

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New Construction | Fronting US-27 (76,000 VPD) | Wawa Generated \$18.6 Billion in Revenue in 2025



35799 US Highway 27 | Haines City, FL

LAKELAND 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





Haines City Mall

Publix

Aaron's

bealls

ANYTIME FITNESS

marco's Pizza

BURGER KING

ACE

The helpful place.

McDonald's

DOLLAR GENERAL

Sherwin-Williams

BARGAIN E-CARTS

Haines Furniture

FREIGHTLINER

Lineage

Wawa

CVS pharmacy

Pilot Flying J

Wendy's



Northeast Polk Chamber

SONNY'S BBQ

AdventHealth

Centra Care

ALDI

W

MAVERICK TIRE

BUFFALO WILD WINGS

ZAXBY'S

CHIPOTLE

MEXICAN BURGERS

SONIC

FLORIDA ARMY NATIONAL GUARD

Central Park II

W MAIN ST 9,700 VPD

OLD POLK CITY RD 9,700 VPD

76,000 VPD



verizon

TAKE 5

Arbys

TACO BELL

KFC

BEEF O'BRADY'S

GOOD FOOD. GOOD SPORTS.

Heart of Florida Shopping Center

TSC TRACTOR SUPPLY CO

planet fitness

Firestone

COMPLETE AUTO CARE

DG market

BURGER KING

POPEYES



Heart of Florida Shopping Center

TSC TRACTOR SUPPLY CO

Firestone COMPLETE AUTO CARE

DG market

POPEYES



BUDGET AIR



TOYOTA

HCA Florida Healthcare



Checkers

PAPA JOHN'S SUBWAY



OLD POLK CITY RD

9,700 VPD



ALDI RANKS IN THE TOP 75% OF ALL LOCATIONS NATIONWIDE PER PLACER.AI



76,000 VPD



verizon



WALMART SUPERCENTER RANKS IN THE TOP 76% OF ALL LOCATIONS NATIONWIDE PER PLACER.AI



Ridge Community High School

W MAIN ST 9,700 VPD



CONSTRUCTION SITE AS OF JULY 20

OFFERING SUMMARY



OFFERING

Pricing	\$5,222,222
Net Operating Income	\$235,000
Cap Rate	4.50%

PROPERTY SPECIFICATIONS

Property Address	35799 US Highway 27, Haines City, Florida 33844
Rentable Area	5,636 SF
Land Area	2.65 AC
Year Built	2026
Tenant	Wawa
Guaranty	Corporate
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	6% Every 5 Years Starting Lease Year 11
Options	6 (5-Year)
Rent Commencement	October 29, 2026
Lease Expiration	October 29, 2046

[CLICK HERE FOR A FINANCING QUOTE](#)

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RENT ROLL



LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa (Corporate Guaranty)	5,636	Est. Aug 2026	Est. Aug 2046	Year 1	-	\$19,583	\$235,000	6 (5-Year)
				Year 11	6%	\$20,758	\$249,100	
				Year 16	6%	\$22,003	\$264,046	

6% 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 6% 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

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

Local Demographics In 5-mile Trade Area | Population Growth

- More than 98,000 residents and 15,000 employees support the trade area
- \$92,878 average household income
- Haines City's annual population growth since most recent census is approximately 7.74% per year

Fronting US Hwy 27 | Dense Retail Corridor | New Developments | Surrounding Big Box Retailers | Wawa - Strong Earnings Report and Continued Growth

- Wawa is strategically fronting US Hwy 27 averaging 76,000 vehicles per day
- US Hwy 27 is the primary thoroughfare serving the Haines City with national/credit tenants such as Wendy's, AutoZone, Taco Bell, Dollar Tree, Burger King, and more
- Just 1.5-miles from new 120-acre Crossroads Village Center featuring a 400,000 SF Target-anchored power center (Opening October 2026), 760 planned residential units and a 120-key hotel
- A new subdivision and Publix-anchored shopping center is under construction which will add 2,816 single-family homes and 438 townhomes to the area
- Currently, there are 10 subdivisions under development. City leaders said affordable homes and location makes Haines City an ideal location for new residents
- The immediate trade area is supported by several big box retailers such as Walmart Supercenter, Winn-Dixie, ALDI, Dollar General Market, and more
- **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)**

