



# TN-100

& Temple Road, Nashville, TN 37221

**BRAND NEW 20 YEAR ABSOLUTE NNN GROUND LEASE**



Representative Photo

**CBRE**

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## INTRODUCTION

CBRE is pleased to exclusively present a brand new 20 year absolute NNN ground lease with Wawa, one of the most highly sought after single tenant net lease tenants. The 5,915 SF building sits on a 2.53 acre parcel near a high traffic, signalized hard corner intersection in the Bellevue community of greater Nashville, TN with exceptional visibility and access. The new 20 year absolute NNN lease includes fixed rental increases throughout the term and provides truly hands off ownership with no landlord obligations.

Wawa demonstrates robust financial strength and an aggressive growth trajectory, underpinning the security of this investment. In 2023, the company reported a significant 22% increase in revenue, reaching \$18.23 billion, and was recognized by Forbes as one of the largest private companies in the U.S. Further solidifying its market position, Wawa has unveiled plans for its most ambitious expansion in company history, with objectives to open as many as 700 new locations over the next five years, aiming for a total of 1,800 stores by 2030.

## INVESTMENT HIGHLIGHTS

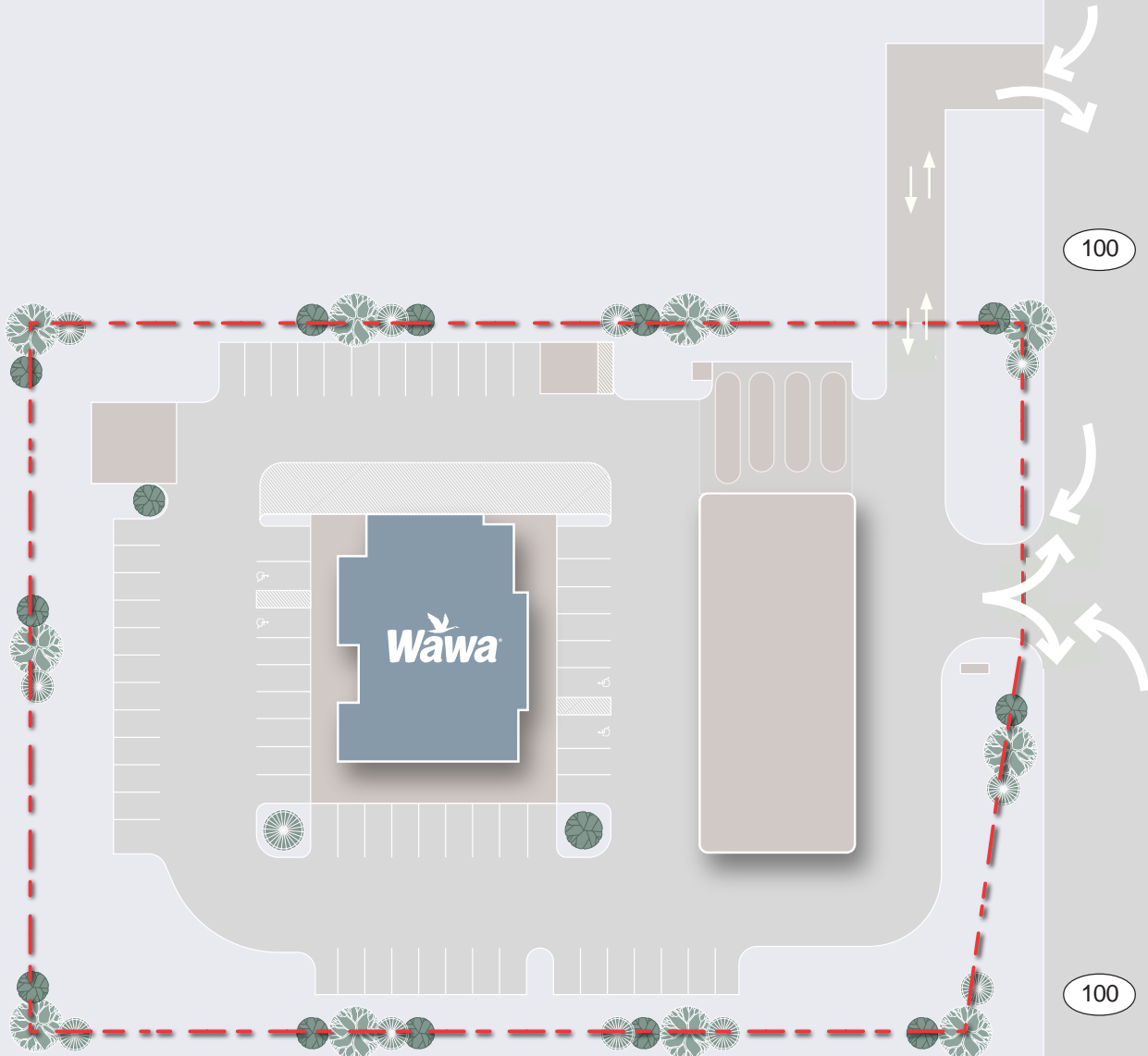
- Brand New 20-Year lease with Wawa
- Corporate guaranty from Wawa, Inc. – Investment grade credit with a Fitch rating of ‘BBB’
- Absolute NNN ground lease – No landlord management obligations
- Fixed 5% rental increases every 5 years (starting in year 11) and including options
- Situated on last available retail pad site across from Publix Supermarket at Harperth Village
- Positioned on U.S. Highway 100 - a primary retail and commuter thoroughfare serving Bellevue/Belle Meade with over 23,370±VPD
- Large 2.53-acre parcel with 68 parking spaces
- No debt to assume
- Tennessee has NO STATE INCOME TAX

