



SHELL GAS STATION (WILLS GROUP)

4420 Wheeler Road - Oxon Hill, MD 20745

SHELL GAS STATION (WILLS GROUP) - OXON HIL, MD

EXCLUSIVELY MARKETED BY



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TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary
- 9 Rent Schedule

3 PROPERTY INFORMATION

- 11 Location Map
- 12 Property Images
- 13 Aerial Map
- 14 Demographics Map & Report

4 AREA OVERVIEW

- 16 City Overview

5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Capital Markets
- 20 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 334 SF Shell Gas Station Located at 4420 Wheeler Road in Oxon Hill, MD. The Subject Property Was Recently Renovated With New Gas Pumps, Canopy and Signage and is Located Just 6-Miles From the United States Capitol, Providing For a Secure Investment.

Sale Price

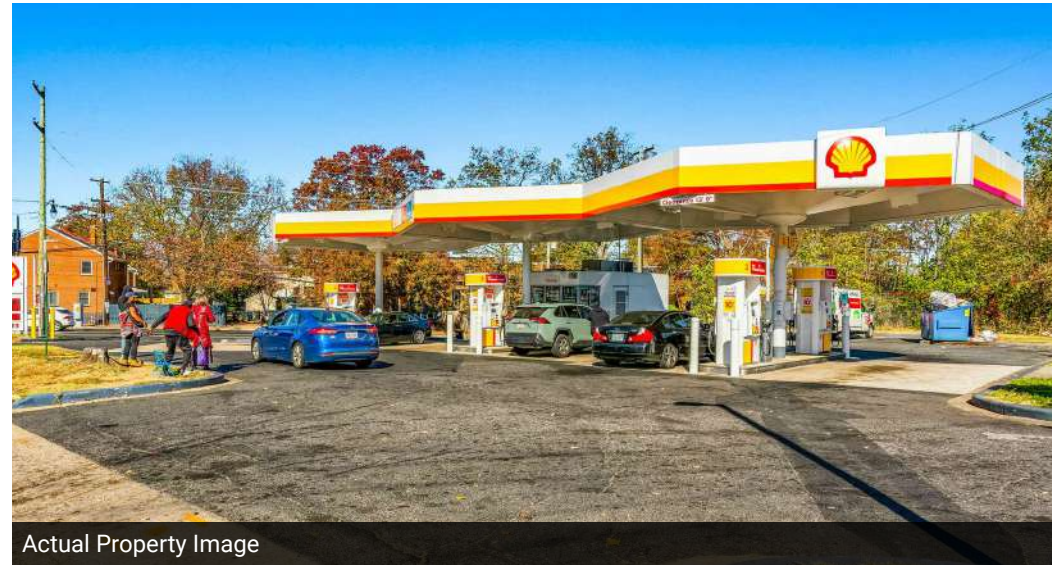
\$870,000

OFFERING SUMMARY

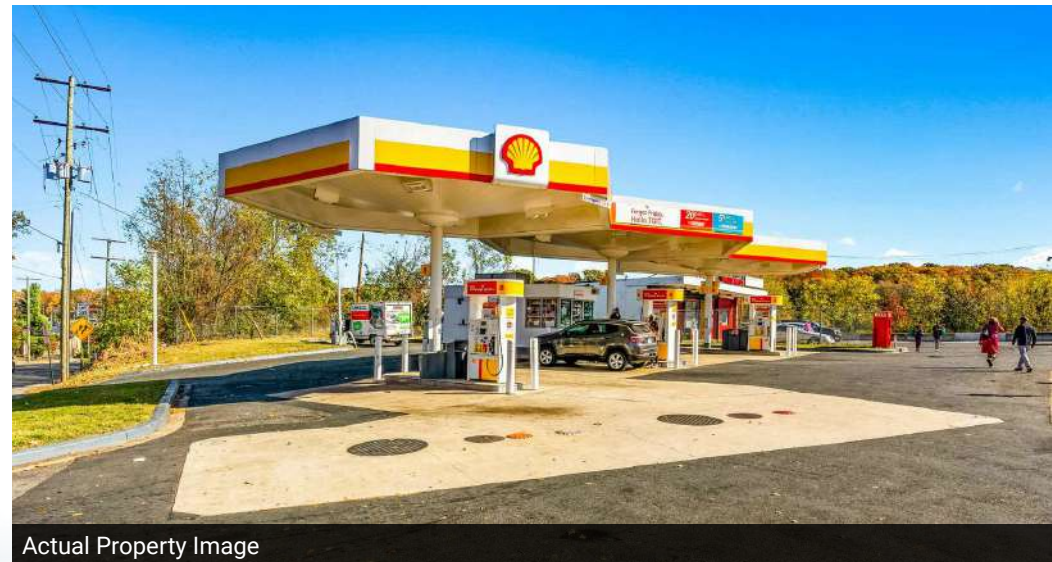
Cap Rate:	7.00%
NOI:	\$61,000
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	4420 Wheeler Rd
City, State, Zip:	Oxon Hill, MD 20745
County:	Prince Georges County
Building Size:	334 SF
Lot Size:	0.36 Acres



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- The Wills Group Operates 300+ Locations and is Rapidly Growing
