



## Wawa Ground Lease

910 MacDade Blvd. | Collingdale, PA

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# OFFERING HIGHLIGHTS

## INVESTMENT HIGHLIGHTS

- 17.5 years remain on original 20-year ground lease
- Zero landlord responsibilities
- 10% rent increases every 5 years (Next increase 9/1/24)
- Fitch BBB credit rating
- 6-5-year renewal options
- Relocation store from across the street to add gas component to their convenience store
- Wawa, Inc has over 950 locations nationally and operates in PA, NJ, DE, VA, FL, MD, and Washington DC
- Wawa has approximately \$11 Billion in annual revenue
- Tremendous visibility and frontage at the hard corner intersection of MacDade Blvd and Upland Terrace
- Roughly 4 miles to the Philadelphia International Airport and 14 miles to downtown Philadelphia
- Located directly adjacent to the Collingdale Municipal Center
- ADT exceeding 14,000 cars/day
- Excellent demographics with roughly 500,000 people in a 5-mile radius



Cap Rate  
4.25%



Price  
\$9,100,000



Increases  
10% Every 5 Years



NOI  
\$386,750

Rent Dates	Annual Rent	Increase	Cap Rate
8/4/2019 - 8/31/2024	\$386,750	-	4.25%
9/1/2024 - 8/31/2029	\$425,425	10%	4.68%
9/1/2029 - 8/31/2034	\$467,968	10%	5.14%
9/1/2034 - 8/31/2039	\$514,764	10%	5.66%
Option 1 9/1/2039 - 8/31/2044	\$566,241	10%	6.22%
Option 2 9/1/2044 - 8/31/2049	\$622,865	10%	6.84%
Option 3 9/1/2049 - 8/31/2054	\$685,151	10%	7.53%
Option 4 9/1/2054 - 8/31/2059	\$753,666	10%	8.28%
Option 5 9/1/2059 - 8/31/2064	\$829,033	10%	9.11%
Option 6 9/1/2064 - 8/31/2069	\$911,936	10%	10.02%

# PROPERTY DETAILS



## PROPERTY DESCRIPTION

Rentable Square Feet	5,585 SF
Parcel Size	1.30 AC
Block	-
Lot	-
Year Built	2019
Number of Stories	1 Story
Parking	48 Spaces
Parking Ratio	8.6 / 1,000 SF
Traffic Count	13,272 Vehicles/ Day

## THE OFFERING

Property Address	910 MacDade Blvd., Collingdale, PA 19023
Type of Ownership	Fee Simple
Lease Types	NNN Ground Lease
Lease Term Remaining	17 Years
Lease Commencement	8/4/2019
Lease Expiration	8/31/2039
Increases	10% Every 5 Years
Options	6 - 5 Year
Guarantor	Wawa, Inc.
Renewal Notice Timing	365 Days Prior to the Expiration of Original Term or the Extension Period in Effect



**2019**  
Year Built



**48**  
Spaces



**13,272 ADT**  
MacDade Blvd.

# TENANT OVERVIEW



**Wawa, Inc.** is an American chain of convenience stores and gas stations located along the East Coast of the United States, operating in Pennsylvania, New Jersey, Delaware, Maryland, Virginia, Washington, D.C., and Florida. The company's corporate headquarters is in the Wawa area of Chester Heights, Pennsylvania in Greater Philadelphia. As of 2008, Wawa was the largest convenience store chain in Greater Philadelphia, and it is also the third-largest retailer of food in Greater Philadelphia, after Acme Markets and ShopRite.

Wawa is your all day, every day stop for fresh, built-to-order foods, beverages, coffee, fuel services, and surcharge-free ATMs, and Boundless Convenience™. A chain of more than 850 convenience retail stores (over 600 offering gasoline), Wawa stores are in Pennsylvania, New Jersey, Delaware, Maryland, Virginia, Florida, and Washington, D.C. The stores offer a large fresh food service selection, including Wawa brands such as built-to-order hoagies, freshly brewed coffee, hot breakfast sandwiches, built-to-order specialty beverages, and an assortment of soups, sides and snacks.

## Tenant Summary

Number of Employees	37,000+
Areas Served	Mid-Atlantic, Florida
Net Sales	\$13 Billion
Headquarters	Wawa, PA
Website	Wawa.com





# SURROUNDING AREA





# PROPERTY OUTLINE



MacDade Blvd.