## INVESTMENT SUMMARY

<b>PROPERTY ADDRESS:</b>	TN-100 & Temple Road, Nashville, TN 37221
<b>PRICE:</b>	<b>\$6,238,581</b>
<b>ANNUAL RENT:</b>	<b>\$290,094</b>
<b>CAP RATE:</b>	<b>4.65%</b>
<b>TENANT:</b>	Wawa, Inc.
<b>GUARANTOR:</b>	Wawa, Inc.
<b>RENTAL INCREASES:</b>	5% increases every 5 years starting in year 11 and including options
<b>INITIAL LEASE TERM:</b>	20 Years
<b>REMAINING LEASE TERM:</b>	20 Years
<b>OPTIONS:</b>	(6) 5-Year options
<b>RENT COMMENCEMENT:</b>	March 2026
<b>LANDLORD OBLIGATIONS:</b>	None - Absolute NNN Ground Lease
<b>BUILDING SIZE:</b>	5,915± SF
<b>LAND SIZE:</b>	2.53± acres
<b>PARKING SPACES:</b>	68 Spaces (11.50 spaces per 1,000 SF)
<b>YEAR BUILT:</b>	2026



SITE PLAN



# PROPERTY IMAGES



**ONE BELLEVUE PLACE**

**BELLEVUE PLACE**

**BELLEVUE PLAZA**

**BELLEVUE VALLEY PLAZA**

**Wawa**  
**TN-100**  
& TEMPLE ROAD

I-40 | 61,550±AADT

HWY 70 S | 26,870±AADT



HWY 100 | 23,370±AADT



**Harpeth Valley Elem. School**  
**Student Enrollment:**  
**717±**



**WOLF GANG**  
 BAKERY & GROOMING  
**ME** Massage Envy












**HWY 100 | 23,370±AADT**




**TN-100**  
 & TEMPLE ROAD

**The Church @ Harpeth Heights**






**Kroger**  
 FRESH FOR EVERYONE™  
 LAS PALMAS  
 Mexican Restaurant  
 CELEBRATING 35 YEARS





**O'Reilly's Amish Furniture**

# AERIAL VIEW | NORTHWEST



SUBWAY

Walgreens

FORTUNA  
ITALIAN STEAKHOUSE

SHERWIN  
WILLIAMS  
BREWING

SUN  
TAN  
CITY

NASHVILLE SMILES

STRETCH ZONE  
FLEXIBILITY FOR LIFE

CP  
CHINA  
PANDA

Publix



FIFTH THIRD BANK

TireDiscounters



CROSS ACCESS  
EASEMENT

HWY 100 | 23,370±AADT

Wawa

AERIAL VIEW | WEST



CROSS ACCESS EASEMENT



HWY 100 | 23,370±AADT

AERIAL VIEW | SOUTHWEST



HWY 100 | 23,370±AADT

Temple Road | 6,830±AADT





# TENANT OVERVIEW



Wawa, Inc. is a privately held convenience store chain with deep roots dating back to 1803. Originally an iron foundry, the company shifted to dairy farming in the early 1900s and opened its first Wawa Food Market in 1964 to sell dairy products. Since then, Wawa has grown into a beloved brand known for its fresh food, beverages, coffee, fuel services, and surcharge-free ATMs.