- The Wills Group Owns Multiple Companies Including SMO Motor Fuels, the Dash in Convenience Chain, the Splash in Car Wash Chain and Potomac Energy Holdings
- Tenant Installed New Tanks in 2021, Showing Their Commitment to the Site
- Located on a Hard Corner With Access From Both Wheeler Rd and Southern Ave Which Combine For Over 31,700 Vehicles Per Day
- Property is Located Just 6-Miles From the United States Capitol
- Proximity to Major Economic Drivers: The Property is Strategically Located Near a Heavy Housing Area With 4 Apartment Buildings in a Mile Radius of the Property as Well as the United Medical Center Hospital Located Just 3-Miles Down the Road
- In 2016, the Tenant Executed a Contract to Add Two Additional 5-Year Options Through 2044 in Order to Invest Additional Capital Into the Site



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

Tenant:	Wills Group
Premises:	334 SF
Base Rent:	\$61,000
Rent Per SF:	\$30.50
Lease Commencement:	04/01/2024
Rent Commencement:	04/01/2024
Lease Expiration:	03/31/2029
Lease Term:	4.5 Years Remaining
Renewal Options:	3 x 5 Years Options
Rent Increases:	See Rent Roll
Lease Type:	Triple Net (NNN)
Use:	Convenience
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Corporate

