

Wawa



3111 State Road, Croydon, PA 19021



Representative Photo

OFFERING MEMORANDUM
Exclusive Net-Lease Offering

Marcus & Millichap

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3111 State Road Croydon, PA 19021

PRICE: \$5,857,778 | 4.50% CAP | NOI: \$263,600**PROPERTY DESCRIPTION**

Property	Wawa
Property Address	3111 State Road
City, State, ZIP	Croydon, PA 19021
Building Size (SF)	+/- 5,500
Lot Size (Acres)	+/- 2.24
Type of Ownership	Ground Lease
Year Built	2018

THE OFFERING

Purchase Price	\$5,857,778
CAP Rate	4.50%
Initial Annual Rent	\$263,600

LEASE SUMMARY

Property Type	Net-Leased Gas Station and Convenience Store
Tenant / Guarantor	Wawa Inc.
Lease Term	20 Years
Rent Commencement	Upon Store Opening
Lease Expiration	20 Years From Store Opening
Lease Term Remaining	20 Years
Lease Type	Absolute Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	10% Every 5 Years
Option Periods	Six, Five-Year Options

INVESTMENT HIGHLIGHTS

- Long-Term, 20-Year Absolute Triple Net (NNN) Ground Lease
- Brand New 2019 Construction
- Ten Percent (10.0%) Rental Increases Every Five (5) Years
- Six (6), Five (5)-Year Tenant Renewal Options
- Large 2.24 Acre Lot With Multiple Points of Ingress and Egress from State Road and Veterans Highway
- Corporate Location | Corporate Guarantee
- Wawa is a chain of over 800 Convenience Stores With More Than \$9.1 Billion in Annual Revenue
- Investment Grade Credit | Shadow Rating: BBB (Fitch)



INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for the Wawa located at 3111 State Road in Croydon, PA. The brand new property will consist of roughly 5,500 square feet of building space and will sit on a 2.24 acre parcel of land.

This Wawa is subject to a brand new 20-year absolute triple net "NNN" ground lease with no landlord responsibilities. The rent is scheduled to commence upon the opening of the store. The initial base rent will be \$263,600 and is scheduled to increase by 10% every 5 years. The increases will continue through the six, five-year tenant renewal option periods.

ABOUT THE TENANT

Wawa Inc. is a chain of convenience store/gas stations located along the East Coast of the United States. It operates in Pennsylvania, New Jersey, Delaware, Maryland, Virginia, and Florida.

In 2015, Wawa ranked 34th on the Forbes magazine list of the largest private companies, with total revenues of \$9.68 billion. Today, Wawa is your all day, every day stop for fresh, built-to-order foods, beverages, coffee, fuel services, and surcharge-free ATMs. A chain of more than 800 convenience retail stores (over 500 offering gasoline).



RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent
Year 1-5	\$263,600	\$21,967
Year 6-10	\$289,010	\$24,084
Year 11-15	\$316,961	\$26,413
Year 16-20	\$347,707	\$28,976
Option Periods		
Year 21-25	\$372,028	\$31,002
Year 26-30	\$409,231	\$34,103
Year 31-35	\$450,154	\$37,513
Year 36-40	\$495,169	\$41,264
Year 41-45	\$544,686	\$45,390
Year 46-50	\$599,155	\$49,930
CAP Rate		4.50%
Purchase Price		\$5,857,778



34th Largest Private Company

Wawa Inc. is a chain of convenience store/gas stations located along the East Coast of the United States. It operates in Pennsylvania, New Jersey, Delaware, Maryland, Virginia, and Florida.

General Information

Founded	1964
Website	www.wawa.com
Number of Locations	800+
Geographic Reach	New Jersey, Florida, Pennsylvania, Delaware, Maryland, Virginia
Employees	28,700

In 2015, Wawa ranked 34th on the Forbes magazine list of the largest private companies, with total revenues of \$9.68 billion. Today, Wawa is your all day, every day stop for fresh, built-to-order foods, beverages, coffee, fuel services, and surcharge-free ATMs. A chain of more than 800 convenience retail stores (over 500 offering gasoline).

Wawa offers products found at most convenience chain marts such as chips, drinks, and soda. Wawa also sells its own branded iced tea, soda, orange juice, and milk.

