

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New 20-Year Lease | 4.8+ Acre Land Parcel | 7% Rental Increases Every 5 Years Starting Year 11



18 Private Dr | Crawfordville, Florida

TALLAHASSEE MSA

ACTUAL RENDERING



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

SITE OVERVIEW



CONSTRUCTION SITE AS OF JULY 1

OFFERING SUMMARY



OFFERING

Pricing \$4,539,000

Net Operating Income \$204,255

Cap Rate 4.50%

PROPERTY SPECIFICATIONS

Property Address 18 Private Drive, Crawfordville, Florida 32327

Rentable Area 5,915 SF

Land Area 4.82 AC

Year Built 2026

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. Year 11 & Beg. Each Option

Options 6 (5-Year)

Rent Commencement July 2026 Est.

Lease Expiration July 2046 Est.

[CLICK HERE FOR A FINANCING QUOTE](#)

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Tenant Name	SF	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa	5,915	July 2026 Est.	July 2046 Est.	Year 1	-	\$17,018	\$204,225	6 (5-Year)
(Corporate Guaranty)				Year 11	7%	\$18,210	\$218,520	
				Year 16	7%	\$19,484	\$233,817	
7% Rental Increases Beg. of Each Option								

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 1,260 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. 21 in Forbes 2025 Ranking of America's largest private companies**
- **The company is currently in the midst of its "largest expansion ever," aiming to reach 1,800 stores by 2030**
- 2026 construction with high quality materials and distinct design elements
- Large 4.82-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, Four-Way Intersection | Off U.S. Hwy 319 (21,000 VPD) | Wawa - Strong Earnings Report and Continued Growth

- Located at the signalized, four-way corner intersection of U.S. Highway 319 and Whiddon Lake Road
- Nearby national tenants include Walmart, Publix, Starbucks, McDonald's, Dollar General, Tractor Supply Co, ALDI, and more
- Publix ranked in the top 77% nationwide while generating over 1.1 million visitors over the past 12 months according to Placer.ai
- **Wawa merchandise sales per store are estimated to exceed \$7.5M for the 2025 fiscal year, significantly outpacing the industry average of \$2.3M per store for 2025 (Source: NACS/Industry Estimates)**
- **Gasoline sales remained robust as Wawa expanded into new markets, with total volume projected to reach 3.3 billion gallons in 2025; the average Wawa continues to sell over 70,000 gallons per week—more than double the 2025 industry average of 33,522 gallons per store per week (Source: NACS)**

Affluent 1-Mile | Growing Population | Tallahassee MSA

- Features an average household income of \$106,886 within a 1-mile radius
- The trade area is supported by over 20,000 residents and 4,500 employees within a 5 mile radius
- The population in Wakulla County has grown over 20% since 2010 causing an influx of housing developments and growing the overall trade area ([WTXL Tallahassee](#))

PROPERTY PHOTOS



WATCH DRONE VIDEO



CONSTRUCTION SITE AS OF JULY 1

PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



WAWA

wawa.com

Company Type: Private

Locations: 1,260

Total Revenue: \$18.6B

Number of Employees: 47,000

Credit Rating: Fitch: BBB

As of 2025, Wawa has cemented its status as a dominant force in the convenience retail sector, operating **over 1,260 locations** across the East Coast and expanding rapidly into the Midwest and Southeast. The brand currently serves 14 states and territories, including Pennsylvania, New Jersey, Delaware, Maryland, Virginia, Florida, North Carolina, Alabama, Georgia, Ohio, Indiana, Kentucky, West Virginia, and Washington, D.C. Notably, Florida has recently overtaken Wawa's home state of Pennsylvania to host the highest number of locations, accounting for roughly 27% of the total store count.

Wawa remains one of the largest and most successful private companies in America. **For the 2025 fiscal year, Forbes estimated Wawa's revenue at approximately \$18.64 billion.** This performance earned the company the #21 spot on Forbes' list of America's Largest Private Companies and the #16 spot for Customer Experience All-Stars. **Wawa's consistent ranking among the top 25 most trusted companies in the U.S.** highlights its unique ability to maintain a «cult-like» following while operating at a massive national scale.