With over 1,043 stores across PA, NJ, DE, MD, VA, FL, and Washington, D.C., Wawa offers a wide selection of fresh foodservice items including custom hoagies, hot breakfast sandwiches, handcrafted beverages, and snacks. The company has announced plans to expand by adding up to 280 new stores over the next decade, targeting markets in Florida, Alabama, Tennessee, Georgia, North Carolina, Ohio, Indiana, and Kentucky.

Wawa continues to be a go-to destination for customers seeking convenience, quality, and value—all day, every day.



## COMPANY OVERVIEW

<b>ANNUAL REVENUE:</b>	\$18.84 billion in 2024
<b>LOCATIONS:</b>	1,150 Stores
<b>EMPLOYEES:</b>	46,000
<b>FITCH RATING:</b>	BBB
<b>OWNERSHIP:</b>	Private
<b>HEADQUARTERS:</b>	WaWa, Pennsylvania

## AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	3,816	31,692	59,792
2030 Population (Projection)	3,769	33,340	62,504

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	85.6%	81.6%	80.1%
Black or African American	3.5%	5.7%	6.9%
Asian	3.9%	3.9%	4.2%
American Indian & Alaskan Native	0.3%	0.2%	0.2%
Pacific Islander	0.1%	0.0%	0.0%
Other	1.0%	1.7%	2.0%
Two or More Races	5.7%	6.7%	6.6%

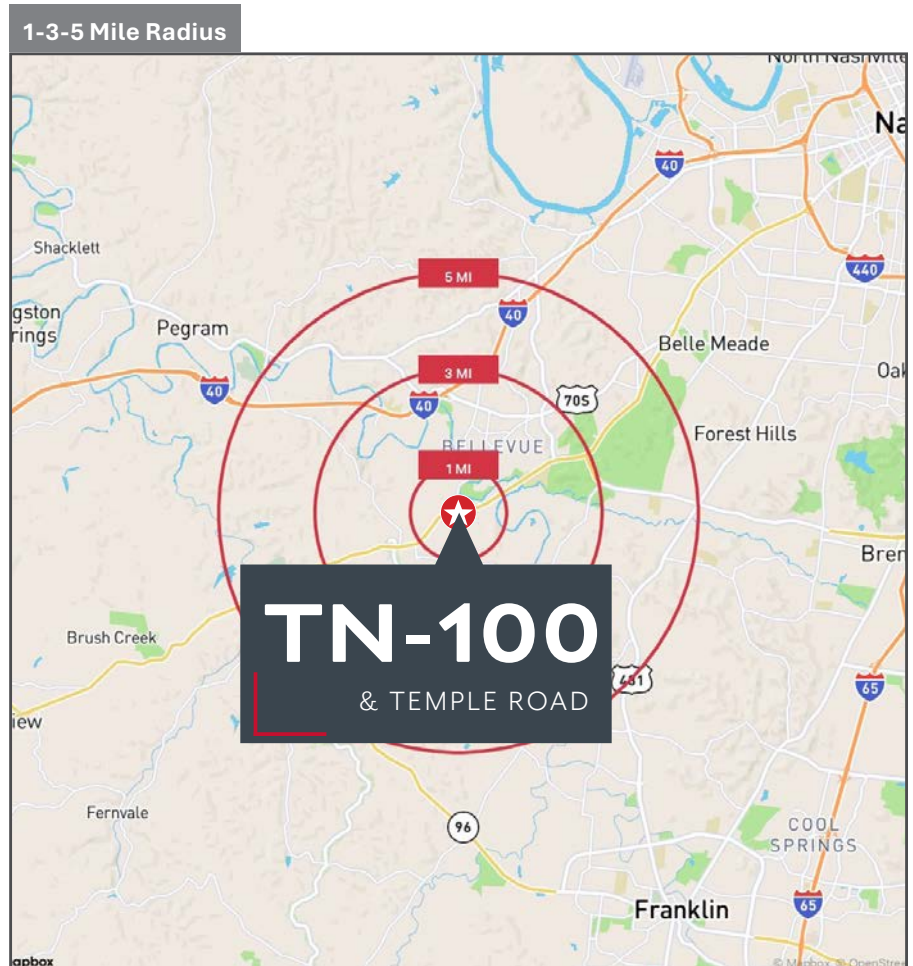
DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2025 Daytime Population	3,273	23,327	41,246
Daytime Workers	1,542	9,185	15,059
Daytime Residents	1,749	14,142	26,187