RENT SCHEDULE

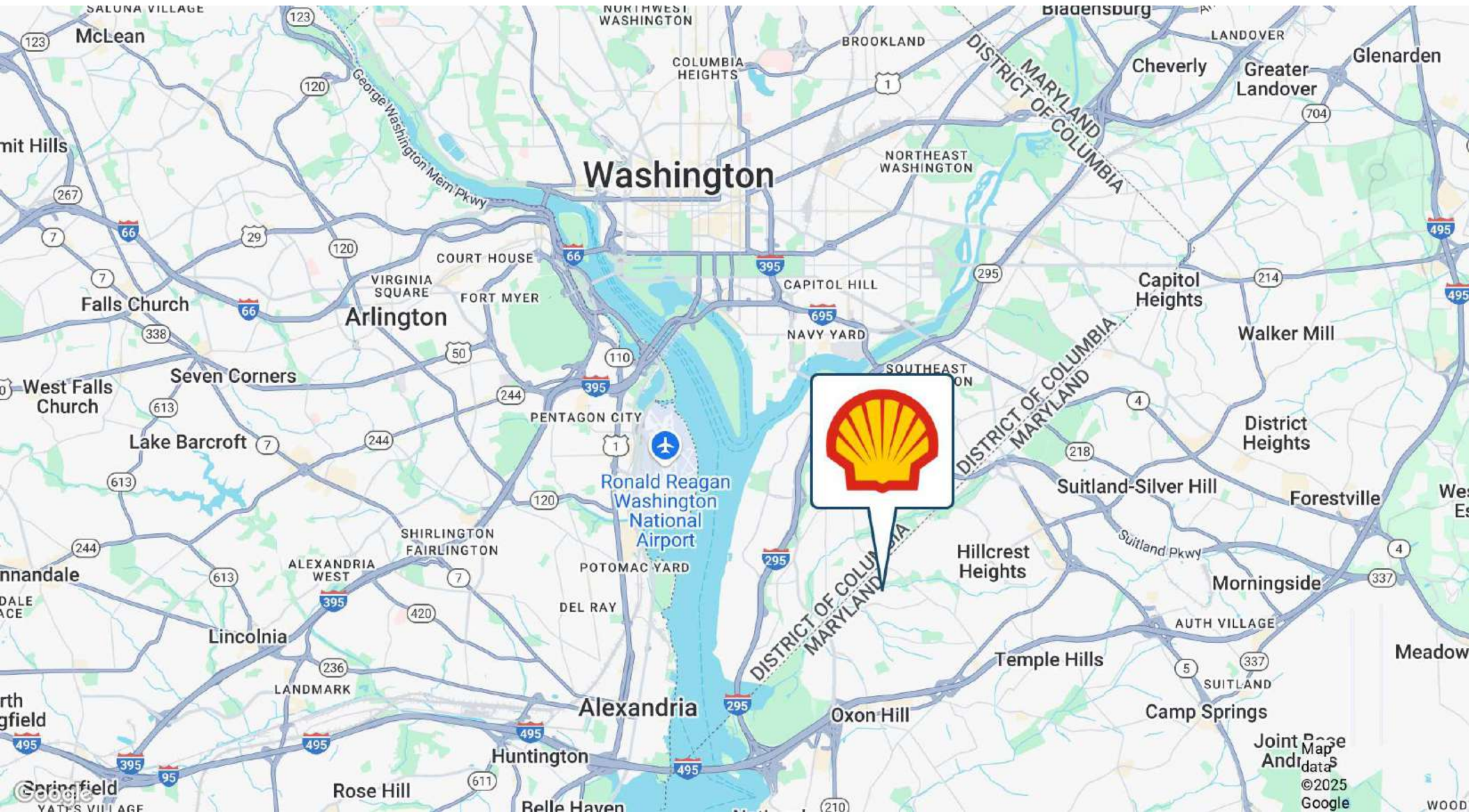
Rent Schedule				
Option Period	Commence Date	Expiration Date	NOI	% Increase
Current Option	4/1/24	3/31/29	\$61,000	—
Option 2	4/1/29	3/31/34	\$67,000	9.8%
Option 3	4/1/34	3/31/39	\$71,880	7.2 %
Option 4	4/1/39	3/31/44	\$79,056	10%



