

WAWA NNN GROUND LEASE INVESTMENT OPPORTUNITY

505 US Hwy 19 (N Suncoast Blvd) | Crystal River, FL 34429



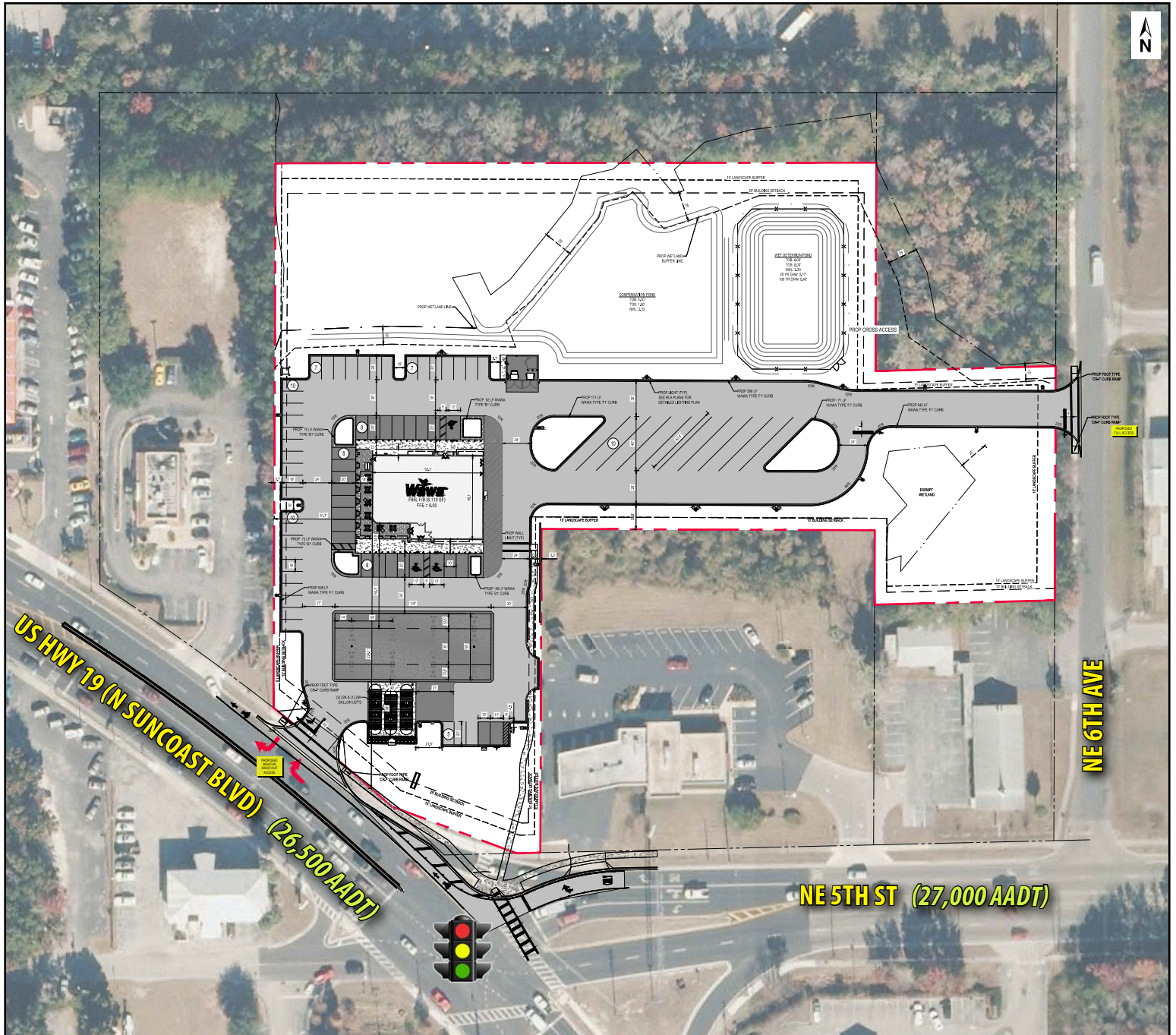
OFFERING SUMMARY:

- **PURCHASE PRICE: \$4,351,649**
- Cap rate: 4.55%
- Opening date: April 2021
- Rent commencement: February 23, 2020
- Lease term: 20 years
- Options: Six (6) x five (5) year options
- Starting rent: \$198,000
- Bumps: Flat for 10 years, then 8% bumps every five (5) years
- Acres: 5.32 (MOL)
- Building size: 6,119 SF
- Guaranty: Wawa, Inc.
- Located at the lighted intersection of US Hwy 19 (N Suncoast Blvd) and NE 5th St with a combined traffic count of 53,500 AADT
- 258.2' of frontage on US Hwy 19 (N Suncoast Blvd) (26,500 AADT)
- Demographics include a population of over 35,000 with an average income of more than \$65,000 within a 7-mile radius

KEY DEMOS	3 MILES	5 MILES	7 MILES
POPULATION			
2020 Estimated Population	10,770	19,878	35,652
2020 Estimated Households	5,129	9,321	16,508
INCOME			
2020 Estimated Avg HH Income	\$71,916	\$65,090	\$65,069
AGE			
Median Age	54	55	55
DAYTIME DEMOS			
Number of Businesses	978	1,344	2,040
Number of Employees	7,740	10,886	15,971
Total Daytime Population	13,035	21,149	34,389
TRAFFIC COUNTS			
US Hwy 19 (N Suncoast Blvd) (N/S)	26,500 AADT		
NE 5th St (E/W)	27,000 AADT		

WAWA NNN GROUND LEASE INVESTMENT OPPORTUNITY

505 US Hwy 19 (N Suncoast Blvd) | Crystal River, FL 34429



All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 122220