visibility And Frontage at the Hard Corner Intersection of MacDade Boulevard And Upland Terrace
- Roughly 4 Miles To The Philadelphia International Airport And 14 Miles To Downtown Philadelphia
- Located Directly Adjacent to the Collingdale Municipal Center
- Average Daily Traffic Exceeding 22,100 Cars/Day
- Excellent Demographics With Roughly 500,000 People In A 5-mile Radius



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	26,077	201,120	487,941
2029 Population (Proj.)	26,067	201,103	490,232
EMPLOYMENT			
Total Employees	7,152	44,967	117,832
Total Establishments	1,100	7,195	17,195
HOUSEHOLDS			
Number of Households	10,015	80,550	198,937
Average HH Income	\$73,352	\$82,393	\$84,362

COLLINGDALE, PENNSYLVANIA

Collingdale, Pennsylvania is a compact borough in Delaware County located just southwest of Philadelphia, offering a dense suburban feel with strong urban connectivity. Its' walkable streets are supported by neighborhood convenience retail, local eateries, and service-oriented businesses concentrated along MacDade Boulevard and Chester Pike, two key commercial corridors that connect residents to surrounding communities. SEPTA trolley and bus lines provide direct access to Center City Philadelphia, making it an attractive option for commuters seeking relative affordability compared to nearby neighborhoods. The borough maintains a close-knit, community-oriented atmosphere, with local parks, public schools within the Southeast Delco School District, and municipal services centered around a small-town civic structure.

While modest in size, Collingdale benefits from its proximity to larger employment hubs, retail centers, and Philadelphia International Airport, positioning it as a practical residential enclave within the broader Delaware Valley region.

Collingdale's retail market is neighborhood-oriented and primarily serves the daily needs of its dense residential population. The borough's commercial activity is concentrated along MacDade Boulevard and Chester Pike, two high-visibility corridors that carry strong vehicular traffic and connect directly to surrounding Delaware County communities and Philadelphia.

Collingdale does not feature large shopping centers within its borders; however, it benefits from proximity to regional retail hubs in nearby communities such as Upper Darby, Clifton Heights, and Springfield, where national tenants, grocery anchors, and big-box retailers are located. Retail demand in Collingdale is driven by steady foot traffic, strong population density, and commuter accessibility via SEPTA trolley and bus lines. Overall, the borough supports stable, necessity-based retail with lower rent thresholds compared to larger suburban markets, making it attractive for small business operators and local entrepreneurs.



PROPERTY DETAILS

PROPERTY DESCRIPTION

Rentable Square Feet	5,585 SF
Parcel Size	1.30 AC
Parcel Number	11000175800
Year Built	2019
Number of Stories	1 Story
Parking	48 Spaces
Traffic Count	22,100± Vehicles/ Day



2019
Year Built



48
Spaces



22,100± ADT
MacDade Blvd





Wawa, Inc. is a privately held American convenience store and gas station chain founded in 1964 as a dairy outlet in Wawa, Pennsylvania. Over the decades, it has evolved into a major East Coast retail food-service powerhouse, with over 1,000 locations across 13 states and Washington, D.C.

What sets Wawa apart is its strong focus on high-quality, made-to-order food: hoagies, breakfast sandwiches, wraps, specialty coffee, and more—available 24/7 in many locations. This emphasis on fresh, fast food has driven foodservice to account for over half of the company's revenue and earned Wawa top rankings in customer satisfaction studies.

Wawa's strong brand loyalty stems from its community-oriented culture, friendly service, and employee ownership model—approximately 41% of the company is employee-owned. Through the Wawa Foundation, the company also supports charitable causes related to health, hunger, and local heroes. With multi-billion-dollar annual revenue and aggressive expansion plans, Wawa is transforming from a regional favorite into a national convenience and foodservice leader.

Wawa has reinvented the convenience store model by blending top-tier grab-and-go food, streamlined service, thoughtful amenities, and strong community values. It's earned a cult-like following—especially in the Mid-Atlantic—and is now growing nationally, all while staying private and deeply connected to its roots.