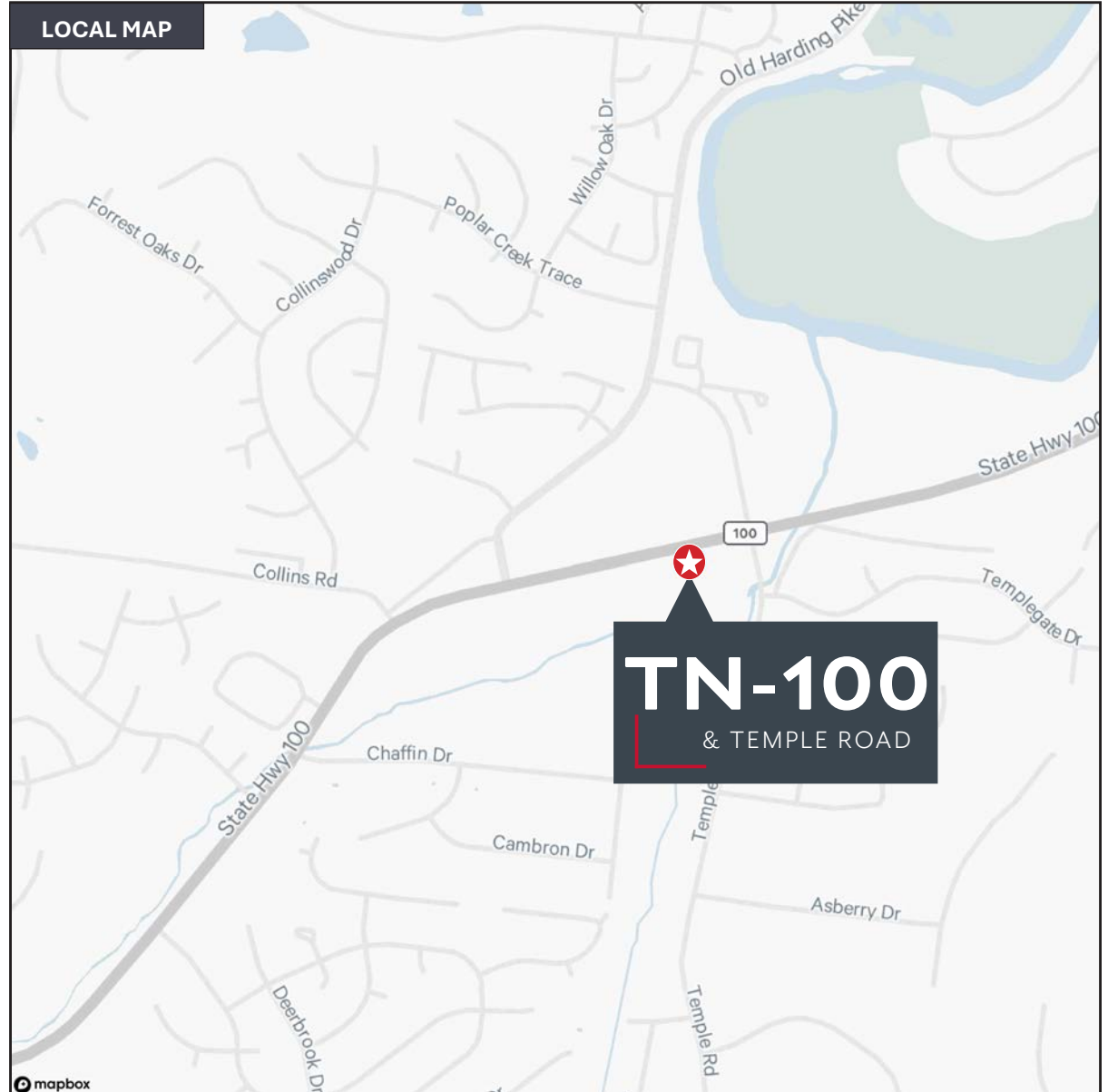
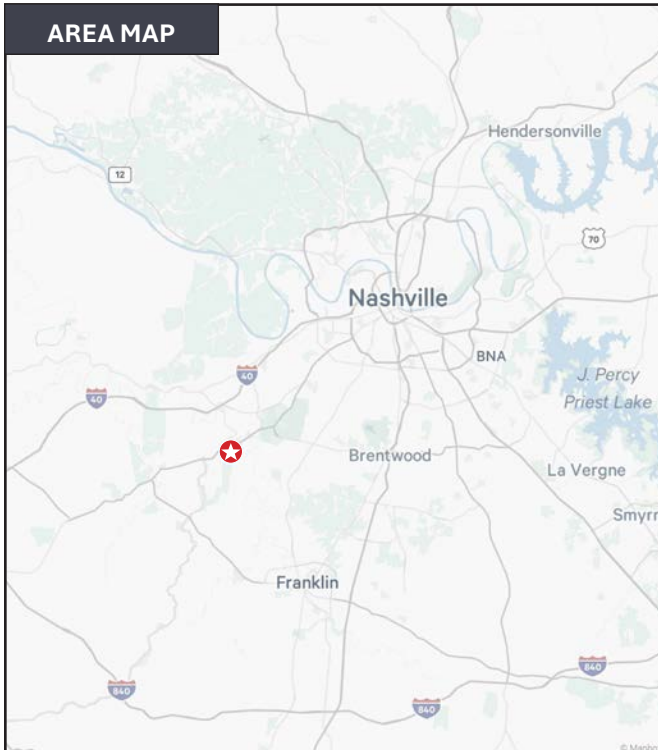
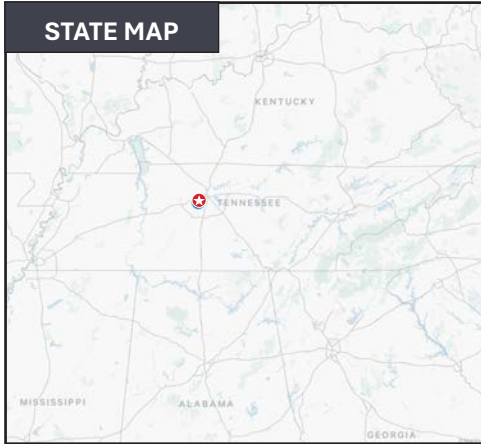
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	123	724	1,192
2025 Employees	1,353	7,203	10,770

