



**CBRE**

**Wawa<sup>®</sup>**  
**2500**

**SW 64TH AVENUE, DAVIE, FL 33317**

**ABSOLUTE NNN GROUND LEASE | DENSELY POPULATED SOUTH FLORIDA LOCATION**

Property Photo

# 2500

SW 64TH AVENUE

Property Photo

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# INTRODUCTION

CBRE is pleased to exclusively present an absolute NNN Wawa ground lease located in one of South Florida's most desirable retail corridors. The property benefits from immediate access to Interstate 95 (229,000±VPD) and Florida's Turnpike (157,600±VPD), within a dense 5-mile trade area supported by more than 382,000 residents and 163,000 employees. This location had 970.6K visits between 05/01/25 and 04/30/26 (per Placer.AI).

Positioned near several major educational institutions — including Nova Southeastern University, Broward College, Atlantic Technical College, McFatter Technical College, and Nova High School — the property benefits from a substantial built-in student consumer base totaling approximately 85,240 students.

Tower Shops, a 431,000 square foot regional retail destination featuring Trader Joe's, Costco, Home Depot, Best Buy, Ross & TJ Maxx, is just to the west and construction of the largest multifamily project in the town's history, The District in Davie, is currently underway to the southeast. The \$1 billion, 2.8 million square foot mixed use project will ultimately include 1,292 rental units and 36,000 square feet of restaurants and retail. This new development is just minutes from The Guitar Hotel at Seminole Hard Rock Hotel & Casino, one of the most popular entertainment and hospitality centers in South Florida.

Wawa consistently ranks on Forbes lists of top private companies, recently placing at #21 on Forbes' Americas Top Private Companies for 2025 with a 2024 annual revenue of \$18.8 billion. The company recently revealed plans for "the most aggressive growth" in company history, according to CEO Chris Gheysen, with plans to open as many as 280 new stores over the next decade.

# INVESTMENT HIGHLIGHTS

- **14 years remaining with (6) five-year renewal options**
- **8% rent increases every 5 years including options (first increase in 2031)**
- **Davie is one of South Florida's most sought-after retail and residential markets**
- **Densely populated trade area supported by 382,000 residents and 163,000 employees**
- **Strategically located off Interstate 95 (229,000 VPD) and Florida's Turnpike (157,600 VPD)**
- **Absolute NNN ground lease with NO landlord responsibilities**
- **Wawa operates 1,215± locations across the United States with 319 locations in Florida**

# INVESTMENT SUMMARY

<b>PROPERTY ADDRESS:</b>	2500 SW 64th Avenue, Davie, FL 33317
<b>PRICE:</b>	<b>\$5,054,000</b>
<b>ANNUAL RENT:</b>	<b>\$235,000</b>
<b>CAP RATE:</b>	<b>4.65%</b>
<b>TENANT:</b>	Wawa, Inc.
<b>GUARANTOR:</b>	Corporate
<b>RENTAL INCREASES:</b>	8% increases every 5-years and including options
<b>INITIAL LEASE TERM:</b>	20-Years
<b>REMAINING LEASE TERM:</b>	14± Years
<b>OPTIONS:</b>	(6) 5-Year options
<b>RENT COMMENCEMENT:</b>	2020
<b>LANDLORD OBLIGATIONS:</b>	None - Absolute NNN Ground Lease
<b>BUILDING SIZE:</b>	5,550± SF
<b>LAND SIZE:</b>	1.43± acres
<b>PARKING SPACES:</b>	45 Spaces (8.18 spaces per 1,000 SF)
<b>YEAR BUILT:</b>	2020



SITE PLAN

REESE RD



Davie Road | 44,000±AADT

COVERED GAS STATION

Wawa

5,550 SF



PROPERTY IMAGES



**Burlington**  
**WHOLE FOODS MARKET**  
**HOBBY LOBBY**  
**POPEYES**  
**LOUISIANA KITCHEN**  
**SEPHORA**  
**Pet Supermarket**  
**MATTRESS FIRM**  
**HAND & STONE**  
 MASSAGE AND FACIAL SPA  
**jiffylube**  
 Planet Fitness