Key products include its variety of coffee, latte, and cappuccino flavors and sizes, and made-to-order hoagies. Wawa also offers a brand of hot breakfast products, most famous of which is the "Sizzli", and also a full deli with touch-screen ordering of sandwiches, hot sides, drinks, and deli meats. Wawa sells alcohol in Florida and Virginia.

The company plans to open five Wawas a year in North Jersey for the next 10 to 12 years. In Florida, the company had expanded to more than 70 locations by the end of 2015, with plans for 120 more by 2022.

Investment Grade Credit
Shadow Rating: BBB (Fitch)



LOCATION HIGHLIGHTS

- Strong Location Fundamentals | Major Tenants in Surrounding Area Include Rite Aid, Dollar Tree, Dollar General, Ollie's Bargain Outlet, McDonald's, AutoZone, Aaron's
- Strong Demographics | Over 218,000 People within a 5-Mile Radius of the Subject Property
- Bucks Community College | Less Than 1 Mile Away | Total Enrolment of Over 10,200 Students
- Lower Bucks Hospital | Less Than 1 Mile Away | Offers 175-Beds

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Burlington Coat Factory	5,381
Hcsg Supply Inc	5,005
Lighthouse County Commons Apts	3,900
Catherine's	3,696
Lourdes Medical Center	3,494
County of Bucks	2,553
Bucks Cnty Technical High Schl	1,855
China Lenox Incorporated	1,500
Melr Inc	1,500
Summit Services Group Inc	1,500
Lower Bucks Hospital	1,400
Philadelphia Park	1,300

* # of Employees based on 5 mile radius



Croydon, Pennsylvania



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This Wawa is located at 3111 State Road in Croydon, Pennsylvania. Croydon is located approximately 17 miles northeast of Philadelphia and sits along the Delaware River.

Surrounding Retail and Points of Interest

This property is strategically located within a retail, commercial, residential and transportation corridor. Major national tenants in the surrounding area include, Rite Aid, Dollar Tree, Dollar General, Ollie's Bargain Outlet, McDonald's, AutoZone, Aaron's, as well as many more. Roosevelt Middle School is located less than one mile away from the subject property and has a student enrollment of over 550. Bucks County Community College is also less than one mile away from Wawa and currently enrolls 10,200 students. The Lower Bucks Hospital, a 175-bed hospital, is located in close proximity of the subject property. Being situated along the Delaware River makes the area very friendly to shipping and manufacturing.