PROPERTY PHOTOS



WATCH DRONE VIDEO



CONSTRUCTION SITE AS OF JULY 20

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



Haines City, Florida
Polk County
Lakeland-Winter Haven MSA

ACCESS



U.S. Highway 27: 1 Access Point
Cross access easement through CVS to Main St

TRAFFIC COUNTS



U.S. Highway 27: 76,000 VPD
U.S. Highway 17: 37,000 VPD

IMPROVEMENTS



There is approximately 5,636 SF of existing building area

PARKING



There are approximately 45 parking spaces on the owned parcel.
The parking ratio is approximately 8 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 272720000000043010
Acres: 2.65
Square Feet: 115,327

CONSTRUCTION



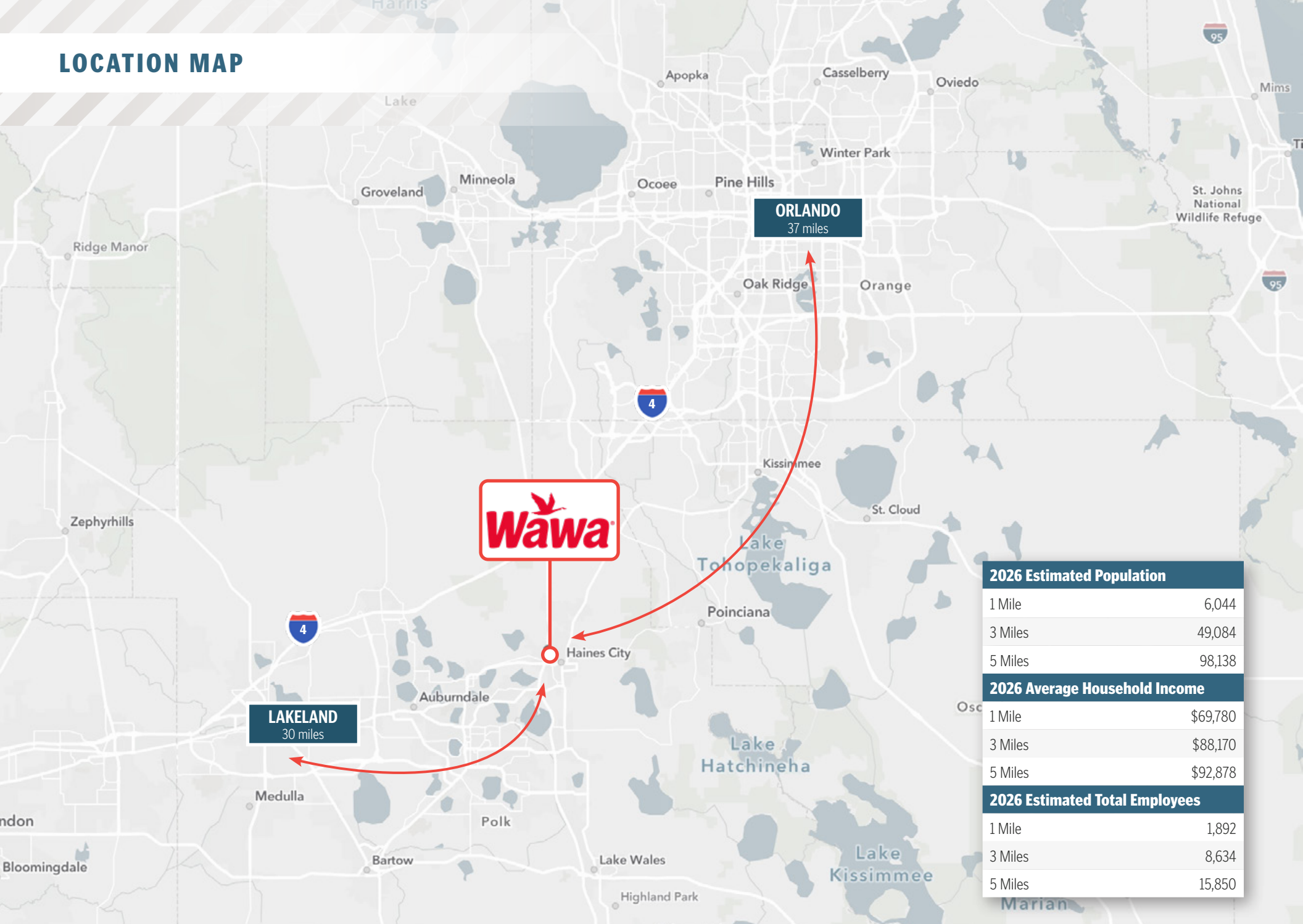
Year Built: 2026

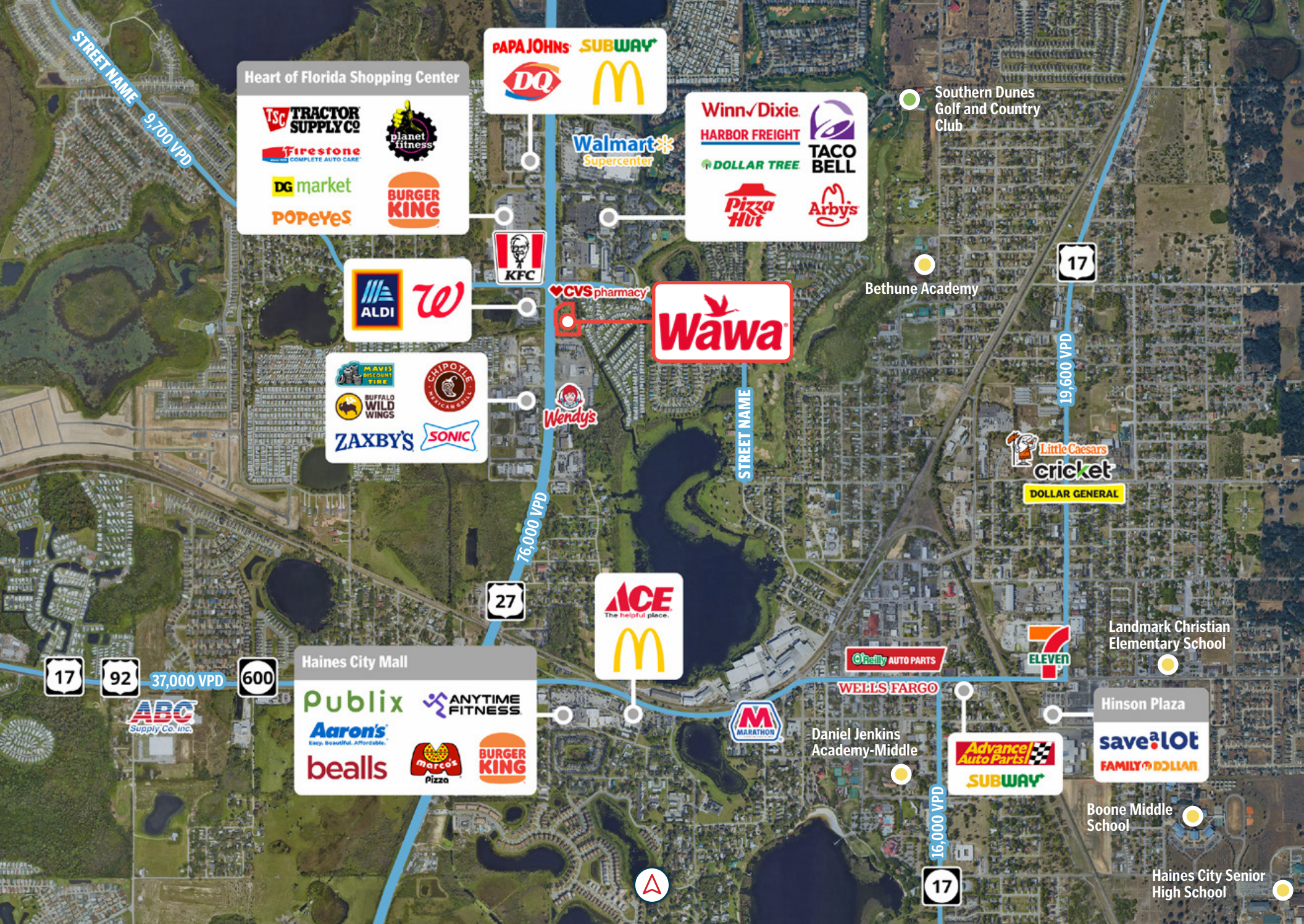
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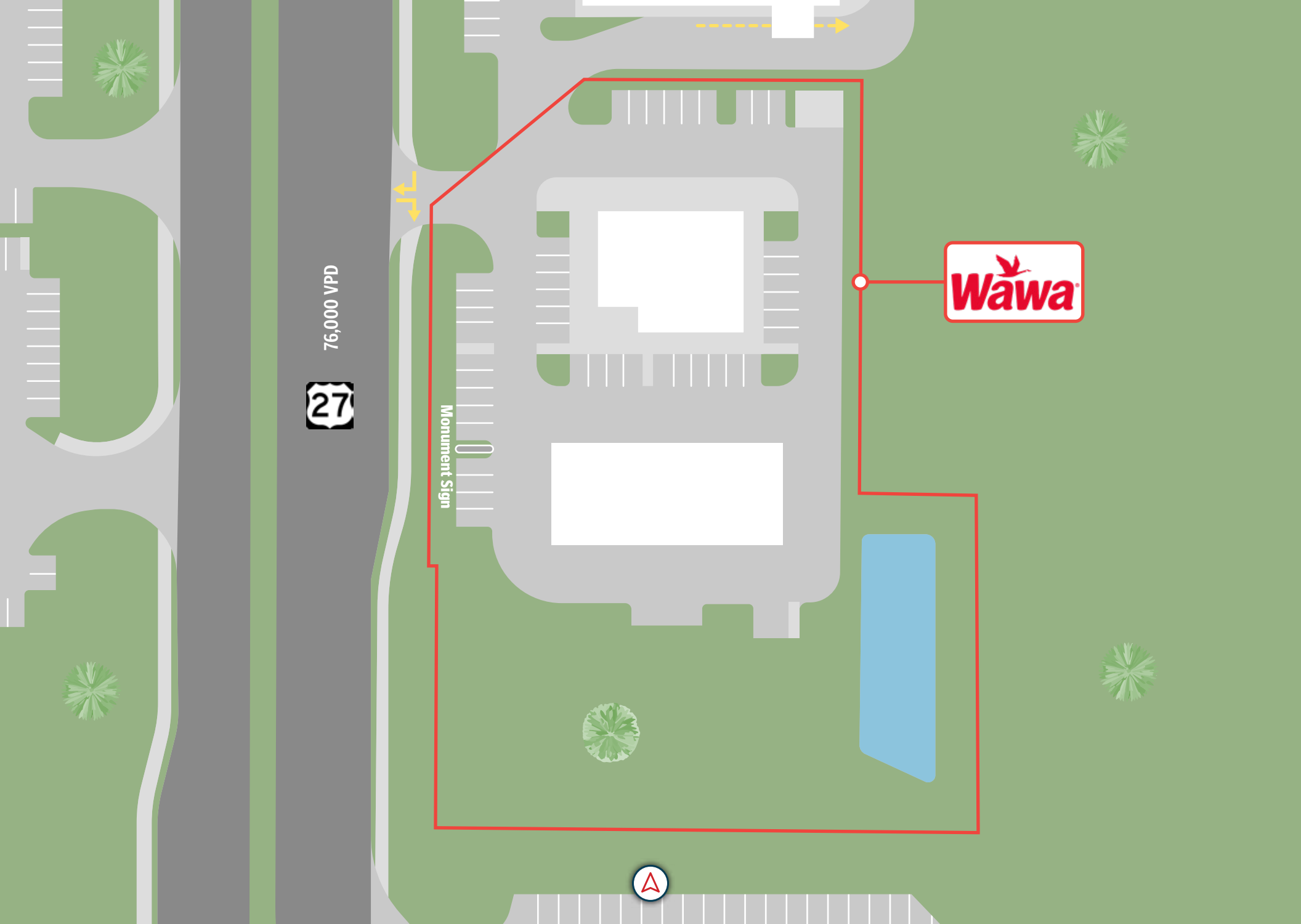