**TIRE PLUS**  
**CARMAX**

**Bright Star**  
 CREDIT UNION

**THE AVENUE**  
**394-Units / 4 Stories**



**INTERSTATE 595**  
**I-595 | 229,000±AADT**

**FLSR 84 | 17,500±AADT**

**33 WEST**  
 APARTMENTS  
**376-Units / 3 Stories**

**COSTCO**  
 WHOLESALE

**TOWER SHOPS**  
**Michaels**  
**ROSS**  
 DRESS FOR LESS  
**petco**  
**BEST BUY**  
**THE HOME DEPOT**  
**Office DEPOT**  
**CHIPOTLE**  
**MEXICAN GRILL**  
**ULTA**  
**TRADER JOE'S**

**Hungry Howie's**  
 FLAVORED CRUST PIZZA  
**NIXON**  
 MEDICAL  
 APPROVED BY UNDER SERVICE SPECIALISTS  
**CLE**  
 COLLEGE LIVING EXPERIENCE  
**PUMP IT UP**  
 BSN SPORTS  
**SurfMed**

**Publix**  
**at&t**  
**Dental Care at Westport**

**Wawa**  
**2500**  
 SW 64TH AVENUE

**Holiday Inn Express**  
**Waffle House**  
**Wendy's**

**Location had 970.6K Visits**  
**from 05/01/25 - 04/30/26**  
 (Placer.AI)

**MD NOW**  
 URGENT CARE  
**MISSION BBQ**  
 The American Way  
**LASPADRA'S**  
 ORIGINAL HORGIES  
**Panera**  
 BREAD

**FLSR 87 | 161,500±AADT**

**Nova Drive | 19,700±AADT**

**The Emerson**  
**140-Units / 2 Stories**

**McFATTER TECHNICAL COLLEGE**  
**Enrollment: 1,560±**  
**Students Total**

**FLORIDA ATLANTIC UNIVERSITY**  
**Enrollment: 5,000± Students**  
**(2nd Largest Campus)**

**CHASE**  
**Auto Zone**  
**OUTBACK**  
 SPEAKHOUSE  
**FRESH KITCHEN**

**PARC 3400**  
 LUXURY APARTMENTS  
**260-Units / 5 Stories**

**Firestone**  
 COMPLETE AUTO CARE

**NOVA SOUTHEASTERN UNIVERSITY**  
**Enrollment: 22,830± Students**

**BROWARD COLLEGE**  
**Enrollment: 54,000± Students**

**Walgreens**  
**TRUIST**  
**Wendy's**

AERIAL VIEW | NORTHWEST



FL SR 84 | 17,500±AADT

I-595 | 229,000±AADT

DAVIE ROAD | 44,000±AADT



DEDICATED TURN LANE

REESE ROAD



Ranks #34 / 145 (FL)  
Ranks #320 / 2,255  
(Nationwide)  
38.1K Visitors from  
06/01/25 - 05/31/26  
(Placer.AI)



2500  
SW 64TH AVENUE  
Location had 970.6K Visits  
from 05/01/25 - 04/30/26  
(Placer.AI)



AERIAL VIEW | NORTHEAST



FL TURNPIKE | 157,600 ± AADT

I-595 | 229,000 ± AADT

THE AVENUE  
394-Units / 4 Stories

33 WEST APARTMENTS  
376-Units / 3 Stories



REESE ROAD



Ranks #34 / 145 (FL)  
Ranks #320 / 2,255  
(Nationwide)  
38.1K Visitors from  
06/01/25 - 05/31/26  
[Placer.AI]



DAVIE ROAD | 4,400 ± AADT

**Wawa**  
**2500**  
SW 64TH AVENUE

Location had 970.6K Visits  
from 05/01/25 - 04/30/26  
(Placer.AI)

AERIAL VIEW | SOUTHWEST



WAFFLE HOUSE

DAVIE ROAD | 44,000±AADT



Ranks #34 / 145 (FL)  
Ranks #320 / 2,255 (Nationwide)  
38.1K Visitors from 06/01/25 - 05/31/26 [Placer.AI]