WAWA, PA HEADQUARTERS

S&P: A+
CREDIT RATING

1,100+
LOCATIONS

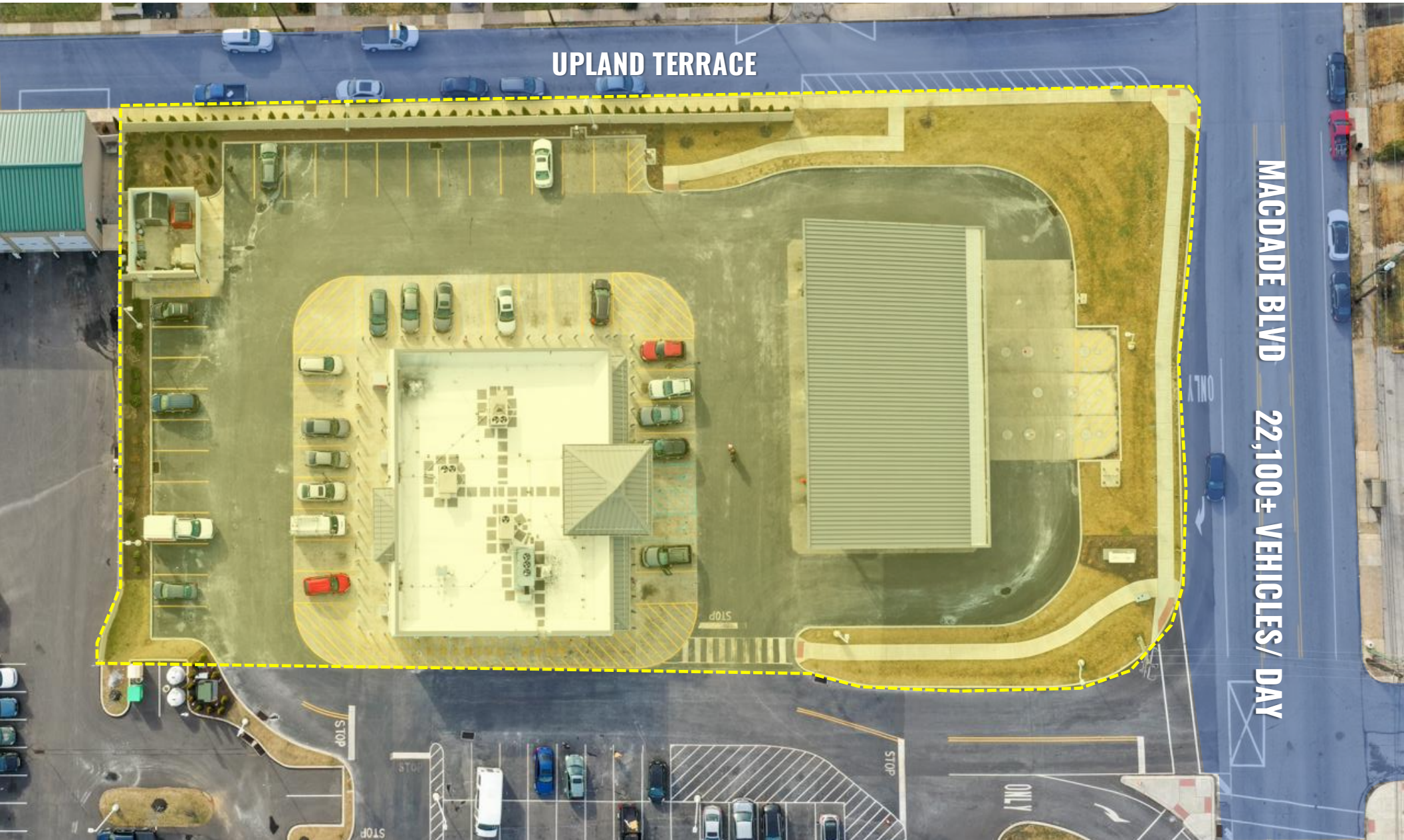
\$13.0B
REVENUE

46,000+
EMPLOYEES



PROPERTY OUTLINE

Marcus & Millichap
CAFIERO TEAM

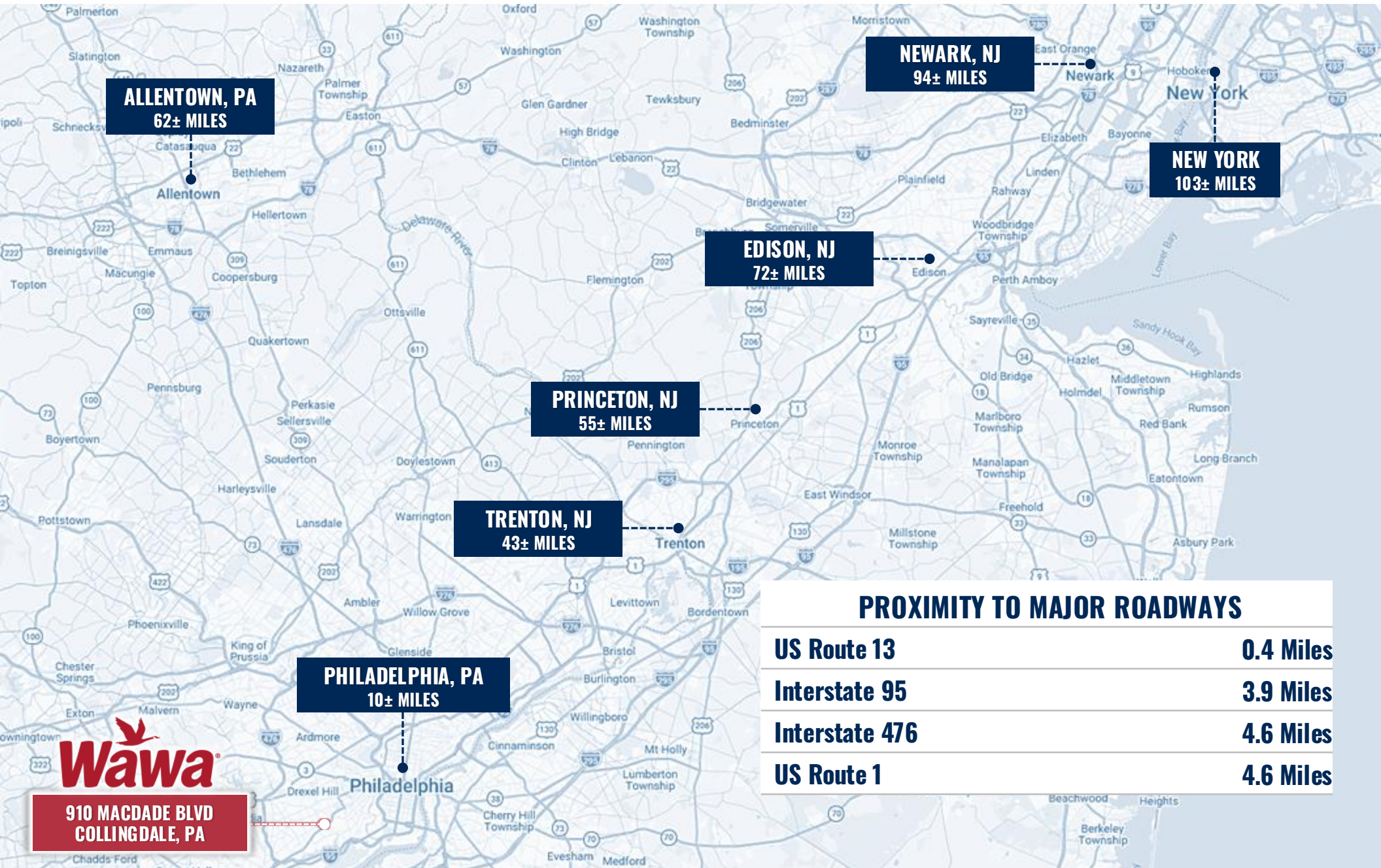


UPLAND TERRACE

MACDADE BLVD 22,100± VEHICLES / DAY

REGIONAL MAP

Marcus & Millichap
CAFIERO TEAM



Wawa





ExtraSpace
Storage

FAMILY DOLLAR
GNC

Wawa

Wawa

The
Spayed Club
Veterinary Clinic

COLLINGDALE BORO
POLICE DEPARTMENT



WALGREENS

CVS

DUNKIN'

T-Mobile

Wawa

ADVANCE
AUTO PARTS



COLLINGDALE BORO
PUBLIC LIBRARY

COLLINGDALE BORO
POLICE DEPARTMENT

Wawa



FRANKLIN MINT
FEDERAL CREDIT UNION

DUNKIN'

DOLLAR GENERAL

DOLLAR TREE

COLLINGDALE BORO
POLICE DEPARTMENT

Wawa

COLLINGDALE BORO
PUBLIC LIBRARY

FINANCIAL ANALYSIS



\$7,951,000
List Price



\$425,425
NOI



5.35%
Cap Rate



+/- 13 Years
Term Remaining

OFFERING SUMMARY

Property Address	910 MacDade Blvd, Collingdale, PA
Rentable SF	5,585 SF
Type of Ownership	Leased Fee Interest
List Price	\$7,951,000
Net Operating Income	\$425,425
