

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New 20-Year Lease | 2024 Construction | 10% Rental Increases Every 5 Years



413-425 W. Penn Avenue

ROBESONIA PENNSYLVANIA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | PA License No. RM421531





OFFERING

Pricing	\$6,436,000
Net Operating Income	\$325,000
Cap Rate	5.05%

PROPERTY SPECIFICATIONS

Property Address	413-425 W. Penn Avenue Robesonia, Pennsylvania 19551
Rentable Area	5,585 SF
Land Area	1.49 AC
Year Built	2024
Tenant	Wawa
Lease Signature	Corporate
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	10% Every 5 Years Including Options
Options	6 (5-Year)
Rent Commencement	June 2024
Lease Expiration	June 2044

LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa (Corporate Signed)	5,585	June 2024	June 2044	Year 1	-	\$27,083	\$325,000	6 (5-Year)
				Year 6	10%	\$29,792	\$357,500	
				Year 11	10%	\$32,771	\$393,250	
				Year 16	10%	\$36,048	\$432,575	

10% Rental Increases Beg. of Each Option Thereafter

Brand New 20-Year Lease | Corporate Signature | Investment Grade Tenant | Scheduled Rental Increases

- Brand new 20-year lease with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is corporate signed by Wawa, Inc., an investment grade (Fitch: BBB), nationally recognized, and an established convenience store and gas brand with over 1000+ locations
- The ground lease features 10% scheduled rental increases throughout the term and options to extend, generating NOI and hedging against inflation

Absolute NNN Ground Lease | Land Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from leased fee interest (land ownership)
- Ideal management-free investment for a passive investor

Fronting W. Penn Ave | 2024 Construction | Surrounding Retail | Conrad Weiser Middle and High School

- Wawa is strategically fronting W. Penn Ave averaging 16,800 VPD
- 2024 construction featuring high quality materials, distinct design elements, and high level finishes
- The immediate trade area is supported by surrounding retailers such as Dunkin', CVS, Dollar General, and more
- Ideally located down the street from Conrad Weiser Middle and High School, providing a direct consumer base from which to draw
- The asset has excellent visibility and multiple points of ingress/egress

Local Demographics 5-Mile Trade Area | Six-Figure Income | Robesonia - Growing Population

- More than 25,000 residents and 6,000 employees support the trade area
- \$107,468 average household income
- Robesonia is growing at a rate of 3.53% annually and its population has increased 11.01% since the most recent census

BRAND PROFILE



WAWA

wawa.com

Company Type: Private

Locations: 1,032+

Wawa, Inc., a privately held company, began in 1803 as an iron foundry in New Jersey. Toward the end of the 19th Century, owner George Wood took an interest in dairy farming and the family began a small processing plant in Wawa, PA in 1902. The milk business was a huge success, due to its quality, cleanliness and "certified" process. As home delivery of milk declined in the early 1960s, Grahame Wood, George's grandson, opened the first Wawa Food Market in 1964 as an outlet for dairy products. Today, Wawa is customers all day, every day stop for freshly prepared foods, beverages, coffee, fuel services and surcharge-free ATMs. Wawa stores are located in Pennsylvania, New Jersey, Delaware, Maryland, Virginia, Florida and Washington, D.C. The stores offer a large fresh foodservice selection, including Wawa brands such as custom prepared hoagies, freshly-brewed coffee, hot breakfast sandwiches, hand crafted beverages and an assortment of soups, sides and snacks. There are 1,032 Wawa stores in the United States as of August 24, 2023.

Source: wawa.com, scrapehero.com

PROPERTY OVERVIEW



LOCATION



Robesonia, Pennsylvania
Berks County
Reading MSA

ACCESS



W. Penn Avenue/Benjamin Franklin Highway/U.S.
Highway 422: 1 Access Point
Bernville Road: 1 Access Point

TRAFFIC COUNTS



W. Penn Avenue: 16,800 VPD
Bernville Road: 3,200 VPD
W. Main Street/State Highway 419: 5,200 VPD

IMPROVEMENTS



There is approximately 5,585 SF of existing building area

PARKING



There are approximately 48 parking spaces on the owned parcel.
The parking ratio is approximately 8.59 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 4347-12-76-6165
Acres: 0.58
Square Feet: 25,265 SF

