

SINGLE TENANT ABSOLUTE NNN

Ground Leased Investment Opportunity



Brand New Construction | 20-Year Lease | High Traffic Intersection (39,500 VPD)



1598 US-27

AVON PARK FLORIDA

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



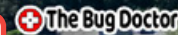


USPS.COM

Avon Park
Middle School

Avon Elementary
School

Oaks Village -
Southern Homes



N DELAWARE AVE



39,500 VPD



COUNTY RD 17A W



CONSTRUCTION SITE AS OF AUGUST 28



SITE OVERVIEW



CONSTRUCTION SITE AS OF AUGUST 28

OFFERING SUMMARY



OFFERING

Pricing	\$5,053,000
Net Operating Income	\$240,000
Cap Rate	4.75%

PROPERTY SPECIFICATIONS

Property Address	1598 US-27, Avon Park, Florida, 33825
Rentable Area	6,372 SF
Land Area	2.61 AC
Year Built	2026 (Est. Opening October 8, 2026)
Tenant	Wawa
Guaranty	Corporate
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	10% Starting LY 11, 7% Every 5 Years Thereafter
Options	6 (5-Year)
Rent Commencement	October 8, 2026
Lease Expiration	October 31, 2046

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Tenant Name	SF	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa	6,372	Oct. 2026	Oct. 2046	Year 1	-	\$20,000	\$240,000	6 (5-Year)
(Corporate Guaranty)				Year 11	10%	\$22,000	\$264,000	
				Year 16	7%	\$23,540	\$282,480	
*Tenant has a 15-day Right of First Refusal (ROFR)						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 1,260 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 10% rental increases in lease year 11 and 7% every 5 years thereafter including option periods
- **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 2.61-acre parcel, with three access points and two pylon signs

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 US 27 & 98 (39,500 VPD) | Wawa - Strong Earnings Report and Continued Growth

- Located at the signalized, four-way corner intersection of US Highway 27 & 98 and W Stryker Road, which combine to average over 39,500 VPD
- Less than 1 mile from a Walmart Supercenter anchored center with other national/credit tenants including Culver's, El Car Wash, and Scooter's
- Avon Park is home to South Florida State College's 228-acre main campus (~2,880 students) and the 352-square-mile Avon Park Air Force Range
- **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)**

Regional Traffic Corridor | Limited Convenience Supply

- Located along US-27, the primary north-south corridor connecting Sebring, Lake Placid and surrounding Highlands County communities
- Serves as a regional fuel and convenience stop for surrounding Central Florida communities
- Positioned within Florida, Wawa's fastest growing expansion market
- Fourth Wawa in Highlands County, joining two locations in Sebring and one in Lake Placid

PROPERTY PHOTOS



WATCH DRONE VIDEO



CONSTRUCTION SITE AS OF AUGUST 28

PROPERTY PHOTOS



PROPERTY PHOTOS



CONSTRUCTION SITE AS OF AUGUST 28

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



Avon Park, Florida
Highlands County

ACCESS



U.S. Highway 27 & 98: Full Access Point
County Road 17A W: 1 Access Point
N. Delaware Avenue: Full Access Point

TRAFFIC COUNTS



U.S. Highway 27 & 98: 39,500 VPD
State Highway 64: 15,100 VPD

IMPROVEMENTS



There is approximately 6,372 SF of existing building area

PARKING



There are approximately 58 parking spaces on the owned parcel.
The parking ratio is approximately 9.10 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: A-15-33-28-060-00A0-0000
Acres: 2.61
Square Feet: 113,692