Cap Rate	5.35%

RENT SCHEDULE

	Rent Dates	Annual Rent	Increase	Cap Rate
Base Term	9/1/2024 - 8/31/2029	\$425,425	-	5.35%
	9/1/2029 - 8/31/2034	\$467,968	10.00%	5.89%
	9/1/2034 - 8/31/2039	\$514,764	10.00%	6.47%
Option 1	9/1/2039 - 8/31/2044	\$566,241	10.00%	7.12%
Option 2	9/1/2044 - 8/31/2049	\$622,865	10.00%	7.83%
Option 3	9/1/2049 - 8/31/2054	\$685,151	10.00%	8.62%
Option 4	9/1/2054 - 8/31/2059	\$753,666	10.00%	9.48%
Option 5	9/1/2059 - 8/31/2064	\$829,033	10.00%	10.43%
Option 6	9/1/2064 - 8/31/2069	\$911,936	10.00%	11.47%

LEASE SUMMARY

Tenant	Wawa, Inc.
Lease Type	NNN Ground Lease
Guarantor	Corporate
Lease Commencement	8/4/2019
Lease Expiration	8/31/2039
Lease Term Remaining	+/- 13 Years
Rent Increases	10% Every 5 Years
Renewal Options	Six (6) 5 Year Options
Renewal Notice Timing	365 Days
Tenant Responsibility	Taxes, Insurance, Utilities, Repairs & Maintenance, Roof & Structure
Landlord Responsibility	None
Termination Option	None
Right of First Refusal	None

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