

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New 20 Year Lease | Scheduled Rental Increases | Options To Extend | Signalized Hard Corner Location |
Wawa Generated \$18.6 Billion in Revenue in 2025



630 W. Noble Avenue | Williston, Florida

GAINESVILLE MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. BK3120739

WILLIAM WAMBLE

**EVP & Principal
National Net Lease**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3257920



NATIONAL NET LEASE

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





Williston Regional Airport

Church of God

Cross Word
Community Church

Advance
Auto Parts

Winn-Dixie

ALDI

Seacoast Bank



SUBWAY

Wawa

121

500

27

41

ALT 27

41

121

13,000 VPD

W NOBLE AVE 18,300 VPD

NW 1ST AVE



OFFERING SUMMARY



OFFERING

Pricing	\$5,270,000
Net Operating Income	\$245,000
Cap Rate	4.65%

PROPERTY SPECIFICATIONS

Property Address	630 W. Noble Avenue, Williston, Florida 32696
Rentable Area	6,119 SF
Land Area	2.94 AC
Year Built	2026
Tenant	Wawa
Guaranty	Corporate
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	8% Every 5 Years Beg. Year 11
Options	6 (5-Year)
Rent Commencement	September 6, 2025
Lease Expiration	September 6, 2045

[CLICK HERE FOR A FINANCING QUOTE](#)

IAN MAHONEY

Associate, Debt & Equity

ian.mahoney@srsre.com | M: 813.586.1914

1,260

LOCATIONS
NATIONALLY

\$18.68B

TOTAL
REVENUE

FITCH: BBB

CREDIT
RATING

LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa (Corporate Guaranty)	6,119	Sept 6, 2025	Sept 6, 2045	Year 1	-	\$20,417	\$245,000	6 (5-Year)
				Year 6	-	\$20,417	\$245,000	
				Year 11	8%	\$22,050	\$264,600	
				Year 16	8%	\$23,814	\$285,768	

8% 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 8% 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 2.94-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 | West Noble Ave (18,300 VPD) | Wawa - Strong Earnings Report and Continued Growth

- Located at the signalized, four-way corner intersection of West Noble Ave and U.S. 41 which combine for more than 31,300 vehicles per day
- **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)**

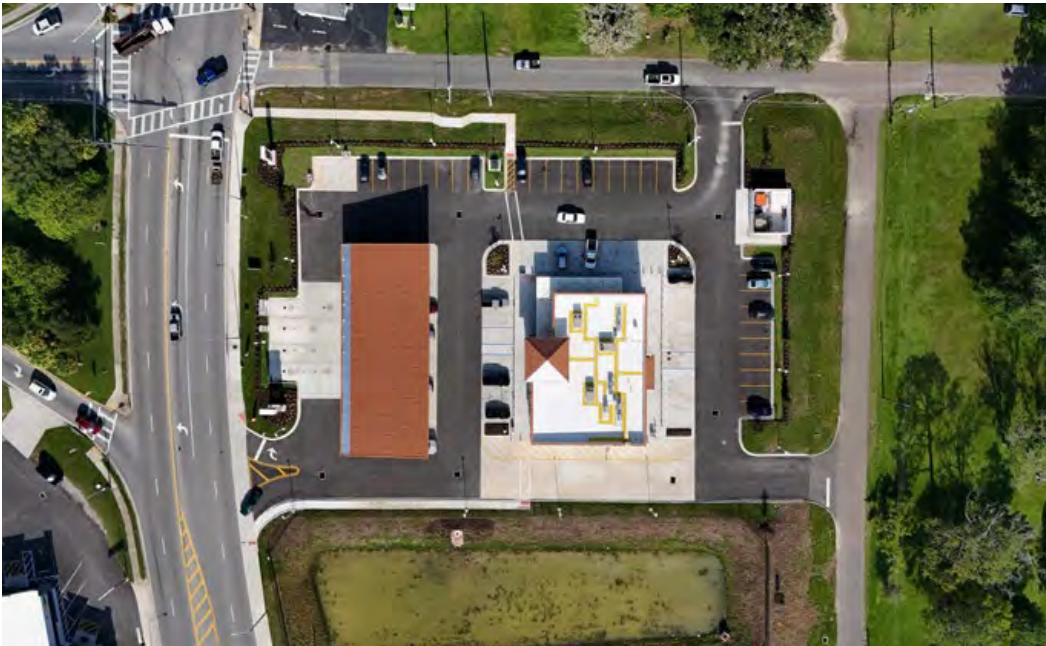
World Equestrian Center Sport and Retail Expansion

