

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New Construction | New 20-Year Lease | Wawa Generated \$18.6 Billion in Revenue in 2025 | \$125K AHHL within 1 Mile



14251 S US-301 | Sun City Center, Florida

TAMPA MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



Publix
tropical CAFE

East Bay High School

St. Joseph's Hospital- South
Now with 250+ beds after a \$120M renovation in 2021

Belmont Shopping Center

Publix
Great Clips
Domino's Pizza
Ritas
waves

Petfolk
PACIFIC DENTAL SERVICES

Wawa

SudStop
CAR WASH

CVS pharmacy

McDonald's

DUTCH BROS

DISCOUNT TIRE





SITE OVERVIEW



OFFERING SUMMARY



OFFERING

Pricing	\$6,300,000
Net Operating Income	\$283,500
Cap Rate	4.50%

PROPERTY SPECIFICATIONS

Property Address	14251 S US Highway 301, Sun City Center, FL 33573
Rentable Area	6,103 SF
Land Area	2.99 AC
Year Built	2026
Tenant	Wawa
Guaranty	Corporate (Wawa Inc.)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	7% Every 5 Years starting in Year 11
Options	6 (5-Year)
Rent Commencement	June 4, 2026
Lease Expiration	June 4, 2046

[CLICK HERE FOR A FINANCING QUOTE](#)

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LEASE TERM						RENTAL RATES		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Wawa	6,103	June 4, 2026	June 4, 2046	Year 1	-	\$23,625	\$283,500	6 (5-Year)
(Corporate Guaranty)				Year 11	7%	\$25,279	\$303,345	
				Year 16	7%	\$27,048	\$324,579	
7% Rental Increases Beg. of Each Option Thereafter								

Brand New 20-Year Lease | Scheduled Rental Increases | Options to Extend | Established Brand and C-Store Operator

- The lease is guaranteed by Wawa, Inc., an investment-grade tenant (Fitch: BBB), nationally recognized and established convenience store and gas brand with over 1,260 locations
- Brand new 20-year ground lease with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- The ground lease features 7% rental increases every 5 years starting in lease year 11 and at the beginning of each option period
- **Wawa was ranked No. 21 in Forbes 2025 Ranking of America's largest private companies**
- **The company is currently in the midst of its "largest expansion ever," aiming to reach 1,800 stores by 2030**
- 2026 construction with high quality materials and distinct design elements

Absolute NNN Ground Lease | Land Ownership | No Landlord Responsibilities

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

Signalized, Hard Corner Intersection | Main Retail Trade Area | Off I-75 (154,000 VPD) | New Developments | New Infrastructure

- Just East of I-75 (154,000 VPD), allowing users to benefit from direct on/off ramp access to the site and surrounding trade areas
- St. Joseph's Hospital recently completed a \$120 million expansion that increased capacity to 232 beds, expanded the emergency department, and added a new five-story patient tower, creating a substantial consumer base comprised of hospital staff, physicians, nurses, patients, and visiting family members ([Article Link](#))
- Near shopping center anchored by Walmart Supercenter & Sam's Club that features other retailers such as Firestone, Chase Bank, Burger King, Walgreens, and more
 - **Sam's Club ranks in the 73rd percentile (148 out of 563) of all nationwide locations via Placer.ai**
 - **Walmart ranks in the 75th percentile (165 out of 677) of all nationwide locations via Placer.ai**
 - **Publix across ranks in the 79th percentile (276 out of 1,369) of all nationwide locations via Placer.ai**
- The Big Bend Road/I-75 interchange recently completed an \$81.7 million reconstruction designed to alleviate congestion and support continued growth in South Hillsborough County ([Article Link](#))

Strong Demographics In 5-mile Trade Area

- More than 171,000 residents and 23,100 employees support the trade area
- \$125,683 average household income within a 1-mile radius
- **Riverview is currently growing at a rate of 2.49% annually and its population has increased by 12.37% since the most recent census**

New report finds Riverview as one of the fastest-growing cities in the US

By Addy Bink | Updated: Nov 7, 2024

(NEXSTAR) — Does it feel like your city has gotten bigger in the last few years, or that more out-of-towners have moved in? Depending on where you live, that might be the case.

Personal finance website SmartAsset recently analyzed data from the U.S. Census Bureau to find the fastest-growing cities in the nation. Of the more than 600 cities analyzed based on one- and five-year changes in population, the report found five cities saw their population increase by more than 10% between 2022 and 2023.