**2500**  
SW 64TH AVENUE

Location had 970.6K Visits from 05/01/25 - 04/30/26 (Placer.AI)

REESE ROAD  
DEDICATED TURN LANE





## TENANT OVERVIEW

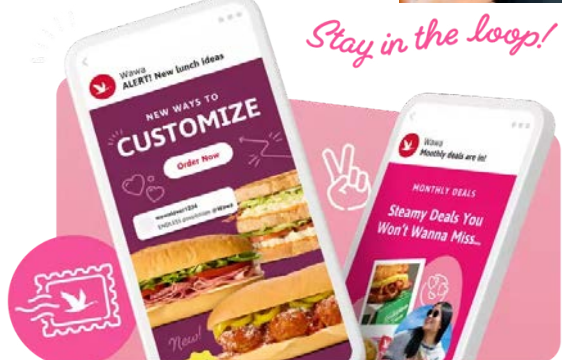


Wawa, Inc. is a privately held, family- and employee-owned convenience store and fuel station operator headquartered in Wawa, Pennsylvania. Founded in 1964, the company operates more than 1,000 locations across the Mid-Atlantic, Southeast, and expanding Midwest markets, establishing itself as one of the largest and most successful convenience retailers in the United States.

Wawa is widely recognized for its high-quality, made-to-order food offerings, proprietary coffee program, and customer-focused service model, which have cultivated a loyal customer base and strong brand recognition. Most locations operate 24/7 and provide a full suite of convenience retail services, including fuel and mobile ordering.

The company generates approximately \$18–\$19 billion in annual revenue and employs roughly 47,000 associates, consistently earning recognition from Forbes as one of the largest private companies in the United States.

Wawa continues to execute an ambitious growth strategy, targeting significant expansion across both existing and new markets. Its disciplined site selection, strong real estate fundamentals, and substantial capital investment in each location further reinforce its position as a premier, long-term net lease tenant.



*Stay in the loop!*



## COMPANY OVERVIEW

<b>ANNUAL REVENUE:</b>	\$18.84 Billion (2024)
<b>LOCATIONS:</b>	1,215± Stores
<b>EMPLOYEES:</b>	47,000±
<b>FITCH RATING:</b>	BBB
<b>OWNERSHIP:</b>	Private
<b>HEADQUARTERS:</b>	Wawa, Pennsylvania

# AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	10,672	113,062	382,159
2030 Population (Projection)	10,805	114,757	383,775

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	46.8%	42.5%	36.2%
Black or African American	13.0%	19.3%	32.6%
Asian	5.1%	4.7%	3.8%
American Indian & Alaskan Native	0.4%	0.5%	0.5%
Pacific Islander	0.1%	0.1%	0.1%
Other	9.4%	10.1%	8.2%
Two or More Races	25.2%	22.8%	18.5%