13,272 Vehicles/ Day





Collingdale Borough  
Municipal

Collingdale Borough  
Police Department

Collingdale  
Public Library

Wawa®





Collingdale  
Public Library

Collingdale Borough  
Municipal

Collingdale Borough  
Police Department

Wawa

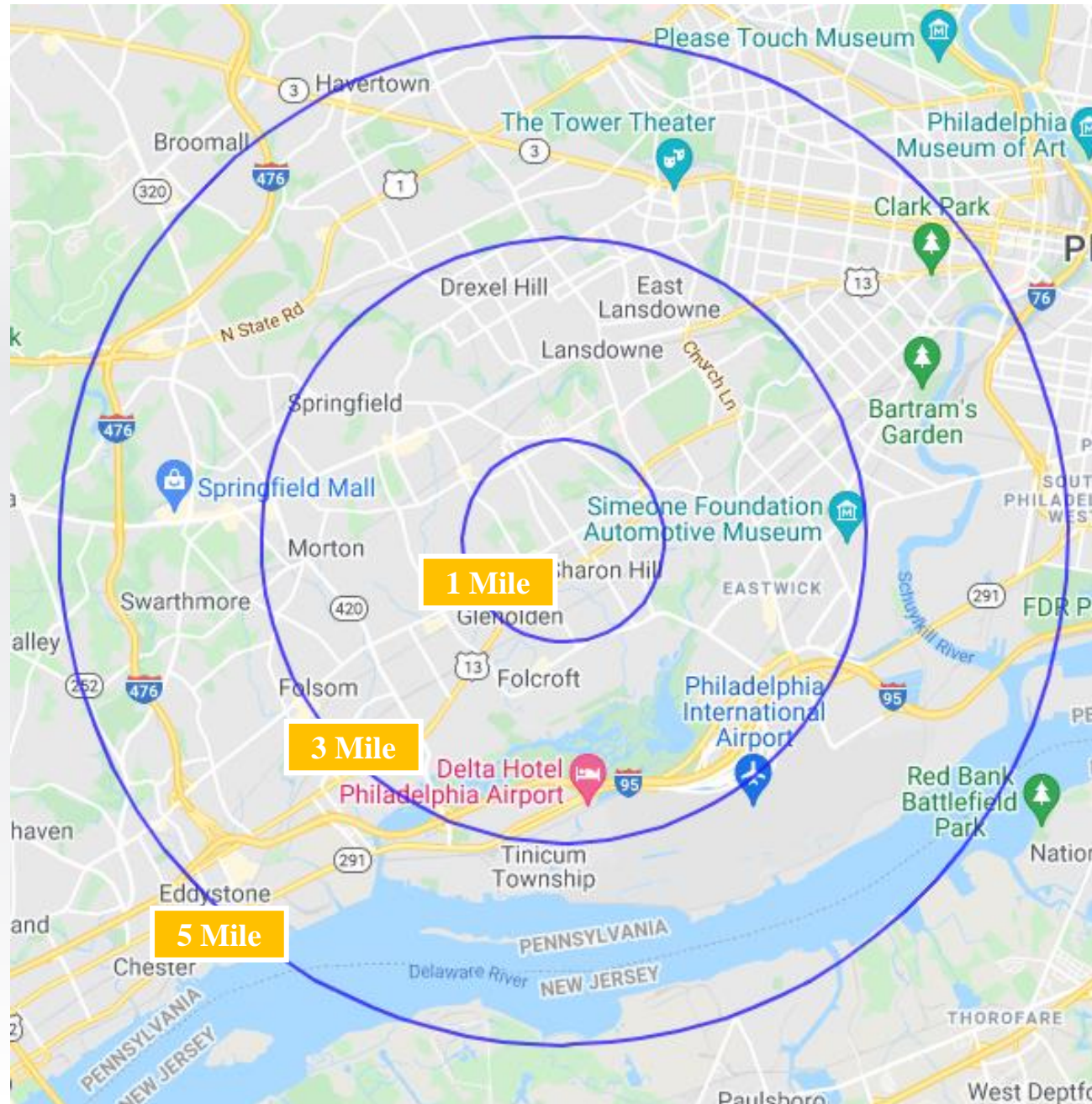




Wawa®



# DEMOGRAPHICS



Daytime Population

**158,296**

3 Mile Radius



Average HH Income

**\$76,004**

3 Mile Radius

## POPULATION

1 Mile	3 Miles	5 Miles
26,408	209,021	499,845

## HOUSEHOLD

1 Mile	3 Miles	5 Miles
9,958	80,194	193,168

## AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$70,015	\$76,004	\$75,416



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910 MACDADE BLVD.  
COLLINGDALE  
PENNSYLVANIA

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