

WAWA GROUND LEASE FOR SALE

1675 W Oakland Park Blvd | Oakland Park, FL 33311



OFFERING SUMMARY:

- **PURCHASE PRICE: \$8,527,473**
- Cap rate: 4.55%
- Opening date: May 2022
- Rent commencement date: April 24, 2021
- Construction start date: December 6, 2021
- Lease term: 20 years
- Options: Six (6) x five (5) year options
- Starting rent: \$388,000
- Bumps: Flat for 10 years, then 8% bumps every five (5) years
- Acres: 2.42 (MOL), building size: 5,537 SF
- Guaranty: Wawa, Inc.
- I-95 (245,000 AADT) is 0.23 miles to the East
- Outparcel to Home Depot located at the first lighted intersection off of I-95 at W Oakland Park Blvd and NW 18th Ave
- Oakland Park is in the Fort Lauderdale MSA
- 411' (MOL) of frontage on W Oakland Park Blvd (54,500 AADT)
- Demographics include a population of over 460,000 with an average income of more than \$77,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	13,199	166,027	460,837
2020 Estimated Households	5,509	63,233	185,843
INCOME			
2020 Estimated Avg HH Income	\$71,994	\$65,133	\$77,881
AGE			
Median Age	41	38	40
DAYTIME DEMOS			
Number of Businesses	1,183	13,794	35,992
Number of Employees	6,764	98,311	270,788
Total Daytime Population	10,842	145,694	411,732
TRAFFIC COUNTS			
W Oakland Park Blvd (E/W)	54,500 AADT		
I-95 (N/S)	245,000 AADT		



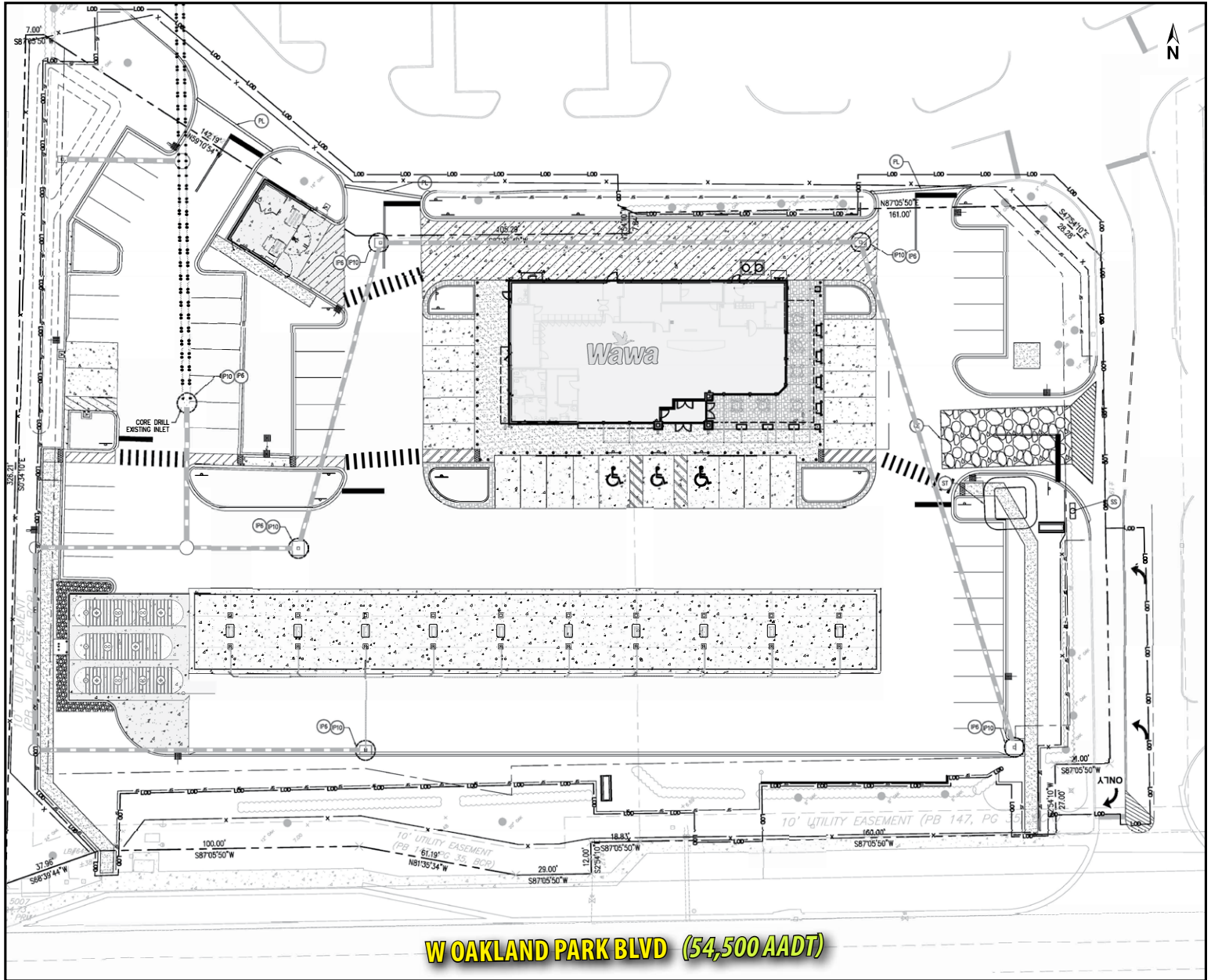
FOR MORE INFORMATION:

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