What truly sets Wawa apart is its legendary foodservice and community-driven culture. It is most famous for its built-to-order hoagies, which become a cultural phenomenon every summer during the «HoagieFest» promotion. Beyond sandwiches, the brand is beloved for its proprietary award-winning coffee, «Sizzli» breakfast sandwiches, and seasonal favorites like «The Gobbler»—a Thanksgiving-themed hoagie. By blending the efficiency of a gas station with the quality of a fresh deli, Wawa has transitioned from a local dairy farm heritage into a lifestyle brand that customers claim as a point of regional pride.

Source: s3.amazonaws.com

PROPERTY OVERVIEW



LOCATION



Crawfordville, Florida
Wakulla County
Tallahassee MSA

ACCESS



Whiddon Lake Road: 2 Access Points
Crawfordville Highway: 1 Access Point

TRAFFIC COUNTS



Crawfordville Highway/U.S. Highway 319: 21,000 VPD

IMPROVEMENTS



There is approximately 5,915 SF of existing building area

PARKING



There are approximately 50 parking spaces on the owned parcel.
The parking ratio is approximately 8.4 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 18-3S-01W-000-04492-000
Acres: 2.19
Square Feet: 95,396

CONSTRUCTION



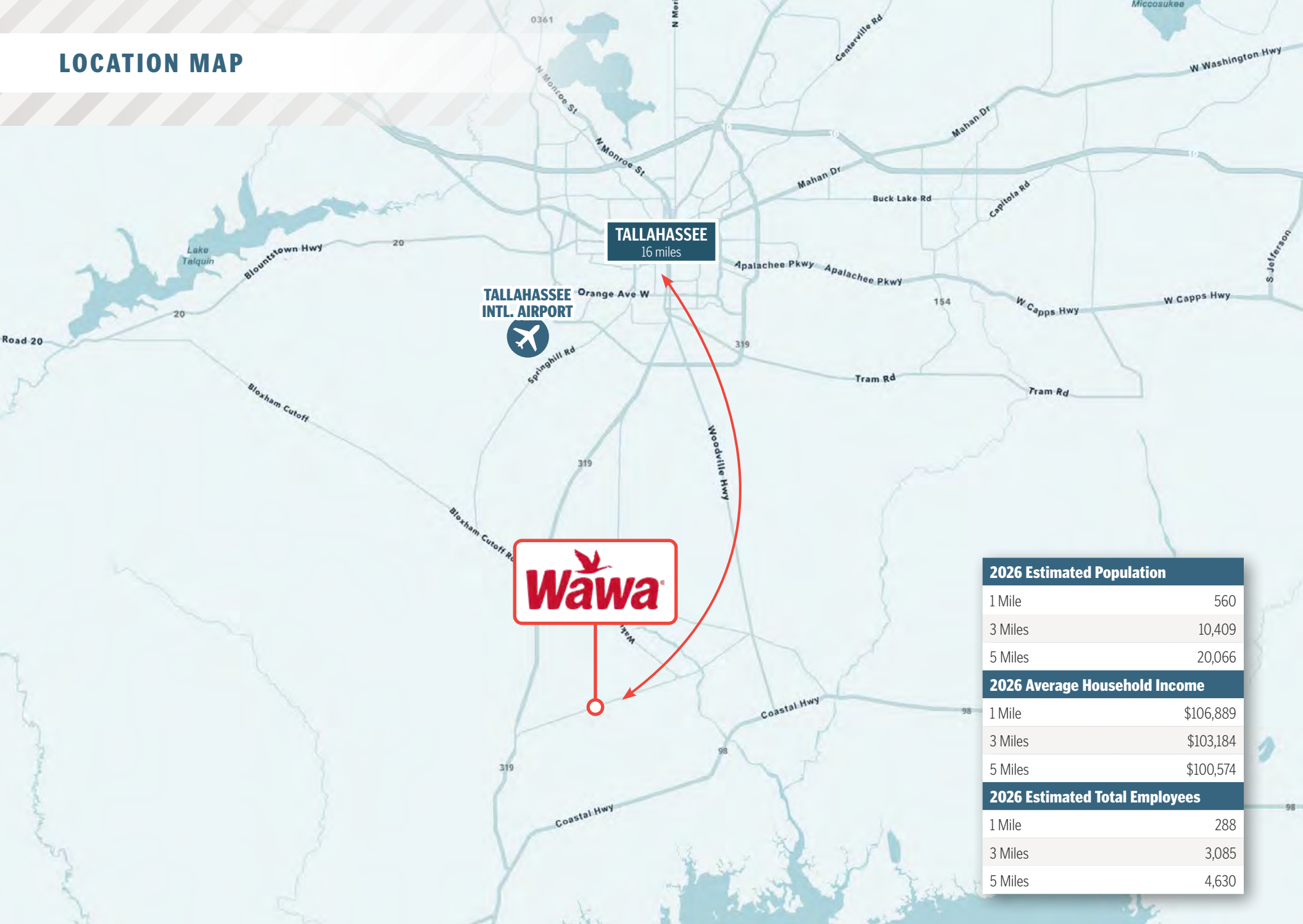
Year Built: 2026

ZONING



C-2 (General Commercial)

LOCATION MAP



2026 Estimated Population	
1 Mile	560
3 Miles	10,409
5 Miles	20,066
2026 Average Household Income	
1 Mile	\$106,889
3 Miles	\$103,184
5 Miles	\$100,574
2026 Estimated Total Employees	
1 Mile	288
3 Miles	3,085
5 Miles	4,630





	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	560	10,409	20,066
2031 Projected Population	589	11,347	22,018
2026 Median Age	41.0	41.1	40.8
Households & Growth			
2026 Estimated Households	211	3,967	7,623
2031 Projected Households	224	4,375	8,456
Income			
2026 Estimated Average Household Income	\$106,889	\$103,184	\$100,574
2026 Estimated Median Household Income	\$101,995	\$92,429	\$83,600
Businesses & Employees			
2026 Estimated Total Businesses	36	337	550
2026 Estimated Total Employees	288	3,085	4,630