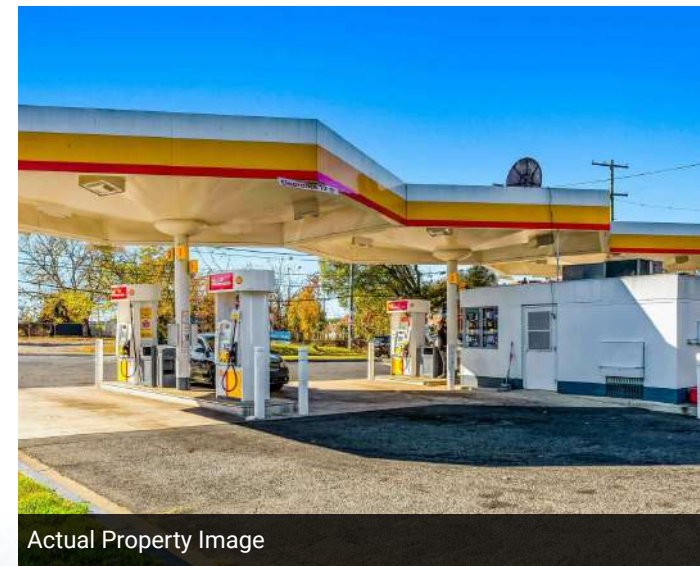
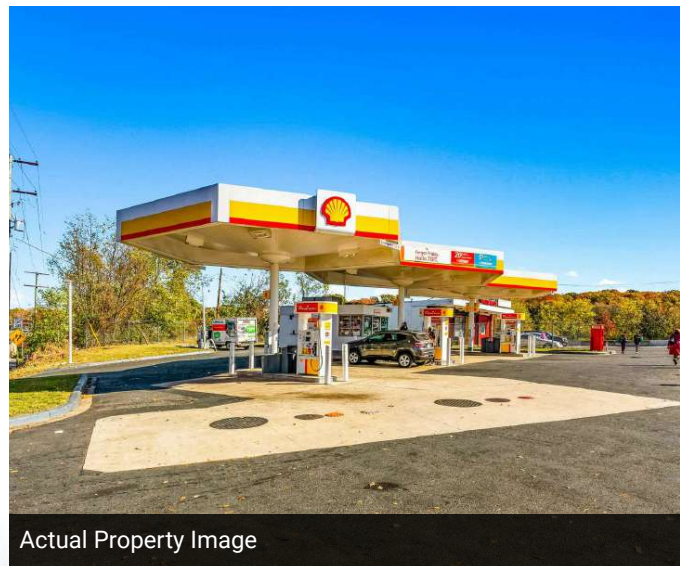
SECTION 3