CG - Commercial General

LOCATION MAP









	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	6,044	49,084	98,138
2031 Projected Population	6,567	54,919	115,035
2026 Median Age	44.7	39.6	41.0
Households & Growth			
2026 Estimated Households	2,456	17,078	34,999
2031 Projected Households	2,681	19,188	40,986
Income			
2026 Estimated Average Household Income	\$69,780	\$88,170	\$92,878
2026 Estimated Median Household Income	\$52,503	\$68,172	\$71,261
Businesses & Employees			
2026 Estimated Total Businesses	213	1,076	1,606
2026 Estimated Total Employees	1,892	8,634	15,850



HAINES CITY, FLORIDA

Haines City, Florida, in Polk county, is 21 miles E of Lakeland, Florida (center to center) and 52 miles E of Tampa, Florida. The city is part of the Lakeland-Winter Haven metropolitan statistical area (MSA). The City of Haines City had a population of 43,721 as of July 1, 2025.

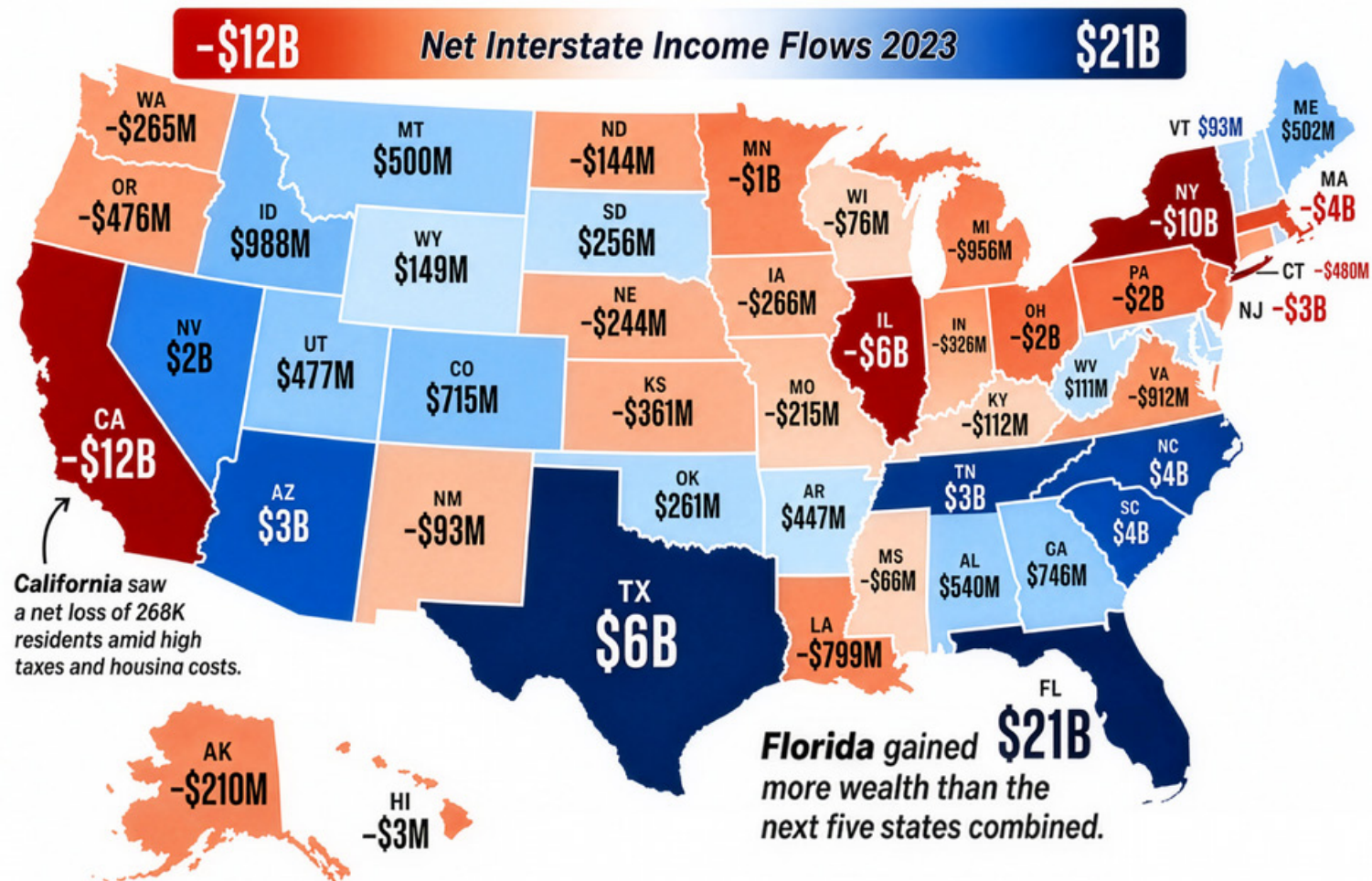
Originally, Haines City was known as Clay Cut. Early settlers were mainly involved in citrus growing, thus it became their main industry. When the South Florida Railroad arrived near this area, the inhabitants of Clay Cut got the company to build a depot by renaming their city in the honor of Colonel Henry Haines, who was a senior railroad official.

The city hosts IRONMAN Florida 70.3 and is home to one of our favorite attractions - Ridge Island Groves. Early settlers of Haines City, Florida planted citrus groves, and citrus is still part of the city today. The largest industries in Haines City, FL are Construction (1,650 people), Arts, Entertainment, & Recreation (1,410 people), and Accommodation & Food Services (1,403 people), and the highest paying industries are Finance & Insurance (\$75,625), Professional, Scientific, & Technical Services (\$70,494), and Wholesale Trade (\$66,988). Haines City has many local businesses such as Blue Homes Real Estate Group and Publix Super Markets which can be used for daily needs and groceries. Other popular companies include Walmart Supercenter, Home Depot and Panera Bread.

Haines City and Nearby Attractions are Diamondback Golf Club, Southern dunes Golf and Country Club, Walt Disney World, Posner Park. Haines City lies surrounded by several PGA golf courses, which makes it a great place for golf lovers. Apart from excellent golf courses, there are plenty of tennis courts and facilities for other sporting and recreational activities.

Wealth Migration

By State





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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