CONSTRUCTION



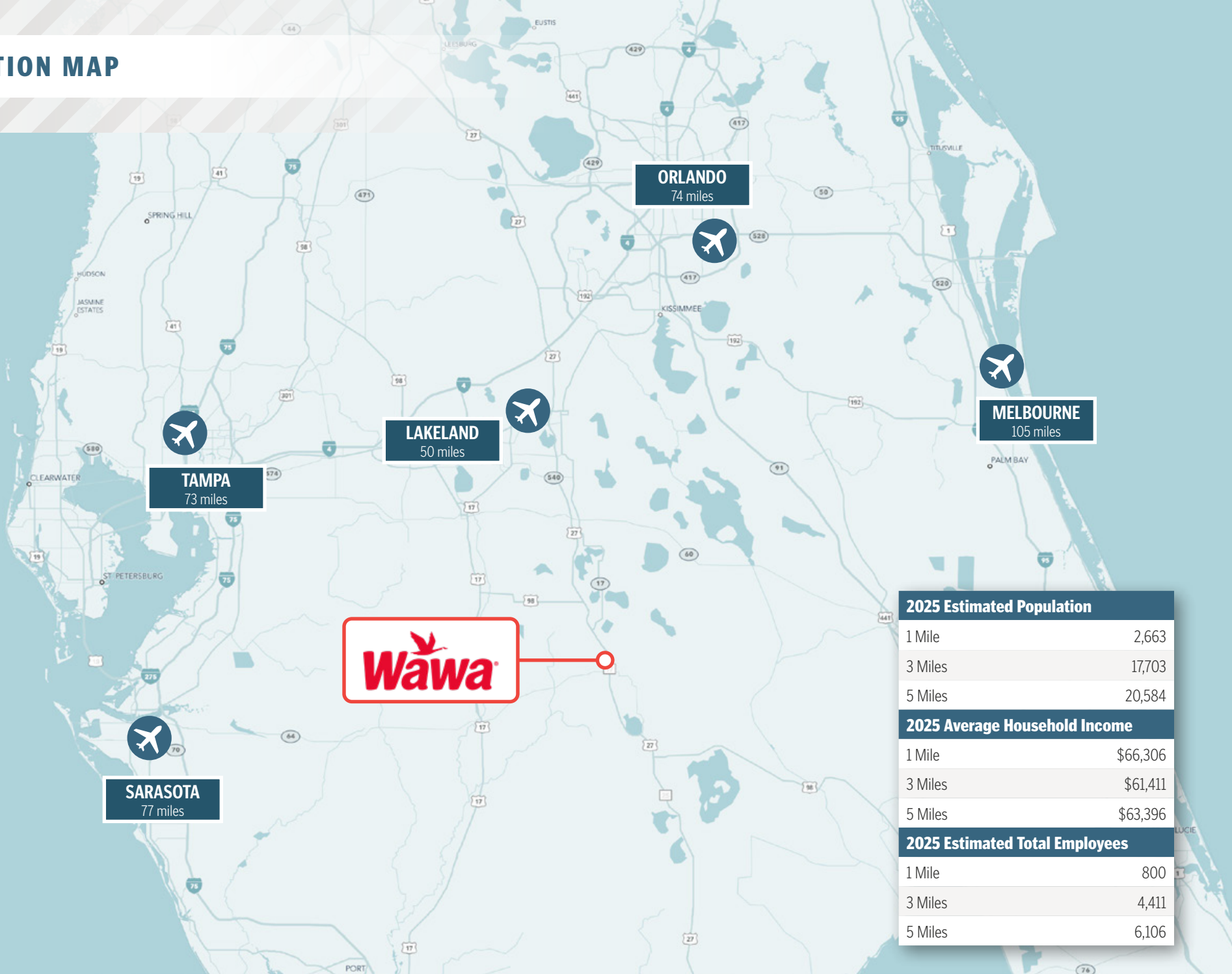
Year Built: 2026 (Est. Opening October 8, 2026)

ZONING



C-2

LOCATION MAP







COUNTY ROAD 17A W



39,500 VPD

Pylon Sign



N DELAWARE AVENUE

Pylon Sign



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	2,663	17,703	20,584
2030 Projected Population	2,810	18,526	21,573
2025 Median Age	48.5	45.3	46.9
Households & Growth			
2025 Estimated Households	1,155	7,431	8,646
2030 Projected Households	1,246	7,941	9,251
Income			
2025 Estimated Average Household Income	\$66,306	\$61,411	\$63,396
2025 Estimated Median Household Income	\$47,410	\$46,374	\$47,498
Businesses & Employees			
2025 Estimated Total Businesses	89	507	605
2025 Estimated Total Employees	800	4,411	6,106



AVON PARK, FLORIDA

Avon Park is a charming city located in Highlands County, Florida, roughly midway between Orlando and Fort Myers. Known as “The City of Charm,” Avon Park is one of the oldest cities in the region and is part of the Sebring Metropolitan Area. The city is surrounded by beautiful lakes, citrus groves, and rolling countryside, offering residents a peaceful small-town atmosphere with convenient access to major Central Florida destinations. The City of Avon Park had a population of 9,644 as of July 1, 2025.

Avon Park’s economy is supported by agriculture, education, healthcare, retail, and light manufacturing. Historically rooted in citrus farming, agriculture remains an important part of the local economy. The city also benefits from its proximity to Sebring and Lake Placid, which together form a growing regional hub for commerce and services. Major local employers include South Florida State College, AdventHealth Sebring, and various agricultural and logistics businesses. Tourism contributes modestly through visitors drawn to the area’s lakes, golf courses, and scenic landscapes. Steady residential and commercial development continues to support long-term economic stability.

Avon Park offers an abundance of outdoor and recreational attractions. The Highlands Hammock State Park, one of Florida’s oldest state parks, is located nearby and features hiking trails, wildlife viewing, and scenic drives through old-growth hammocks. The city is also home to Lake Verona and Lake Tulane, both popular for fishing, boating, and picnicking. Avon Park’s downtown historic district features local shops, restaurants, and the Avon Park Depot Museum, which highlights the area’s history and railroad heritage. Golf enthusiasts enjoy River Greens Golf Course, while annual events like the Avon Park Christmas Parade and July 4th Celebration bring the community together.



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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