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$200,992	\$164,555	\$158,306

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	45.3	42.4	40.1

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Households	1,343	13,357	26,156
2030 Households (Projection)	1,319	13,825	26,985







## WHY NASHVILLE?

Nashville presents a compelling environment for commercial real estate investment, characterized by strong economic growth, strategic infrastructure development, and a high quality of life that attracts residents and businesses alike.

**Population Growth & Demographics:** Nashville’s metropolitan area has experienced significant population growth, increasing by over 136,000 residents (6.4%) from 2020 to 2024. This surge is largely attributed to both domestic and international migration, with approximately 72,000 individuals relocating from other U.S. states and nearly 38,000 from abroad. The city’s diverse and expanding population contributes to a dynamic workforce and a growing demand for housing and services.

**Economic Development & Business Climate:** Nashville’s economy is robust and diversified, with key sectors including healthcare, technology, entertainment, and finance. In 2024, the region added over 32,000 jobs, reflecting a nearly 3% growth rate and a sustained unemployment rate of 3% or lower. The city’s favorable tax environment—characterized by no state income tax and lower property taxes—has attracted high earners and businesses, further bolstering economic activity.

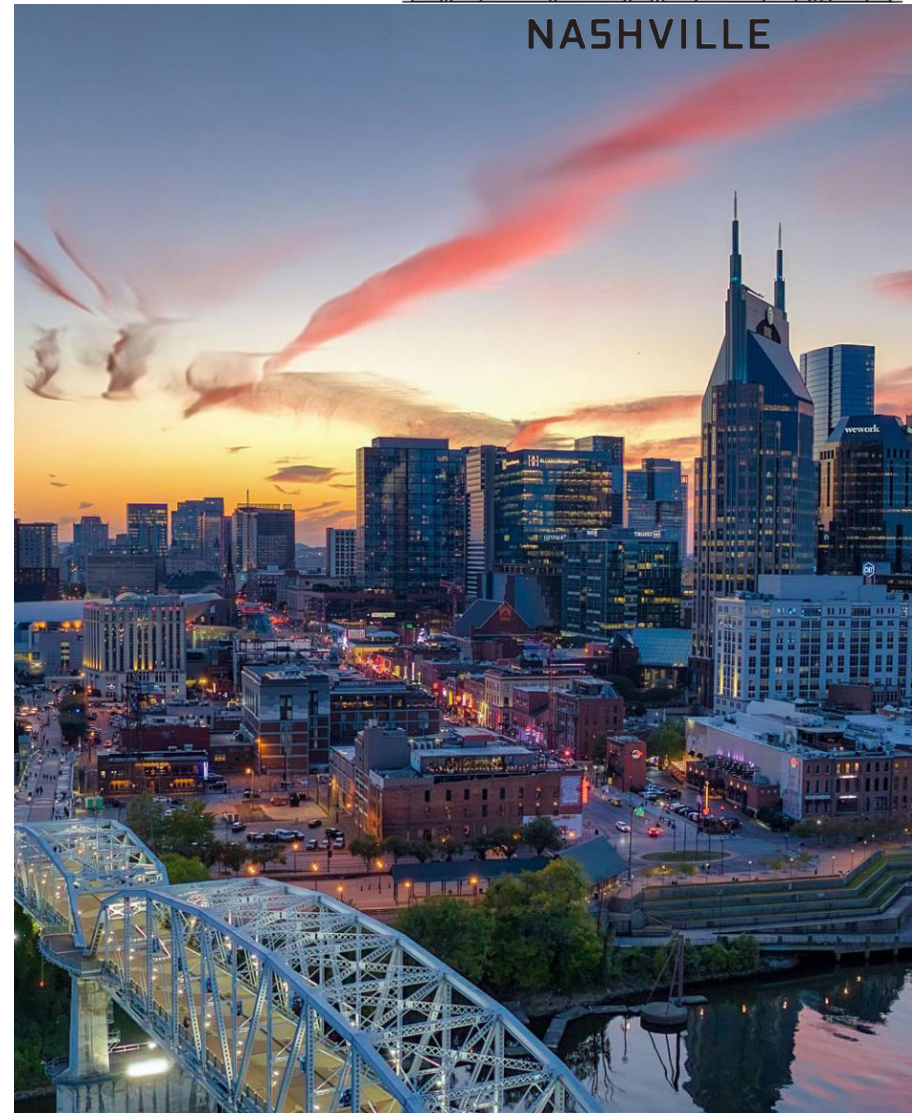
**Infrastructure & Urban Development:** Nashville is undergoing significant infrastructure enhancements to support its growth. In November 2024, voters approved a \$3.1 billion transit improvement plan, “Choose How You Move,” which includes the development of smart traffic signals, expanded bus routes, and the creation of “All-Access Corridors” to improve connectivity and accessibility across the metro area. Additionally, major development projects such as the 60-story Paramount Tower and the new \$2.1 billion Nissan Stadium are set to reshape the city’s skyline and attract further investment.

**Quality of Life & Livability:** Nashville offers a high quality of life, characterized by a vibrant music scene, diverse cultural attractions, and a strong sense of community. The city’s low cost of living compared to other major metropolitan areas, combined with its rich cultural offerings, makes it an attractive destination for residents and businesses alike. The presence of several universities, including Vanderbilt University and Belmont University, contributes to a youthful and educated population, further enhancing the city’s appeal.

**Commercial Real Estate Outlook:** Nashville’s commercial real estate market is experiencing strong demand across various sectors. The office market remains resilient, with positive absorption rates and increasing rental rates, particularly for Class A+ spaces in downtown areas. The industrial sector continues to thrive, driven by robust demand and ongoing construction of new facilities. The retail market is also performing well, with low vacancies and significant development activity in key neighborhoods.



NASHVILLE



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