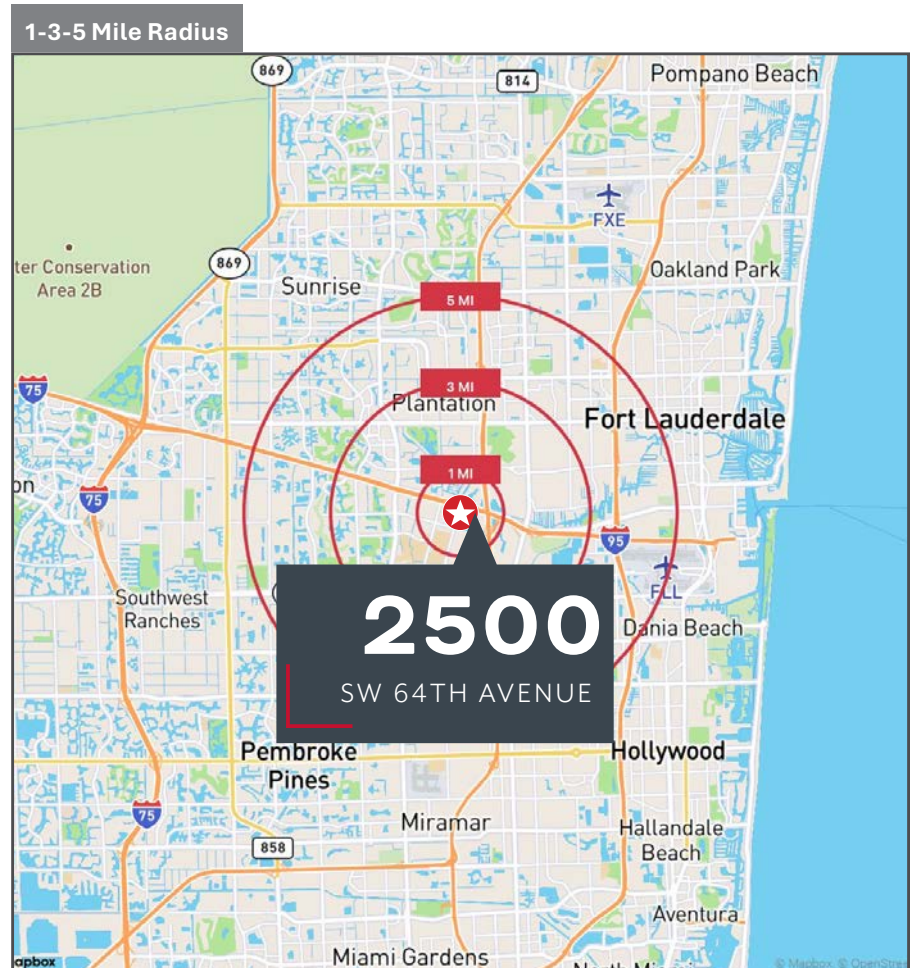
DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2025 Daytime Population	10,199	133,310	346,903
Daytime Workers	55.1%	54.2%	47.1%
Daytime Residents	44.9%	45.8%	52.9%