Those cities were limited to two states, Maryland and Texas. Of those, only one saw a five-year population increase below 20%: Silver Spring, Maryland.

The table below shows the five cities that grew the fastest over the one- and five-year frames analyzed by SmartAsset:

Cities with the largest one-year population increases	Cities with the largest five-year population increases
1. Silver Spring, Maryland (12.86%)	1. Buckeye, Arizona (46.41%)
2. New Braunfels, Texas (12.49%)	2. Atascocita, Texas (38.56%)
3. Glen Burnie, Maryland (11.82%)	3. Lehi, Utah (36.65%)
4. Georgetown, Texas (11.34%)	4. Goodyear, Arizona (34.97%)
5. Atascocita, Texas (11.03%)	5. Riverview, Florida (33.04%)

Courtesy SmartAsset

Arizona, Florida, and Texas — all warm-weather states — had the most cities among the 15 fastest-growing cities over the one- and five-year periods.

You can view SmartAsset's list in the interactive table below:

Where Population Increased Most

Cities are ranked based on the one-year growth in total population between 2022 and 2023.

Rank	City	One-year change in total population	Total population, 2023	Total population, 2022	Five-year change in total population
16	Denton, Texas	5.32%	158,361	150,357	14.30%
17	Palm Bay, Florida	4.89%	135,570	129,246	18.72%
18	Manteca, California	4.73%	91,055	86,940	11.60%
19	Arlington Heights village, Illinois	4.71%	77,699	74,207	0.57%
20	Redmond, Washington	4.61%	80,275	76,739	18.61%
21	Riverview, Florida	4.60%	119,714	114,454	33.04%
22	North Port, Florida	4.50%	88,931	85,102	29.57%
23	Frederick, Maryland	4.42%	85,803	82,169	18.92%
24	Odessa, Texas	4.23%	121,604	116,669	-0.68%
25	Sunrise Manor, Nevada	4.22%	213,644	204,985	13.33%
26	Mansfield, Texas	4.16%	79,775	76,586	6.67%
27	Springdale, Arkansas	4.14%	89,394	85,844	9.50%
28	Temple, Texas	4.08%	93,101	89,455	22.10%
29	Poinciana, Florida	3.99%	78,799	75,778	10.47%
30	Meridian, Idaho	3.90%	134,794	129,730	26.22%

Source: News Channel 8
Read Full Article [HERE](#)

PROPERTY PHOTOS



WATCH DRONE VIDEO



PROPERTY PHOTOS



BRAND PROFILE



WAWA

wawa.com

Company Type: Private

Locations: 1,260

Total Revenue: \$18.6B

Number of Employees: 47,000

Credit Rating: Fitch: BBB

As of 2025, Wawa has cemented its status as a dominant force in the convenience retail sector, operating **over 1,260 locations** across the East Coast and expanding rapidly into the Midwest and Southeast. The brand currently serves 14 states and territories, including Pennsylvania, New Jersey, Delaware, Maryland, Virginia, Florida, North Carolina, Alabama, Georgia, Ohio, Indiana, Kentucky, West Virginia, and Washington, D.C. Notably, Florida has recently overtaken Wawa's home state of Pennsylvania to host the highest number of locations, accounting for roughly 27% of the total store count.

Wawa remains one of the largest and most successful private companies in America. **For the 2025 fiscal year, Forbes estimated Wawa's revenue at approximately \$18.64 billion.** This performance earned the company the #21 spot on Forbes' list of America's Largest Private Companies and the #16 spot for Customer Experience All-Stars. **Wawa's consistent ranking among the top 25 most trusted companies in the U.S.** highlights its unique ability to maintain a cult-like following while operating at a massive national scale.

What truly sets Wawa apart is its legendary foodservice and community-driven culture. It is most famous for its built-to-order hoagies, which become a cultural phenomenon every summer during the HoagieFest promotion. Beyond sandwiches, the brand is beloved for its proprietary award-winning coffee, Sizzli breakfast sandwiches, and seasonal favorites like The Gobbler—a Thanksgiving-themed hoagie. By blending the efficiency of a gas station with the quality of a fresh deli, Wawa has transitioned from a local dairy farm heritage into a lifestyle brand that customers claim as a point of regional pride.

