

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



6 Years Remaining | Below Market Rents | Ranks in the Top 6% of All Convenience Stores Nationwide Per Placer.ai



4700 S. Goldenrod Road

**ORLANDO** FLORIDA

ACTUAL SITE





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NATIONAL NET LEASE

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

# SITE OVERVIEW



# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$4,310,000
<b>Net Operating Income</b>	\$194,000
<b>Cap Rate</b>	4.50%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	4700 S. Goldenrod Road, Orlando, Florida 32822
<b>Rentable Area</b>	5,615 SF
<b>Land Area</b>	1.89 AC
<b>Year Built</b>	2012
<b>Tenant</b>	Wawa
<b>Guaranty</b>	Corporate (Wawa Inc.)
<b>Lease Type</b>	Absolute NNN (Ground Lease)
<b>Landlord Responsibilities</b>	None
<b>Lease Term Remaining</b>	6 Years
<b>Increases</b>	8% Every 5 Years
<b>Options</b>	6 (5-Year)
<b>Rent Commencement</b>	July 20, 2012
<b>Lease Expiration</b>	July 31, 2032
<b>ROFO/ROFR</b>	Yes

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**1,260**

LOCATIONS  
NATIONALLY

**\$18.68B**

TOTAL  
REVENUE

**FITCH: BBB**

CREDIT  
RATING

Tenant Name	SF	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
<b>Wawa</b>	5,615	7/20/2012	7/31/2032	Current	-	\$16,167	\$194,000	6 (5-Year)
(Corporate Guaranty)						8% Rental Increases Beg. of Each Option Thereafter		

## 6-Years Remaining on 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
- 6 years remaining on ground lease with 6 (5-year) options to extend
- The ground lease features 8% rental increases every 5 years
- **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**

## 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

## Strong Demographics in 5-mile Trade Area

- More than 212,000 residents and 55,500 employees support the trade area
- Features an average household income of \$105,000
- 14% population growth since 2020

## Signalized, Four-Way Intersection | Explosive Growth Corridor | Wawa - Strong Earnings Report and Continued Growth

- Located at the signalized, four-way corner intersection of Hoffner Ave and Goldenrod Road (35,000 VPD)
- Subject property sits on the hard corner next to Walmart attracting 200,000 shoppers per week
- Strategically positioned adjacent to +7,900 manufactured homes and serves roughly 20,000 people who make up the neighborhood
- Less than 2 miles from the Orlando International Airport
  - \$50M+ annual passengers
  - \$4+ billion expansion underway, including the \$315M United Airlines maintenance campus adding 1,000+ jobs
- 6,000-acre mixed-use expansion mirroring the success of Lake Nona and significantly increasing residential and commercial density
- Recently approved Disney 15-year expansion investing \$17 billion to add 14,000 hotel rooms, 270,000 square feet of retail and new major theme park
- **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



# 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

## LOCATION



Orlando, Florida  
Orange County

## ACCESS



S. Goldenrod Road/State Highway 551: 1 Access Point  
Hoffner Avenue/State Highway 15: 1 Access Point

## TRAFFIC COUNTS



S. Goldenrod Road/State Highway 551: 39,000 VPD  
Hoffner Avenue/State Highway 15: 28,000 VPD

## IMPROVEMENTS



There is approximately 5,615 SF of existing building area

## PARKING



There are approximately 55 parking spaces on the owned parcel.  
The parking ratio is approximately 9.79 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 23-23-30-6300-01-000  
Acres: 1.89  
Square Feet: 82,328