PROPERTY INFORMATION

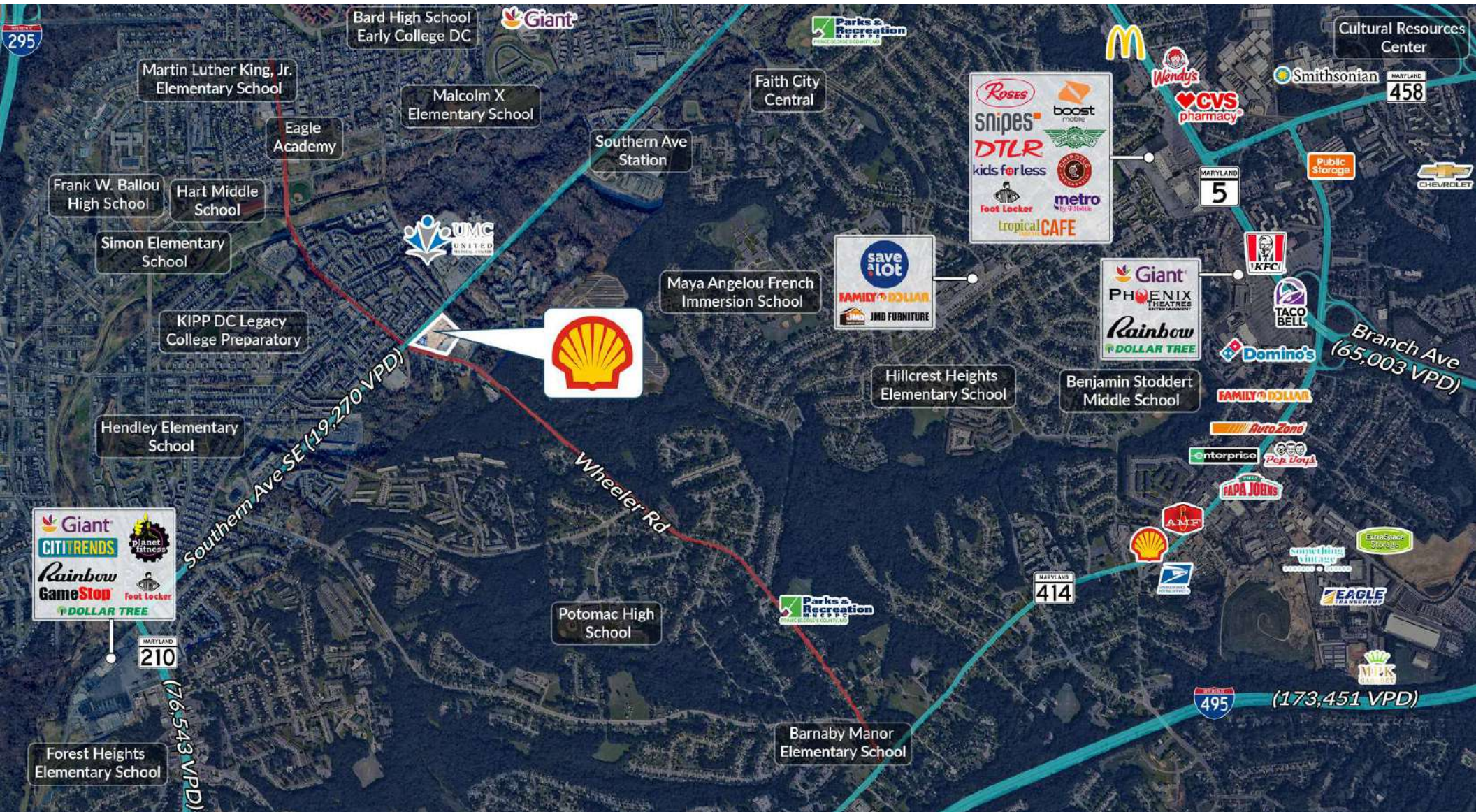
LOCATION MAP



PROPERTY IMAGES



AERIAL MAP

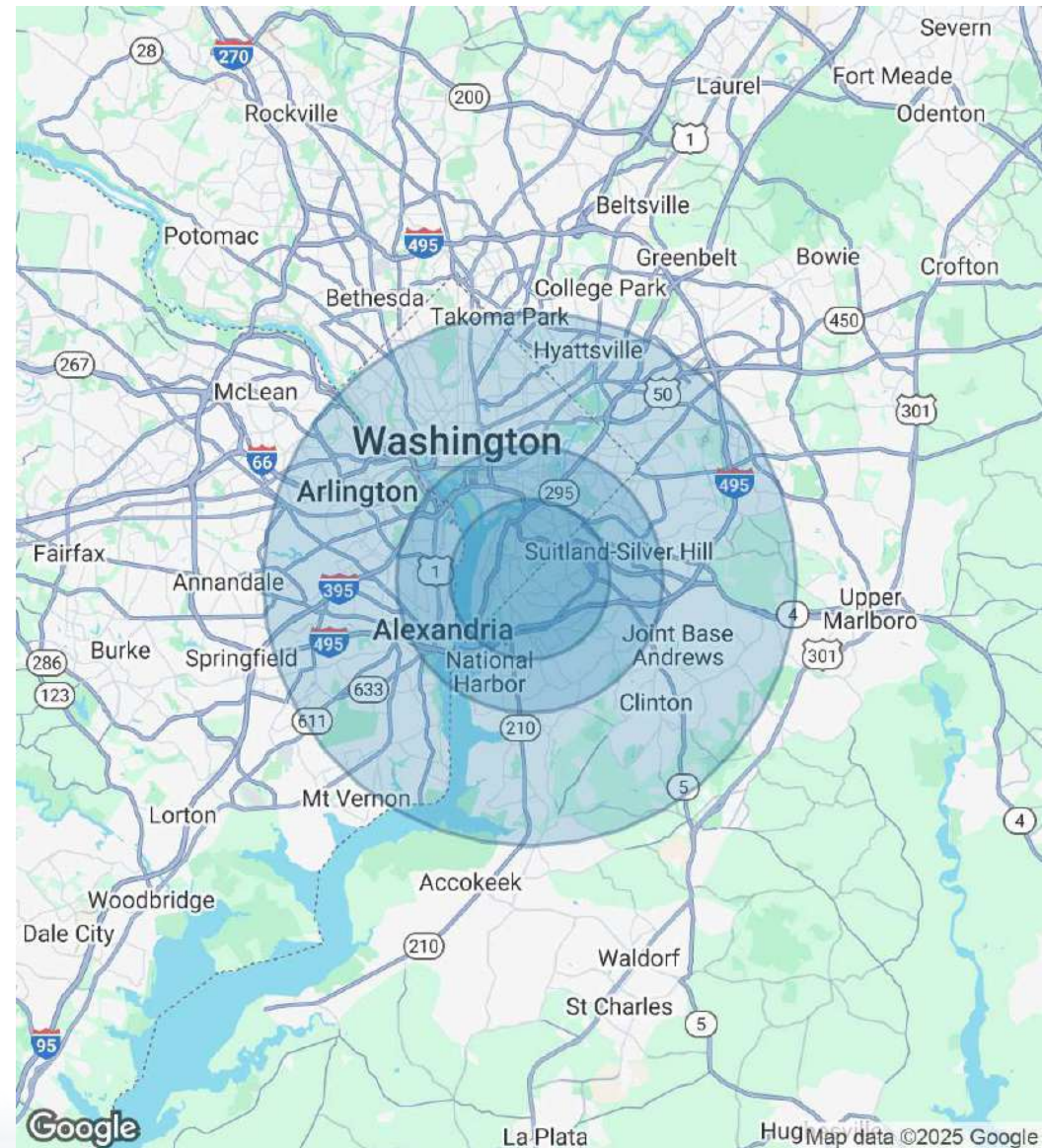


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	152,522	504,936	1,698,012
Average Age	38	39	39
Average Age (Male)	36	37	38
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	61,883	229,091	724,135
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$80,138	\$131,303	\$147,730
Average House Value	\$411,836	\$612,733	\$698,980

TRAFFIC COUNTS	
Southern Ave SE	19,270 VPD
Suitland Pkwy	38,962 VPD
Branch Ave	65,003 VPD
I-495	173,451 VPD
Indian Head Hwy	76,543 VPD