Source: s3.amazonaws.com

PROPERTY OVERVIEW



LOCATION



Riverview, Florida
Hillsborough County
Tampa-St. Petersburg-Clearwater MSA

ACCESS



U.S. Highway 301: 1 Access Point
Paseo Al Mar Boulevard: 1 Access Point

TRAFFIC COUNTS



U.S. Highway 301: 39,000 VPD
Paseo al Mar Boulevard: 13,600 VPD
Interstate 75: 154,000 VPD

IMPROVEMENTS



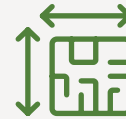
There is approximately 6,103 SF of existing building area

PARKING



There are approximately 52 parking spaces on the owned parcel.
The parking ratio is approximately 10.4 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: U193120ZZZ000003160303
Acres: 2.99
Square Feet: 130,244

CONSTRUCTION



Year Built: 2026

ZONING



PD – Planned Development

LOCATION MAP

2025 Estimated Population

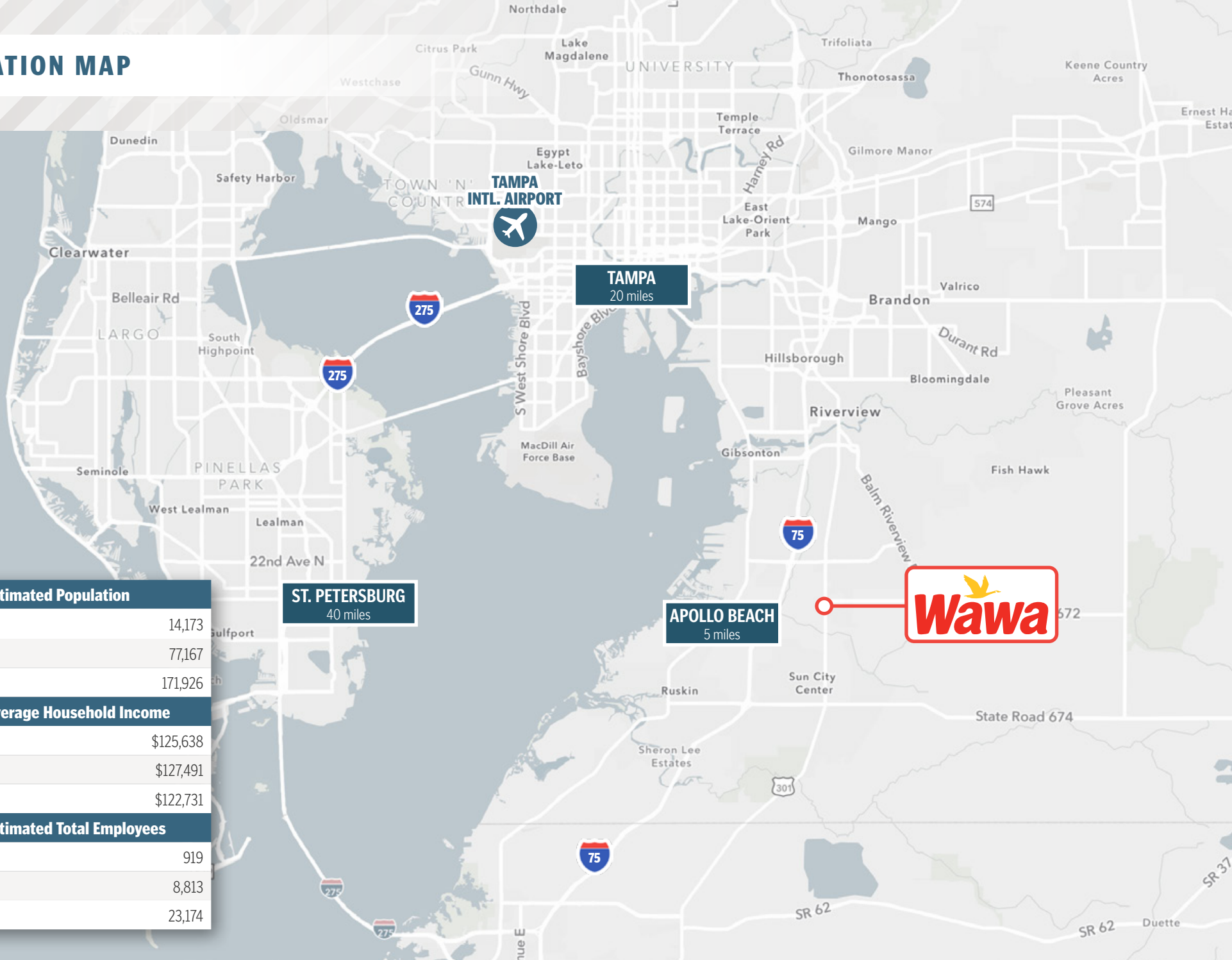
1 Mile	14,173
3 Miles	77,167
5 Miles	171,926