- The World Equestrian Center is expanding with 11 field sport complex with restaurant and spectator seating for over 3,400 guests
- The World Equestrian Center is also adding an additional 28 new retail storefronts "The Shoppes Off 80th" effectively doubling its retail footprint reinforcing the areas growing trade area ([Article](#))

Strong Demographics in 5-mile Trade Area

- More than 9,600 residents and 3,400 employees support the trade area
- Features an average household income of \$77,595 within a 5-mile radius
- 22 miles Southwest of Downtown Gainesville

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



Williston, Florida
Levy County
Gainesville MSA

ACCESS



W. Noble Avenue: 1 Access Point
NW. 7th Street: 1 Access Point
NW. 1st Avenue: 1 Access Point

TRAFFIC COUNTS



W. Noble Avenue: 18,300 VPD
N. Main Street/U.S. Highway 27 & 41: 6,200 VPD

IMPROVEMENTS



There is approximately 6,119 SF of existing building area

PARKING



There are approximately 61 parking spaces on the owned parcel.
The parking ratio is approximately 9.9 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 0610100000
Acres: 2.94
Square Feet: 128,066

CONSTRUCTION



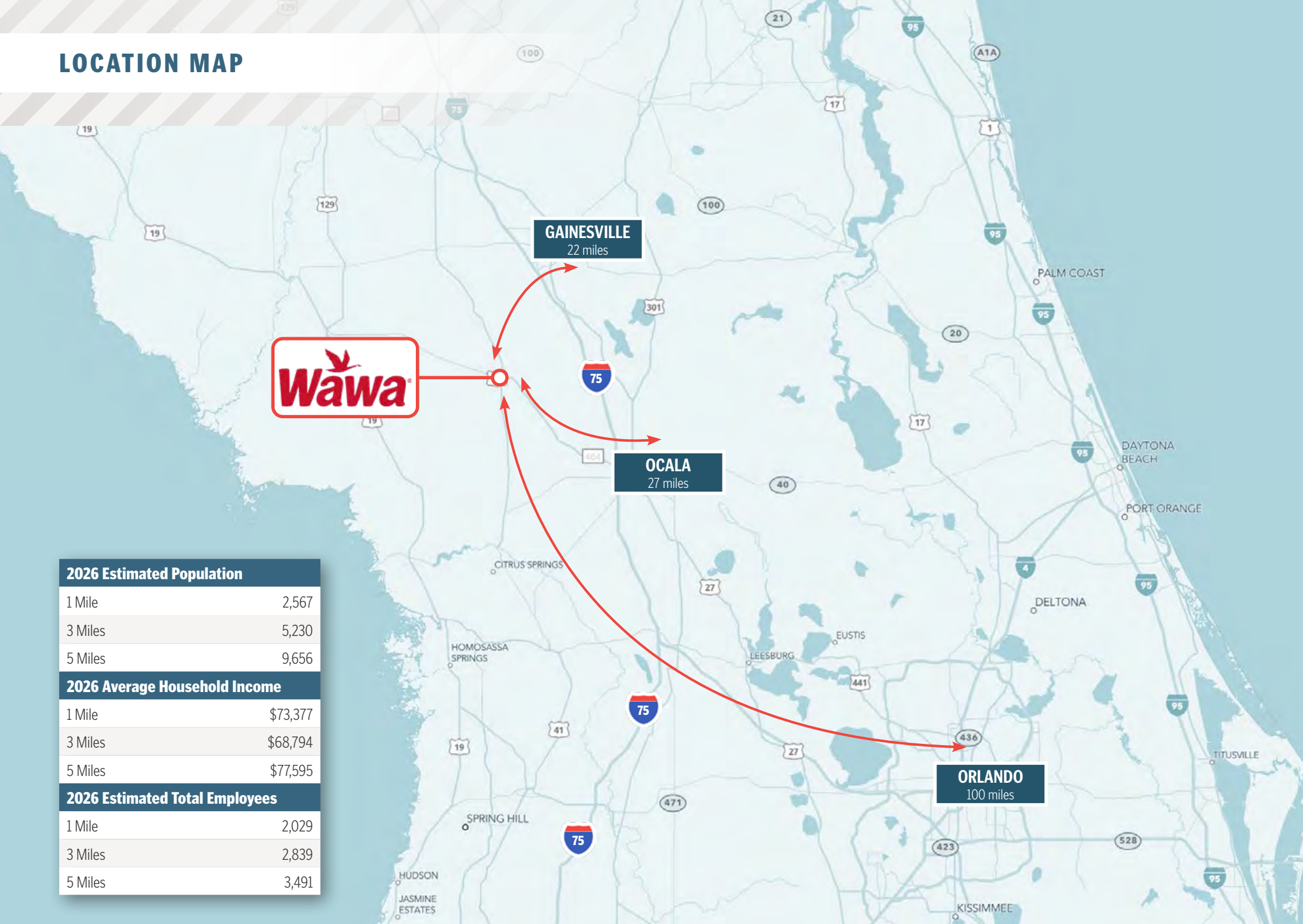
Year Built: 2026

ZONING

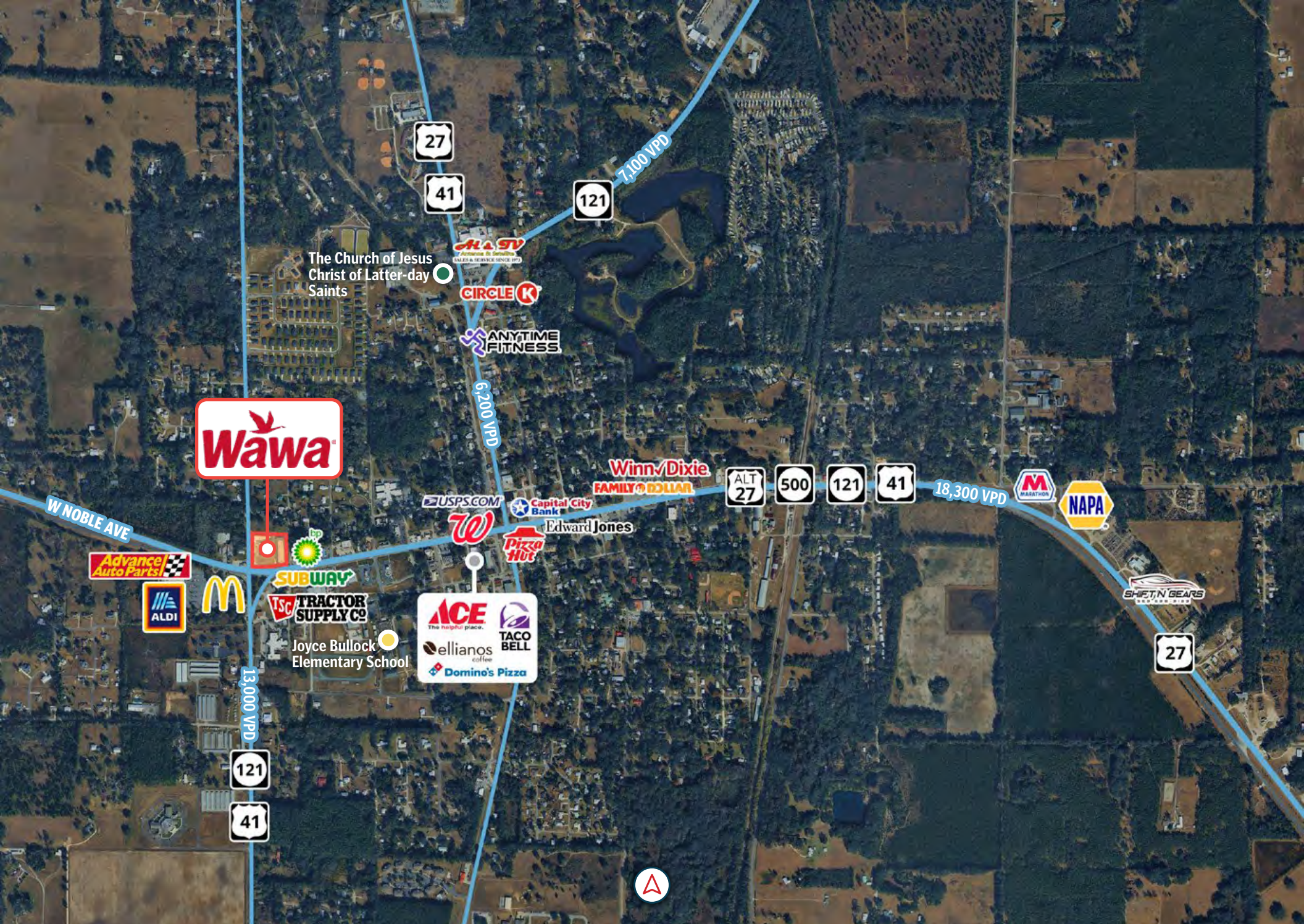


C2 Commercial Intensive

LOCATION MAP



2026 Estimated Population	
1 Mile	2,567
3 Miles	5,230
5 Miles	9,656
2026 Average Household Income	
1 Mile	\$73,377
3 Miles	\$68,794
5 Miles	\$77,595
2026 Estimated Total Employees	
1 Mile	2,029
3 Miles	2,839
5 Miles	3,491





	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	2,567	5,230	9,656
2031 Projected Population	2,659	5,432	10,105
2026 Median Age	39.4	42.5	44.8
Households & Growth			
2026 Estimated Households	1,008	2,091	3,986
2031 Projected Households	1,054	2,192	4,209
Income			
2026 Estimated Average Household Income	\$73,377	\$68,794	\$77,595
2026 Estimated Median Household Income	\$55,035	\$48,522	\$54,683
Businesses & Employees			
2026 Estimated Total Businesses	202	285	359
2026 Estimated Total Employees	2,029	2,839	3,491



WILLISTON, FLORIDA

Williston is a small city located in Levy County, north-central Florida, approximately 25 miles southwest of Gainesville and 30 miles east of the Gulf Coast. Known for its equestrian heritage, rural charm, and proximity to natural springs, Williston offers residents and businesses a peaceful setting with convenient access to major regional markets. Its location along U.S. Highway 27 and U.S. Highway 41 enhances connectivity throughout north Florida.