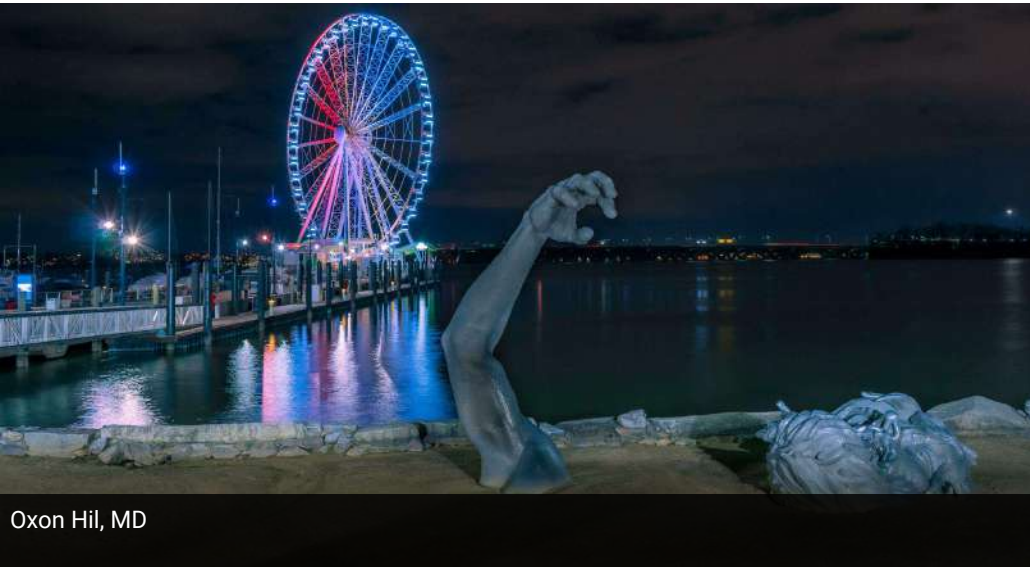




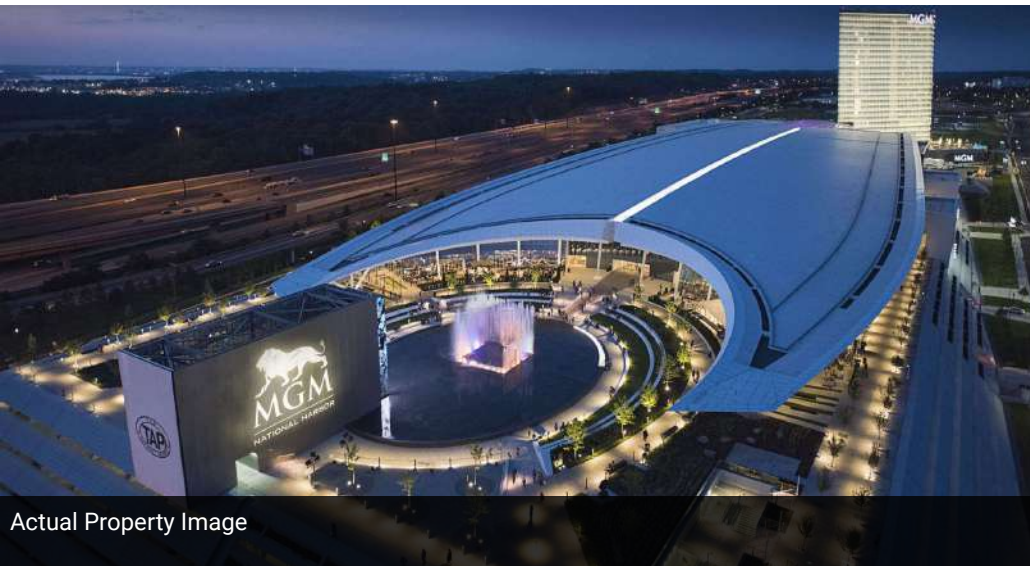
SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Oxon Hil, MD



Actual Property Image

OXON HIL, MD

Oxon Hill, Maryland is a suburban community located in Prince George's County, just south of Washington, D.C. It is known for its proximity to the nation's capital and its mix of residential, commercial, and recreational offerings. Situated along the eastern banks of the Potomac River, near the Woodrow Wilson Bridge, connecting Maryland to Virginia. Close to National Harbor, Fort Washington, Temple Hills, and Alexandria, Virginia. The Oxon Hill CDP had a population of 18,273 as of July 1, 2024.

Oxon Hill, Maryland, plays a significant role in the regional economy due to its proximity to Washington, D.C., and its location near major infrastructure hubs. National Harbor is a major economic driver, attracting millions of visitors annually. Home to the MGM National Harbor, which includes a luxury hotel, casino, entertainment venue, and restaurants. The MGM alone contributes significantly to employment and local revenue. The Gaylord National Resort & Convention Center is one of the largest convention centers on the East Coast, generating substantial revenue from business conferences, trade shows, and tourism. Shopping centers, such as Oxon Hill Plaza and Rivertowne Commons, serve the community and surrounding areas, employing a mix of retail, logistics, and administrative workers. A large portion of Oxon Hill residents are employed in federal government jobs and private contractors due to its location near Washington, D.C.