## CONSTRUCTION



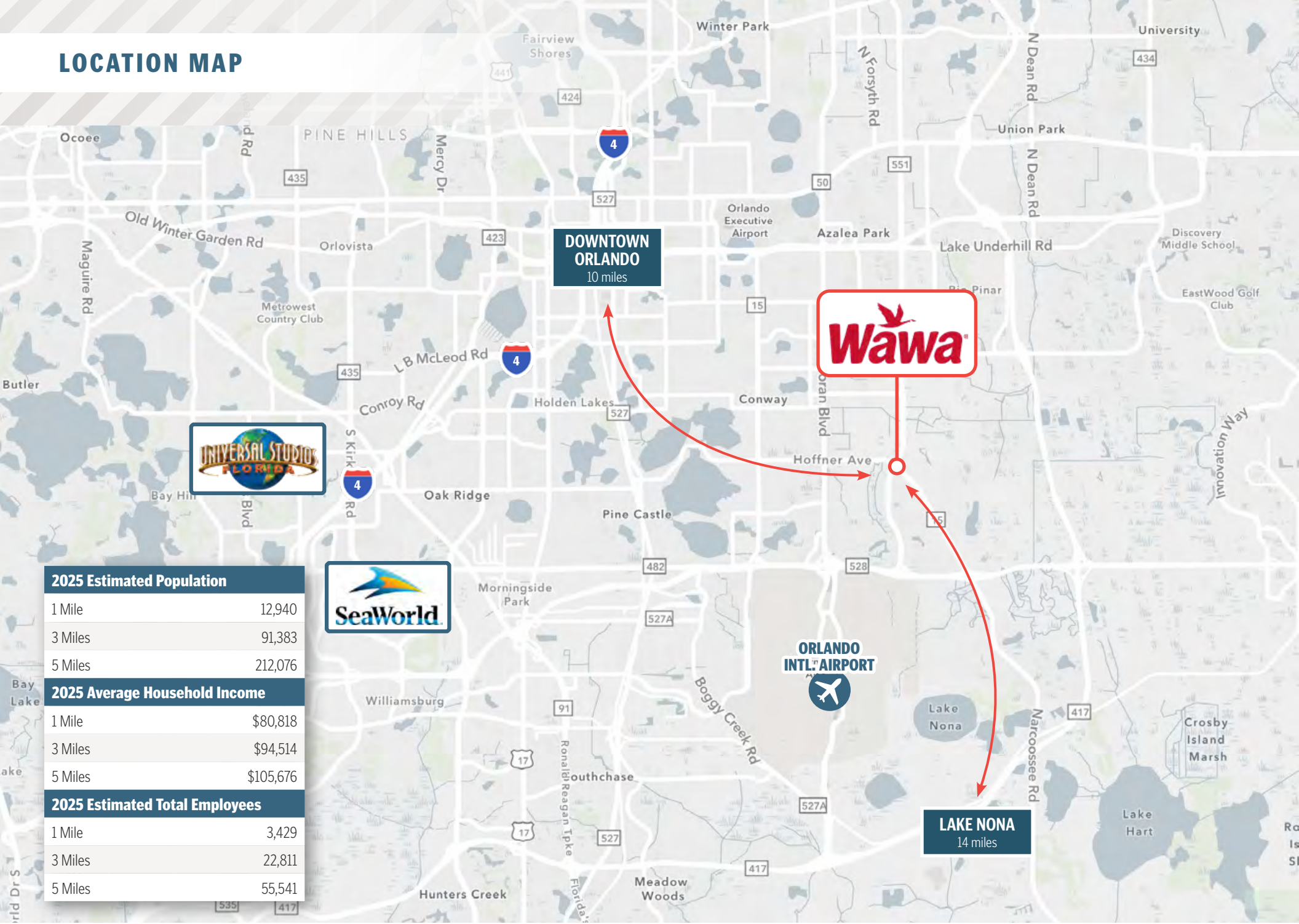
Year Built: 2012

## ZONING



Commercial