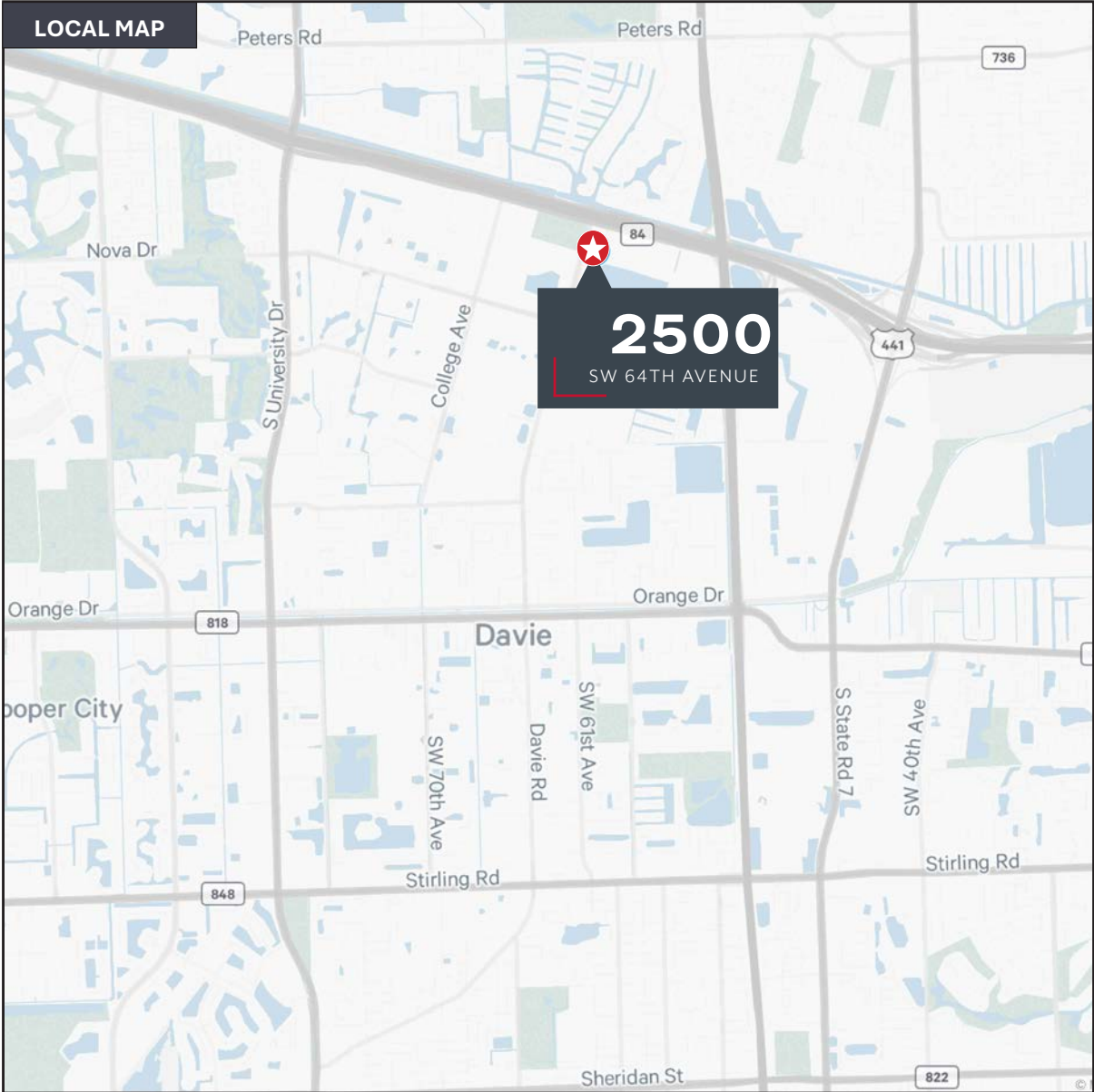
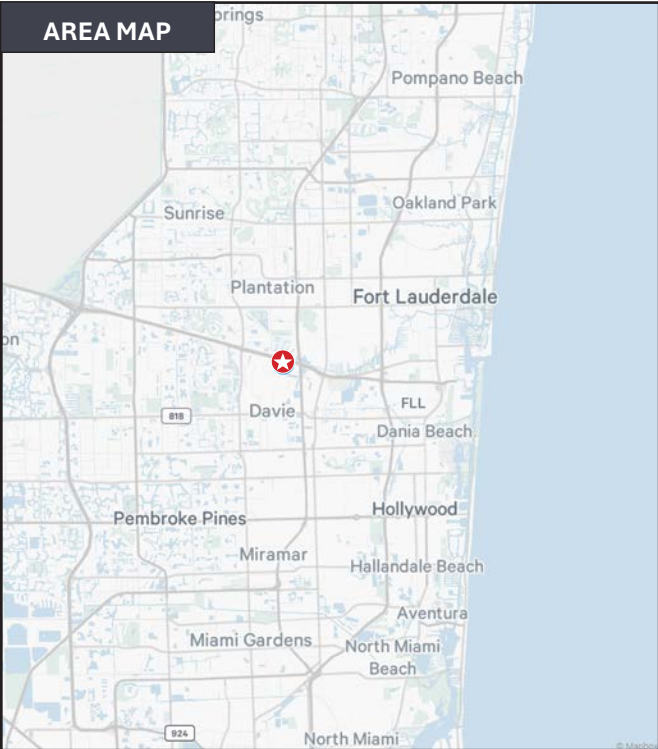
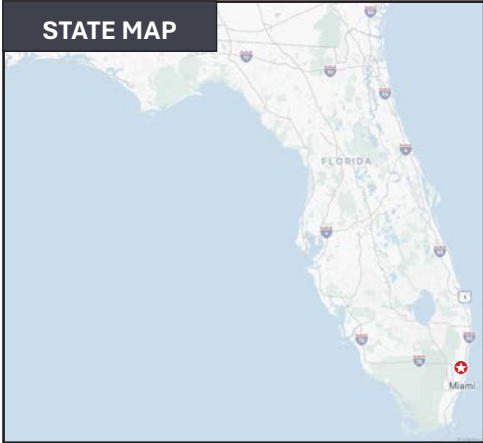
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	628	7,832	20,080
2025 Employees	5,897	63,205	158,585