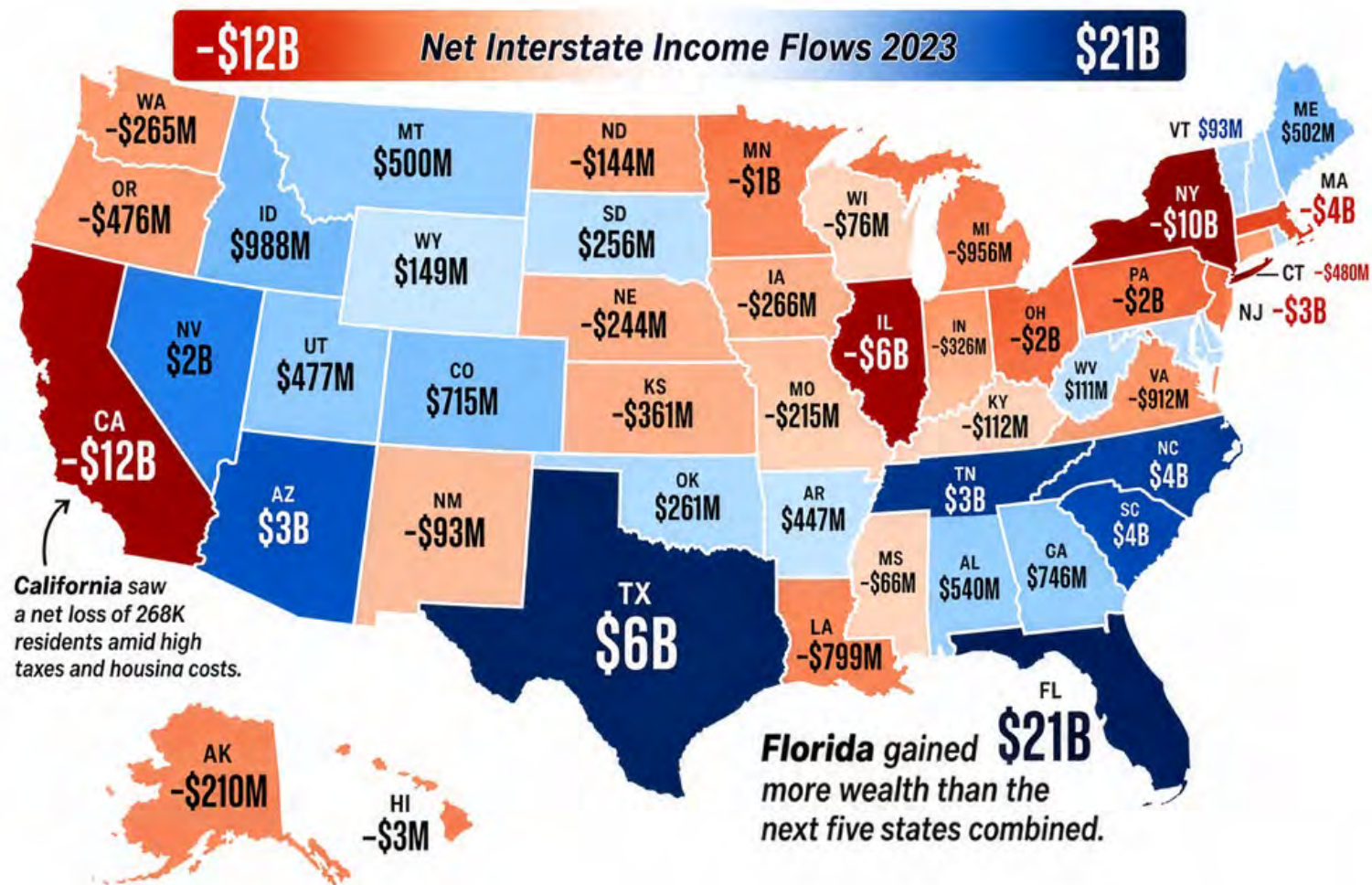
Williston's economy is driven by agriculture, equine industries, healthcare, retail, construction, and tourism. The area is recognized for horse breeding, training, and related agricultural businesses, while livestock farming, crop production, and agribusiness remain important contributors to the local economy. Healthcare providers, schools, and local retailers support the community, and tourism benefits from the region's renowned springs and outdoor recreation. Many residents also commute to nearby Gainesville, Ocala, and Chiefland for employment in education, healthcare, manufacturing, and professional services.

Williston is best known for its proximity to Devil's Den Prehistoric Spring, a popular destination for scuba diving and snorkeling, as well as Blue Grotto Dive Resort, one of Florida's premier freshwater diving sites. Outdoor enthusiasts enjoy nearby Goethe State Forest, local parks, horseback riding trails, and numerous natural springs throughout the region. The city also hosts community events and festivals that celebrate its agricultural and equestrian heritage, while Gainesville offers additional cultural, entertainment, and shopping opportunities.

The closest major airport to Williston, Florida is Gainesville Regional Airport.

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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