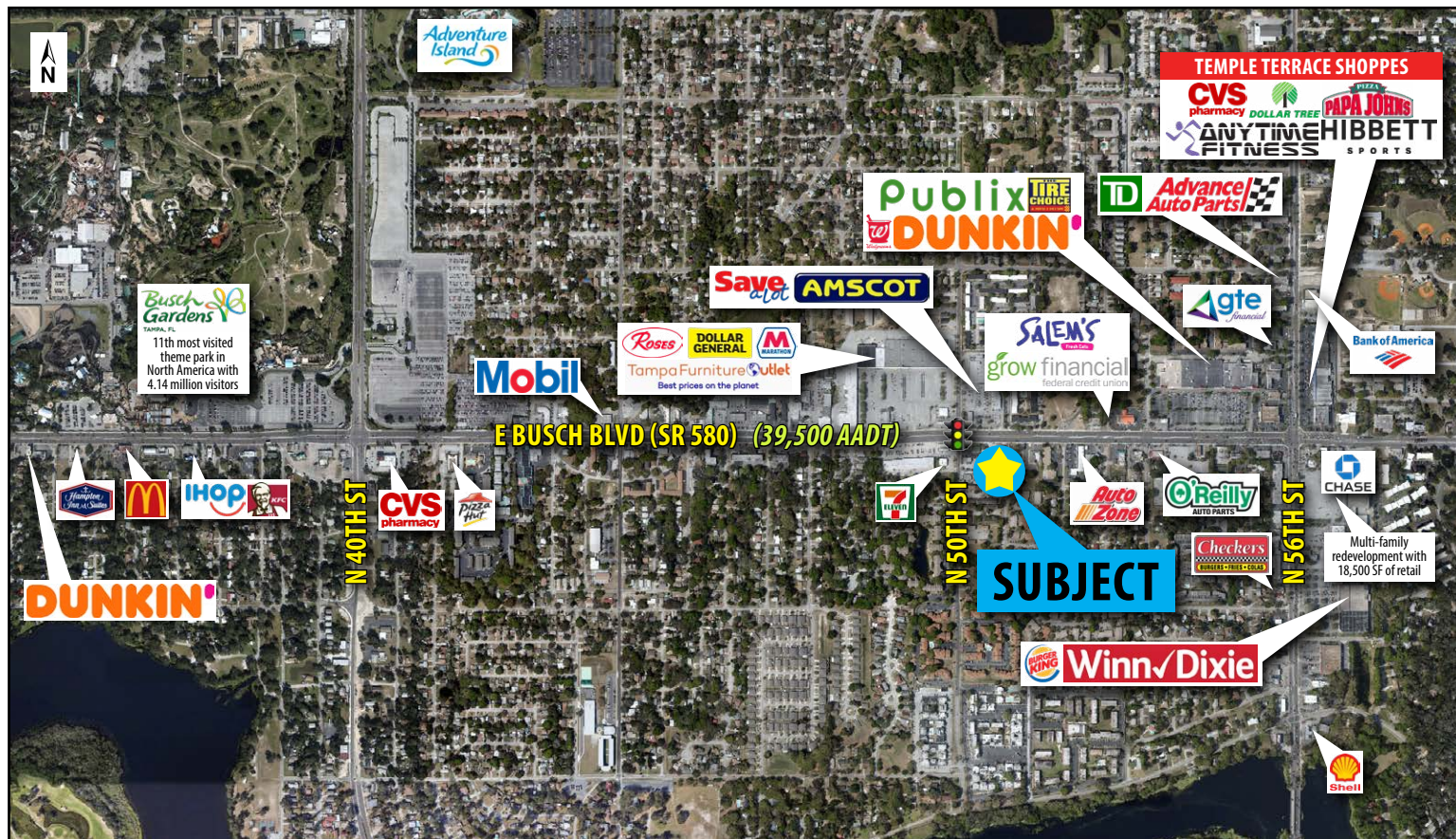


# WAWA NNN GROUND LEASE INVESTMENT OPPORTUNITY

## SEC of E Busch Blvd & N 50th St | Tampa, FL 33617



### OFFERING SUMMARY:

#### • PURCHASE PRICE: \$5,041,667

- Cap rate: 4.80%
- Initial lease term: 20 years
- Options: Six (6) x five (5) year options
- Starting rent: \$242,000
- Rent commencement: 08/29/2019
- Bumps: Flat for 10 years, then 7% bumps every five (5) years
- Acres: 2.55 (MOL)
- Building size: 5,636 SF
- Guaranty: Wawa, Inc.
- Located at the lighted intersection of E Busch Blvd and N 50th St
- 322' of frontage on E Busch Blvd (39,500 AADT)
- Approximately 2 miles from the University of South Florida with 51,000 ± students
- Strong demographics including a population of over 272,000 with an average income of more than \$54,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2020 Estimated Population	20,264	115,694	272,277
2020 Estimated Households	8,709	44,916	108,326
<b>INCOME</b>			
2020 Estimated Avg HH Income	\$46,820	\$52,352	\$54,142
<b>AGE</b>			
Median Age	35	33	34
<b>DAYTIME DEMOS</b>			
Number of Businesses	637	5,273	12,198
Number of Employees	3,969	72,581	140,749
Total Daytime Population	9,832	111,052	226,824
<b>TRAFFIC COUNTS</b>			
E Busch Blvd (SR 580) (E/W)	39,500 AADT		



**E BUSCH BLVD (SR 580) (39,500 AADT)**

**N 50TH ST**

**Wawa F85 (5,636 SF)**

**PROPOSED (2) 20,000 GAL AND (1) 22,000 GAL COMPARTMENTALIZED UNDERGROUND STORAGE TANKS**

**PROPOSED VENT STACK PAD**

**5' ROCK BED**

**E-STOP W/2 BOLLARDS**

**SIGN LOCATION MAX AREA: 50 SF MAX HEIGHT: 10 FT**

**WAWA LEASE LINE**

**PROPOSED CONC PAD FOR AIR MACHINE**

**PROPOSED RIGHT-IN/RIGHT-OUT ACCESS**

**PROPOSED FULL ACCESS**

**FUTURE CROSS ACCESS**

**THESE 3 SPACES TO BE REMOVED WHEN FUTURE CROSS ACCESS IS CONSTRUCTED**

**PROPOSED TRANSFORMER AND CONC PAD**

**PROPOSED RAISED LANDSCAPE PLANTER (TYP.)**

**PROPOSED STORMWATER POND AREA**

**DRAINAGE EASEMENT**

**RETENTION POND**

**10.00' INGRESS/EGRESS EASEMENT O.R. 2166, PG. 658**

**40' SIGN SUPPORT POLE**

**30.00' SIGN EASEMENT O.R. 3899, PG. 1902**

**10.00' UTILITY EASEMENT O.R. 3195, PG. 884 O.R. 3209, PG. 1181**

**30.00' INGRESS/EGRESS EASEMENT O.R. 18211, PG. 1683**

**24.00' INGRESS/EGRESS EASEMENT O.R. 3195, PG. 884 O.R. 3209, PG. 1181 O.R. 3569, PG. 860 O.R. 3789, PG. 1569**

**WAWA LEASE LINE**

**30.00' INGRESS/EGRESS EASEMENT O.R. 15211, PG. 1683**

**DRAINAGE EASEMENT**

LINE	BEARING	DISTANCE
L1(F)	N 00°01'19" E	30.00'
L1(C)	N 00°00'00" E	30.00'
L2(F)	N 00°01'19" E	25.00'
L2(C)	N 00°00'00" E	25.00'



**RMC**  
**PROPERTY GROUP**

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