# LOCATION MAP



## 2025 Estimated Population

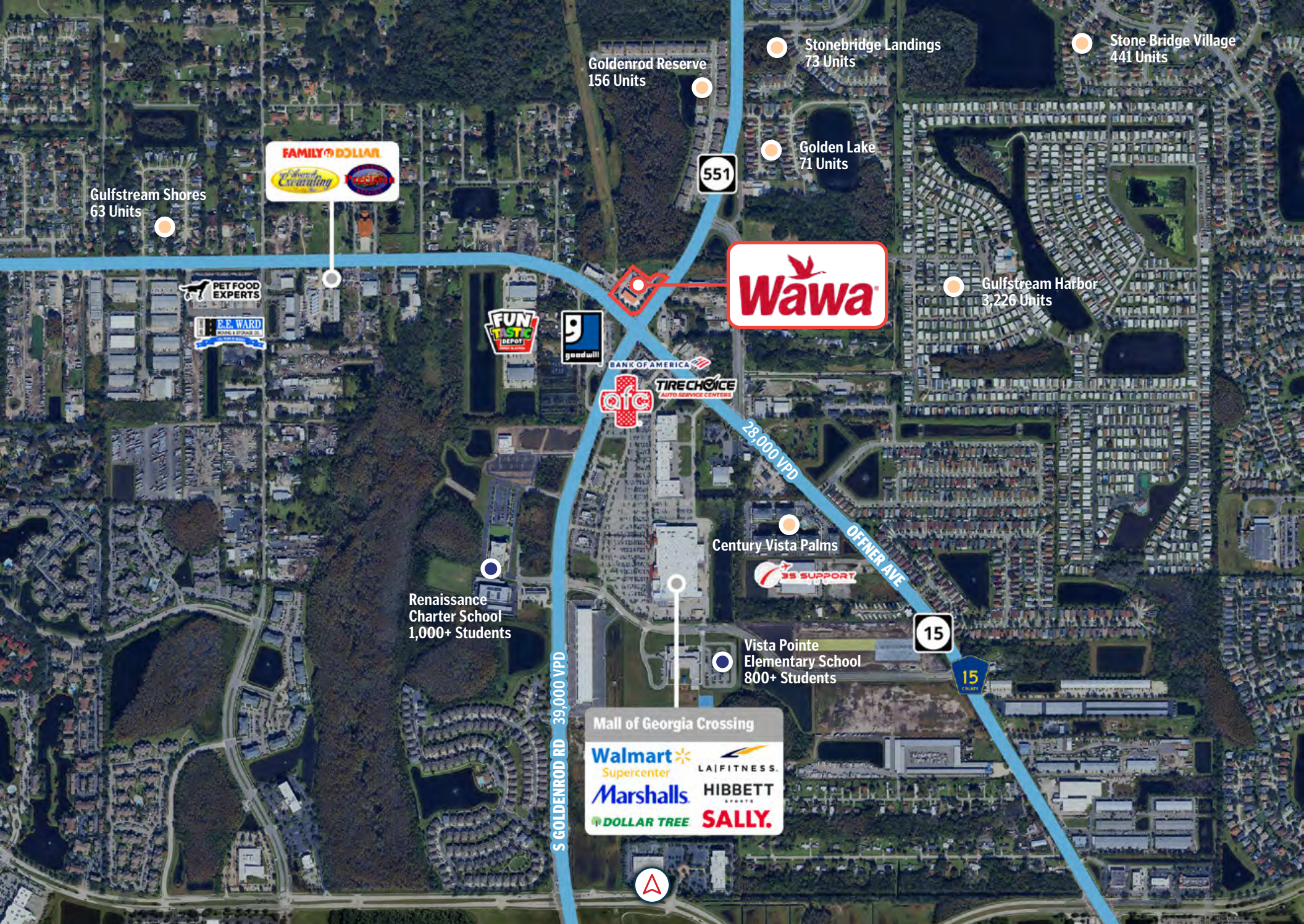
1 Mile	12,940
3 Miles	91,383
5 Miles	212,076