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$97,398	\$109,623	\$107,939

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	36.1	39.1	39.7

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Households	4,599	43,292	145,191
2030 Households (Projection)	4,743	44,479	147,227







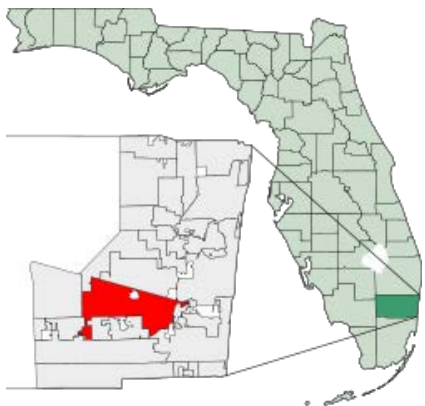
## THE TOWN OF DAVIE | AREA OVERVIEW

Davie, Florida is a highly desirable infill submarket located in central Broward County within the Miami–Fort Lauderdale–West Palm Beach MSA, one of the largest and most economically significant regions in the United States. Positioned approximately 25 miles north of Miami and near Fort Lauderdale, Davie benefits from access to a regional population exceeding 6 million residents. The Town is strategically located along major transportation corridors including Interstate 75, Interstate 595, and Florida’s Turnpike, with convenient proximity to Fort Lauderdale-Hollywood International Airport and Port Everglades, supporting strong regional and international connectivity.

Davie’s demographic profile is supported by a population of approximately 110,000 residents with steady growth, a median household income near \$87,000, and a balanced median age in the high 30s, providing a stable and affluent consumer base. The area also benefits from a highly educated workforce, with roughly 40% of residents holding a bachelor’s degree or higher, contributing to a diverse employment base across professional and technical sectors.

The local economy is anchored by a diverse mix of industries, including healthcare, education, aviation, and professional services. Major institutional drivers such as Nova Southeastern University and HCA Florida University Hospital support employment growth and daytime population, while aviation-related companies, including Boeing and Embraer, further enhance the Town’s economic base.

Davie serves as a key hub within Broward County, with over 3,800 businesses supporting a strong mix of retail, office, medical, and industrial uses. Retail demand is reinforced by the surrounding population density and institutional presence, while broader Broward County fundamentals indicate positive retail absorption and rent growth. Ongoing mixed-use and residential development, coupled with continued infrastructure investment, positions Davie for sustained growth and long-term investment stability within the South Florida market.



TOWN OF  
**DAVIE**  
FLORIDA





**Largest Metro in Florida:** The Miami – Fort Lauderdale – West Palm Beach MSA is the state’s largest metropolitan area and one of the most populous in the U.S., with over 6.3 million residents across Miami-Dade, Broward, and Palm Beach counties.

- **Major Southeastern Economic Hub:** Ranked among the largest metropolitan economies nationally, the region generates over \$400 billion in economic output and serves as a primary driver of growth for the state of Florida.
- **Global Gateway Location:** Positioned as the leading U.S. gateway to Latin America, the MSA supports significant international trade, finance, and travel activity, reinforcing its global connectivity.
- **Diverse & International Population Base:** The area features a highly diverse demographic profile, with a large foreign-born population and strong Hispanic/Latino presence, contributing to a dynamic, multicultural workforce.
- **Key Economic Drivers:**
  - International trade & logistics
  - Tourism & hospitality
  - Financial services
  - Healthcare & education
  - Professional & business services
- **Strategic Infrastructure:** Home to PortMiami — the world’s leading cruise port—as well as major international airports, supporting global commerce, tourism, and logistics activity.
- **Strong Population & Employment Growth:** Continued in-migration, corporate relocations, and pro-business policies (including no state income tax) have fueled steady population growth and job creation.
- **Robust Real Estate Fundamentals:** Sustained demand across retail, office, industrial, and multifamily sectors is driven by population growth, international investment, and ongoing economic expansion.



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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