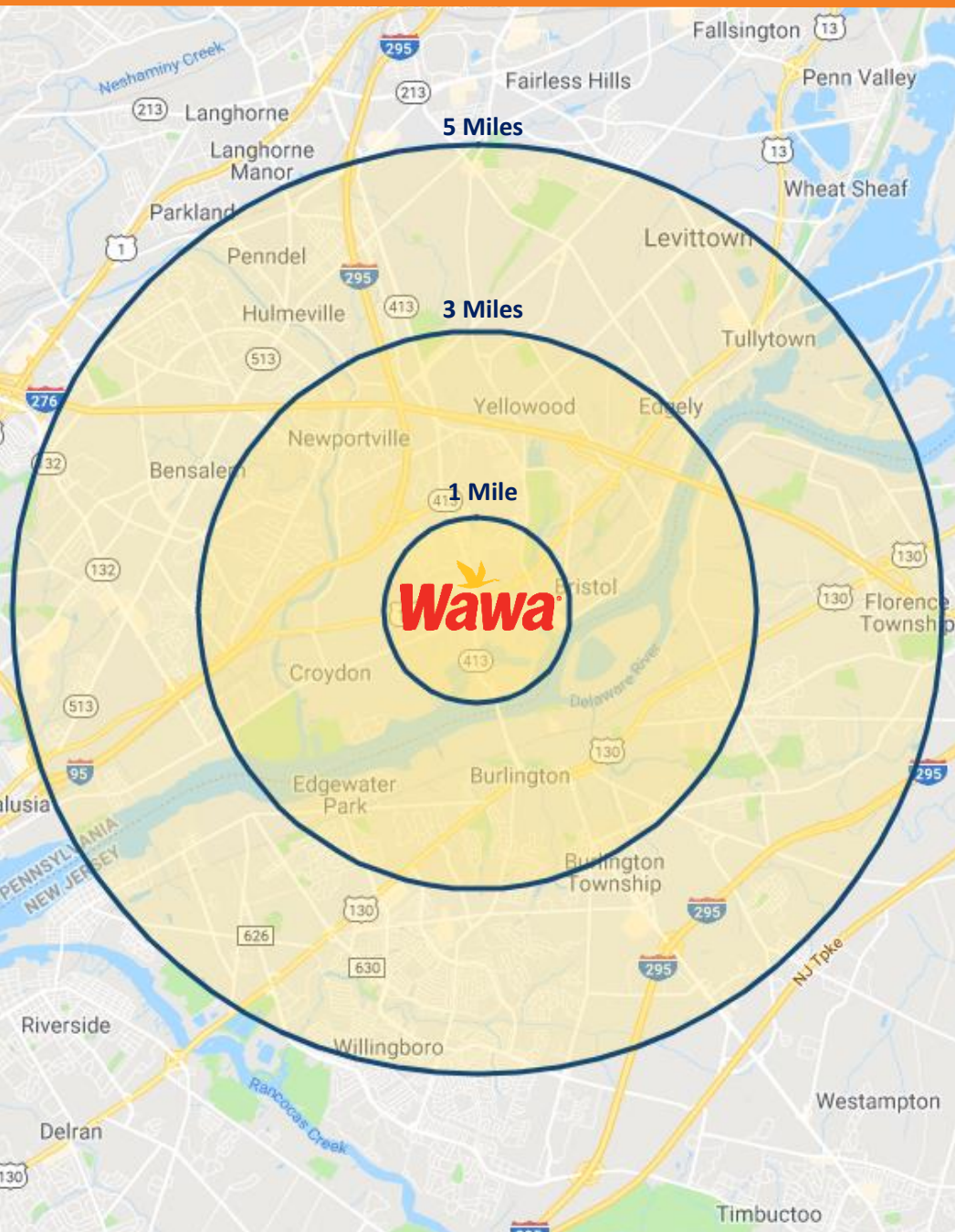
Traffic Counts and Demographics

There are approximately 71,443 individuals residing within a three-mile radius of the property and more than 218,000 individuals within a five-mile radius. The subject property is located on State Road, which experiences an average daily traffic count of 13,000 vehicles. State Road intersects with Veteran Highway, which brings an 27,908 vehicles per day to the area and is located near Bristol Pike, which brings an additional 29,073 vehicles to the area.

Croydon, Pennsylvania

Croydon is a town located in Bucks County, Pennsylvania. It is located along the Delaware River, which creates a border between Pennsylvania and New Jersey, and is navigable by ocean-going vessels as far up as Trenton. It is home to the headquarters of several notable mid-size businesses, including PAC Industries and Denaq Laptop Batteries. Croydon benefits from its proximity to Philadelphia as it is located approximately 17 miles northeast of the city. Philadelphia is the sixth-most populous U.S. City and apart of the eighth-largest U.S. metropolitan statistical area. The city is also the economic and cultural anchor of the greater Delaware Valley. Philadelphia is home to the headquarters of five Fortune 1000 companies and the cities economic sectors include financial services, health care, biotechnology, information technology, manufacturing, oil refining, food processing, and tourism. Financial activities account for the largest of these sectors and the metropolitan area also offers one of the largest health education and research centers in the United States. The city also offers the third-largest student concentration on the East Coast, with over 120,000 college and university students enrolled within the city and over 300,000 within the metropolitan area.





POPULATION

	3 Miles	5 Miles	10 Miles
2022 Projection	71,622	220,863	774,381
2017 Estimate	71,443	218,680	765,018
2010 Census	70,986	216,963	752,866
2000 Census	70,900	213,783	733,947

INCOME

Average	\$72,363	\$81,717	\$90,915
Median	\$55,609	\$63,970	\$67,880
Per Capita	\$27,302	\$30,501	\$34,422

HOUSEHOLDS

2022 Projection	27,193	83,160	293,048
2017 Estimate	26,856	81,306	286,963
2010 Census	26,701	80,596	283,267
2000 Census	26,577	78,228	274,100

HOUSING

2017	\$214,522	\$229,137	\$239,510
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EMPLOYMENT

2017 Daytime Population	66,332	189,491	694,918
2017 Unemployment	5.29%	5.44%	5.42%
2017 Median Time Traveled	28	29	31

RACE & ETHNICITY

White	67.63%	66.56%	73.71%
Native American	0.05%	0.04%	0.04%
African American	18.75%	19.26%	13.35%
Asian/Pacific Islander	5.35%	6.45%	6.41%

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