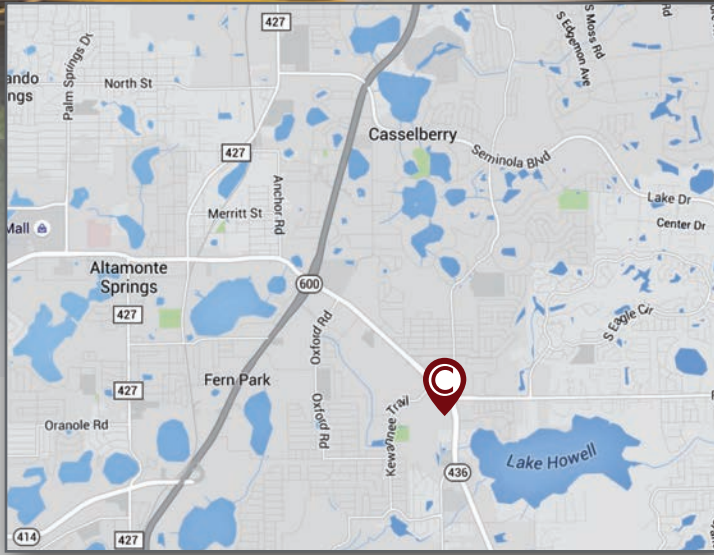


Wawa (Ground Lease) FOR SALE

*generic store image



Wawa - Orlando MSA

1033 State Road 436
Casselberry, FL 32707
Lat 28.644, Long -81.322

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	13,907	94,377	246,570
2023 Population	14,510	99,428	264,526
2018 Average HH Income	\$68,291	\$80,389	\$81,392
2018 Median HH Income	\$52,043	\$55,437	\$55,257

PROPERTY HIGHLIGHTS

- New 20-year NNN ground lease
- Investment Grade Tenant (BBB Fitch Rating)
- 7% rent increases every 5 years beginning 11th year
- Signalized intersection on heavily traveled SR 436 (60,000+ Cars Per Day)
- \$155,000 NOI
- 4.43% cap
- \$3,500,000 Purchase Price

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Licensed Real Estate Broker

Sales Contacts:

Brian Carolan

407.581.6242

bcarolan@crossmanco.com

Christie Alexander

407.581.6223

calexander@crossmanco.com



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SITE & SURROUNDING RETAIL



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