2025 Average Household Income

1 Mile	\$125,638
3 Miles	\$127,491
5 Miles	\$122,731

2025 Estimated Total Employees

1 Mile	919
3 Miles	8,813
5 Miles	23,174







	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	14,193	76,173	170,901
2030 Projected Population	15,559	82,550	184,344
2025 Median Age	36.6	37.4	39.1
Households & Growth			
2025 Estimated Households	4,284	25,615	60,597
2030 Projected Households	4,721	27,763	65,446
Income			
2025 Estimated Average Household Income	\$126,794	\$127,647	\$122,318
2025 Estimated Median Household Income	\$108,857	\$108,756	\$102,176
Businesses & Employees			
2025 Estimated Total Businesses	84	945	2,549
2025 Estimated Total Employees	865	8,734	23,447



RIVERVIEW, FLORIDA

Riverview, FL is a census place located in Hillsborough County, FL. The Riverview CDP had a population of 125,748 as of July 1, 2025.

Riverview is part of the Tampa-St. Petersburg-Clearwater metropolitan area, which has a growing economy with opportunities in healthcare, technology, finance, and education. Major employers, include BayCare Health System, Cognizant, and Tampa Electric. Local retail and service industries also provide employment opportunities. The largest industries in Riverview, FL are Health Care & Social Assistance, Retail Trade, and Finance & Insurance, and the highest paying industries are Utilities, Management of Companies & Enterprises, and Professional, Scientific, & Technical Services.

Riverview is close to parks, nature reserves, and outdoor recreational areas such as the Alafia River State Park and FishHawk Ranch. The area has access to shopping centers like Brandon Town Center Mall and The Shops at Riverview, with plenty of dining options available. Riverview residents can easily access nearby Gulf Coast beaches, as well as attractions like Busch Gardens Tampa Bay. Riverview is minutes away from Downtown Tampa and Brandon, which has all of one's entertainment needs such as movie theaters, shopping centers, and a countless amount of restaurants that will please any craving for a desired cuisine.

Riverview is served by the Hillsborough County Public Schools, which includes a mix of elementary, middle, and high schools. The area is close to several universities and colleges, including the University of South Florida. The nearest airport to Riverview is Tampa (TPA) Airport.

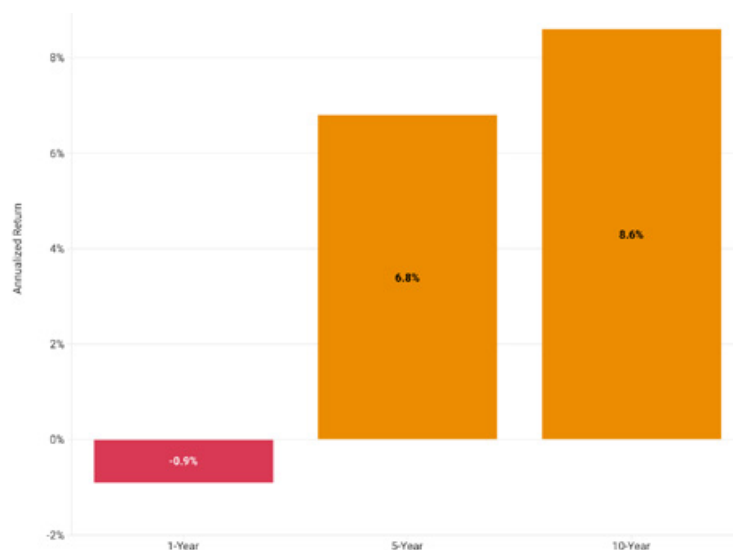
#4 TAMPA-ST. PETERSBURG

Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida’s formidable peers. Tampa’s sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF’s NPI. Tampa moved up 14 spots in Emerging Trends’ U.S. Markets to Watch over the past year, the most improved ranking among Florida’s major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.



TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA’s population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa’s job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office-using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs’ share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody’s Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

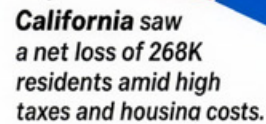
Housing affordability is perhaps Tampa’s greatest headwind, as Moody’s data on the cost of living puts Tampa’s relative costs at 111 percent of the national average. Homeowner’s insurance expense now ranks among the 10 highest

nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa’s previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody’s), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation’s five-year forecast set the stage for continued demand for Tampa real estate.

[Read Full Article Here](#)

By State



Florida gained **\$21B**
more wealth than the
next five states combined.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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