CRAWFORDVILLE, FLORIDA

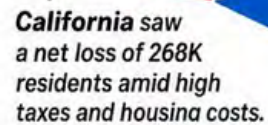
Crawfordville is a growing community and the county seat of Wakulla County, Florida, approximately 20 miles south of Tallahassee. Nestled between the state capital and the Gulf Coast, Crawfordville offers a blend of small-town charm, natural beauty, and convenient access to urban amenities. The community has experienced steady residential growth while maintaining its rural character, making it an attractive destination for families and outdoor enthusiasts. Crawfordville has a 2026 population of 6,397.

Crawfordville's economy is supported by government services, healthcare, education, retail, construction, tourism, and small businesses. As the county seat, government offices contribute significantly to local employment. Many residents commute to Tallahassee for jobs in state government, healthcare, education, and professional services. Continued residential development has expanded local retail and service industries, while tourism and outdoor recreation contribute to the local economy through nearby parks, rivers, and Gulf Coast attractions.

Crawfordville is surrounded by some of North Florida's most scenic natural attractions. Nearby Wakulla Springs State Park is renowned for its crystal-clear springs, boat tours, and abundant wildlife. Residents also enjoy easy access to the St. Marks National Wildlife Refuge, the Gulf of Mexico, hiking trails, kayaking, fishing, and camping. Local parks, community events, and historic sites further enhance the area's appeal for residents and visitors alike.

Higher education opportunities are available nearby through Tallahassee State College, Florida State University, and Florida A&M University, providing a wide range of academic and workforce development programs. The closest major airport to Crawfordville, Florida is Tallahassee Regional Airport.

By State



Florida gained **\$21B**
more wealth than the
next five states combined.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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