## 2025 Average Household Income

1 Mile	\$80,818
3 Miles	\$94,514
5 Miles	\$105,676

## 2025 Estimated Total Employees

1 Mile	3,429
3 Miles	22,811
5 Miles	55,541



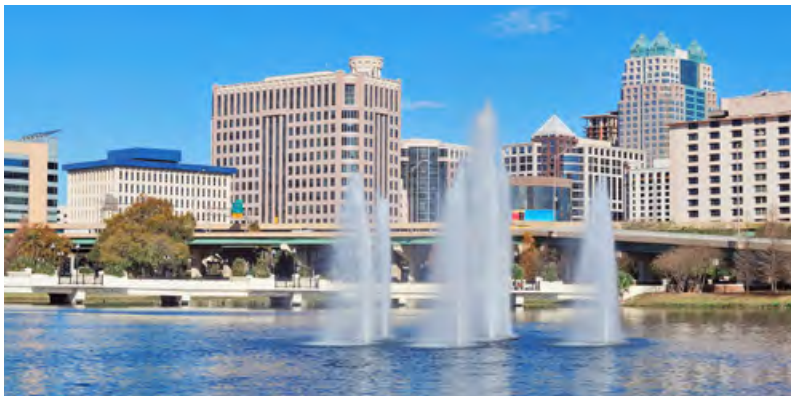


# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	12,940	91,383	212,076
2030 Projected Population	13,463	93,904	217,647
2025 Median Age	39.8	38.3	38.6
<b>Households &amp; Growth</b>			
2025 Estimated Households	4,983	34,993	80,647
2030 Projected Households	5,185	35,949	82,753
<b>Income</b>			
2025 Estimated Average Household Income	\$80,818	\$94,514	\$105,676
2025 Estimated Median Household Income	\$56,632	\$69,388	\$77,166
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	530	2,601	6,068
2025 Estimated Total Employees	3,429	22,811	55,541





## ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida. The City of Orlando is the 4th largest city in Florida with a population of 337,253 as of July 1, 2025.

The City of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2024 its tourist attractions and events drew more than 75 million visitors. The Orlando International Airport (MCO) is the thirteenth busiest airport in the United States and the 29th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. One of the main driving forces in Orlando’s economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.

The nearest major airport is Orlando Sanford International Airport.



**Orlando is best known around the world for its many popular attractions.**



**Walt Disney World**, the most visited vacation resort in the world with more than 50+ million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



**Universal Orlando Resort** the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



**SeaWorld** features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.



**WALT DISNEY MAGIC KINGDOM PARK**  
17.9 MILLION VISITORS PER YEAR (2026)



**UNIVERSAL STUDIOS ORLANDO**  
9.5 MILLION VISITORS PER YEAR (2026)



**DISNEY'S HOLLYWOOD STUDIOS**  
11.5 MILLION VISITORS PER YEAR (2026)



**UNIVERSAL ORLANDO RESORT**  
TWO THEME PARKS, ONE WATER PARK



**THE WALT DISNEY WORLD RESORT**  
27,258 ACRES OF THEME PARKS, HOTELS, & GOLF COURSES



**SEA WORLD ORLANDO**  
4.2 MILLION VISITORS PER YEAR (2026)



**THE WALT DISNEY EPCOT CENTER**  
12.1 MILLION VISITORS PER YEAR (2026)



**DISNEY'S ANIMAL KINGDOM**  
9 MILLION VISITORS PER YEAR (2026)



LARGEST EMPLOYERS

Company	Employees
Walt Disney World	80,000
Advent Health	37,600
Orange County Public Schools	28,125
Universal Orlando Resort	25,000
Orlando Health	24,978
Publix Supermarkets Inc.	19,783
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	10,000
Lockheed Martin	9,000



Ranked #1 in the Country for **JOB GROWTH**

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018

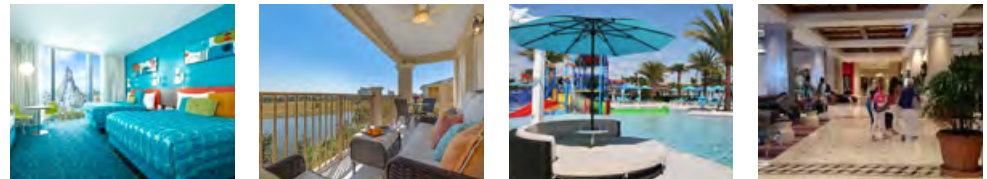


Home to 337,253

Orlando Population as of 2025

<p>AVERAGE HOUSEHOLD INCOME</p> <p><b>\$100,135</b></p>	<p>MEDIAN CITY OF ORLANDO AGE</p> <p><b>35.1</b></p>	<p>MEDIAN HOME COST</p> <p><b>\$407,440</b></p>	<p>MEDIAN RENTAL COST</p> <p><b>\$1,815</b></p>
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OVER **132,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS & 22,000 VACATION-OWNERSHIP PROPERTIES**



**\$217 Billion**

GDP of Orlando MSA (as of 2023)

**4TH MOST POPULOUS CITY**  
in Florida







## 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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