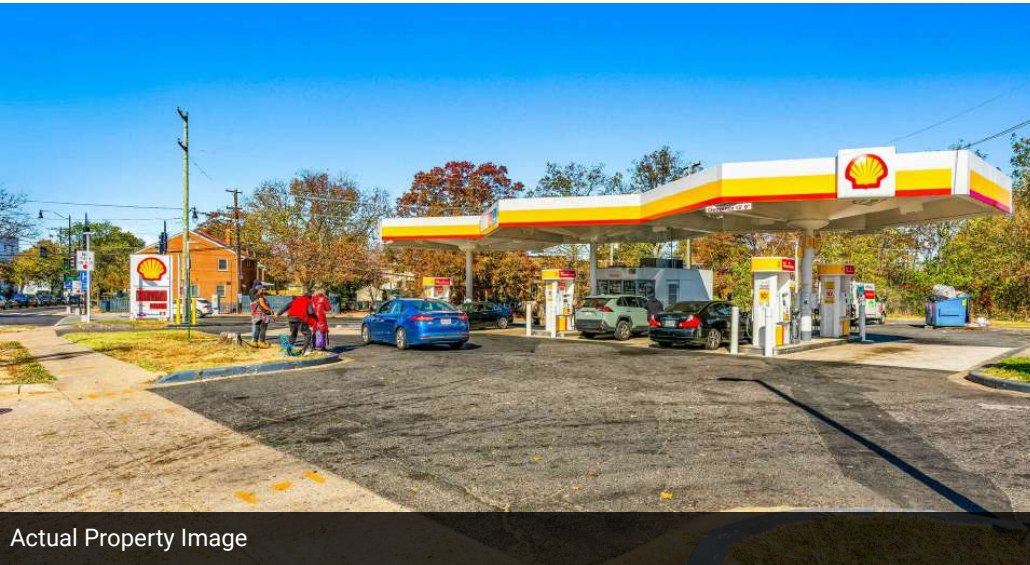
Oxon Hill offers a mix of historical landmarks, modern entertainment hubs, and natural retreats. Its proximity to the Potomac River and Washington, D.C., enhances its appeal as a destination for locals and tourists. A vibrant waterfront development on the Potomac River that has transformed Oxon Hill into a regional tourism hub. Nearby attractions are MGM National Harbor: A luxury resort featuring a casino, world-class restaurants, live entertainment, and shopping. The Capital Wheel: A 180-foot observation wheel offering stunning views of the Potomac River, Washington, D.C., and Virginia. Tanger Outlets: A large outlet mall with a variety of brand-name stores. Oxon Cove Park and Oxon Hill Farm: A National Park Service site that blends history, nature, and education. The Gaylord National Resort & Convention Center: A premier destination for conventions, weddings, and family getaways. Harbor Lights Festival is a holiday celebration featuring illuminated boats and festive decorations. National Harbor Farmers Market is an seasonal event with fresh produce, artisanal goods, and live music.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Private
Founded:	1926
Locations:	300
Headquarters:	La Plata, MD
Website:	willsgroup.com

WILLS GROUP

Wills Group is a family-owned company with a rich history spanning over 90 years, operating primarily in the retail, energy, and service sectors. Based in the United States, the company is dedicated to providing high-quality products and services, with a strong emphasis on fueling communities and improving lives. Wills Group operates a network of convenience stores and retail locations under the Prime* brand, offering a wide range of goods, including fuel, snacks, and grocery items, all while ensuring exceptional customer service. At the core of Wills Group's operations is its mission to fuel lives and communities by being a trusted partner and innovator. The company's values center on sustainability, customer-centric service, and maintaining a family-owned culture that has guided its success. Sustainability is a key priority, with Wills Group incorporating eco-friendly practices across all aspects of its business. The company is also deeply committed to giving back to the communities it serves, supporting local initiatives and charitable organizations.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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