CONSTRUCTION



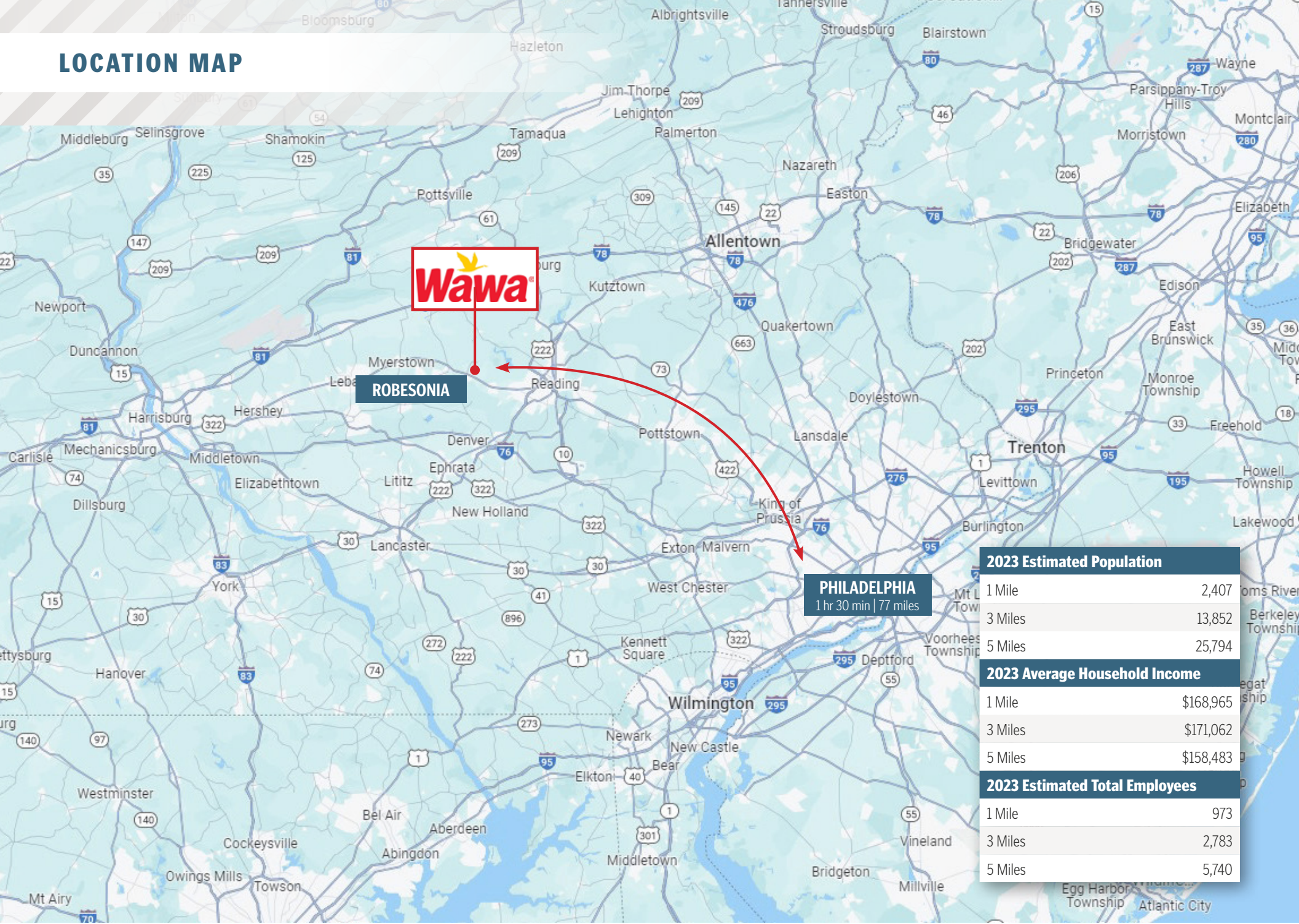
Year Built: 2024

ZONING



TC: Town Center

LOCATION MAP



2023 Estimated Population	
1 Mile	2,407
3 Miles	13,852
5 Miles	25,794
2023 Average Household Income	
1 Mile	\$168,965
3 Miles	\$171,062
5 Miles	\$158,483
2023 Estimated Total Employees	
1 Mile	973
3 Miles	2,783
5 Miles	5,740









	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	2,981	9,238	25,121
2028 Projected Population	3,032	9,350	25,413
2023 Median Age	43.3	43.7	43.8
Households & Growth			
2023 Estimated Households	1,246	3,473	9,675
2028 Projected Households	1,274	3,540	9,854
Income			
2023 Estimated Average Household Income	\$95,480	\$99,266	\$107,468
2023 Estimated Median Household Income	\$70,216	\$77,713	\$78,963
Businesses & Employees			
2023 Estimated Total Businesses	98	256	545
2023 Estimated Total Employees	1,348	3,629	6,903



ROBESONIA, PENNSYLVANIA

Robesonia is a borough in Berks County, Pennsylvania, United States. The Borough of Robesonia had a population of 2,187 as of July 1, 2023. Once famous for its iron furnaces (c. 1794-1927), the town was founded in 1855 by Henry P. Robeson, who had acquired existing iron manufacturing operations and founded the Robesonia Iron Company in 1845.

The town is now supported by large industry. Several of the largest employers include C&S Wholesale Grocers, a food distributor, Magnatech International, and Snap-On Tools. The town is also famous for its Pennsylvania German-style pottery, also sometimes called redware. The largest industries in Robesonia, PA are Retail Trade (219 people), Health Care & Social Assistance (167 people), and Manufacturing (143 people), and the highest paying industries are Public Administration (\$77,083), Transportation & Warehousing, & Utilities (\$66,518), and Manufacturing (\$65,313).

Today, the town is known for its ever-popular Green Dragon Farmers Market and Auction, which features fresh foods, clothing items, housewares, crafts, specialty items and Robesonia's famous Pennsylvania German-style redware pottery. The Robesonia Furnace Historic District was listed on the National Register of Historic Places in 1991. The Robesonia area is served by the Conrad Weiser Area School District and Conrad Weiser High School. The nearest major airport is Lancaster Airport.

Berks County is a county in the Commonwealth of Pennsylvania. As of the 2024, the county's population is 432,123. The county seat is Reading, the fourth-most populous city in the state.



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