



August/September  
Est. Opening

785 BUCHANAN TRAIL GREENCASTLE, PA



**IMMEDIATE PROXIMITY TO I-81 | INVESTMENT GRADE TENANT | SIGNALIZED INTERSECTION (RTE. 16)**

Marcus & Millichap  
THE DOUGHERTY TEAM

REPRESENTATIVE IMAGE

**MID**  
**ATLANTIC** Real Estate Journal  
TOP SALES BROKER TEAMS AWARD

 **CoStar**™  
POWER BROKER AWARD

 **CREXI**  
PLATINUM BROKER AWARD



REPRESENTATIVE IMAGE

**MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | REDEVELOPMENT | 1031 EXCHANGE**

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# GREENCASTLE LOGISTICS HUB

7.8M+ SF | Warehouse & Industrial Uses



# GREENCASTLE-ANTRIM SCHOOL DISTRICT



3,000+ Students Enrolled  
1 Mile Away



I-81 (48,300 VPD)



Placer.ai National Rank  
Top 33%



Placer.ai National Rank  
Top 29%



Placer.ai Annual Visits  
56K+



Placer.ai National Rank  
Top 35%



Placer.ai National Rank  
Top 45%



Placer.ai Annual Visits  
716K+

PA Rte 16 (13,533 VPD)

Future Development Site



Placer.ai Annual Visits  
143K+

KEYSTONE  
Car Wash

Future Development Site

Wawa

Future Development Site

Grindstone Hill Rd (2,011 VPD)

GREENCASTLE MARKETPLACE | 865K Annual Visits

**MARTIN'S**



**DOLLAR GENERAL**



**FINE WINE & GOOD SPIRITS**



**I-81 (48,300 VPD)**



**BURGER KING**

Placer.ai Annual Visits  
143K+

**KEYSTONE**  
*Car Wash*

Future Development Site

Future Development Site

Future Development Site

**PA Rte 16 (13,533 VPD)**



**Wawa**

**Grindstone Hill Rd (2,011 VPD)**



Placer.ai Annual Visits  
716K+



Placer.ai Annual Visits

716K+

Grindstone Hill Rd (2,011 VPD)

Future Development Site



Wawa

Future Development Site

KEYSTONE  
Car Wash

**BURGER KING**

Placer.ai Annual Visits

143K+

PA Rte 16 (13,583 VPD)

16

16

# INVESTMENT OVERVIEW

WAWA | GREENCASTLE, PA



# Wawa



**\$5,922,330**  
ASKING PRICE



**5.15%**  
CAP RATE



**\$305,000**  
NOI

**785 BUCHANAN TRAIL, GREENCASTLE, PA**

<b>Tenant</b>	Wawa
<b>Guarantor</b>	Corporate
<b>Credit Rating</b>	BBB (Fitch)
<b>Lease Type</b>	NNN Ground
<b>Gross Leasable Area</b>	6,049 SF
<b>Lot Size</b>	1.75 Acres
<b>Fuel Pumps</b>	16 Pumps
<b>Zoning</b>	C1
<b>Lease Commencement</b>	7/15/2026
<b>Lease Expiration</b>	7/31/2046
<b>Term Remaining</b>	20 Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	6, 5 Year Options
<b>Right of First Refusal</b>	15 Days

RENT SCHEDULE						
YEARS	Start Date	End Date	Annual	Monthly	PSF	Increase
Years 1-5 (Current)	7/15/2026	7/31/2031	\$305,000	\$25,417	\$50.42	-
Years 6-10	8/1/2031	7/31/2036	\$335,500	\$27,958	\$55.46	10.0%
Years 11-15	8/1/2036	7/31/2041	\$369,050	\$30,754	\$61.01	10.0%
Years 16-20	8/1/2041	7/31/2046	\$405,955	\$33,830	\$67.11	10.0%

OPTIONS						
Years 21-25 (Option 1)	8/1/2046	7/31/2051	\$446,551	\$37,213	\$73.82	10.0%
Years 26-30 (Option 2)	8/1/2051	7/31/2056	\$491,206	\$40,934	\$81.20	10.0%
Years 31-35 (Option 3)	8/1/2056	7/31/2061	\$540,326	\$45,027	\$89.32	10.0%
Years 36-40 (Option 4)	8/1/2061	7/31/2066	\$594,359	\$49,530	\$98.26	10.0%
Years 41-45 (Option 5)	8/1/2066	7/31/2071	\$653,795	\$54,483	\$108.08	10.0%
Years 46-50 (Option 6)	8/1/2071	7/31/2076	\$719,174	\$59,931	\$118.89	10.0%

### FINANCING CONTACT:

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### CONVENTIONAL

Interest Rate 5.75% - 5.95%  
LTV 50%  
Amortization 30 Years

### SWAP

Interest Rate 5.5% - 5.7%  
LTV 50%  
Amortization 25-30 Years



### NEW 2026 CONSTRUCTION – PROTOTYPE STORE

- Newly constructed in 2026 with Wawa’s latest store design
- Situated on 1.7+ acres with ample parking and fuel pumps
- Estimated \$7–\$7.5 million tenant investment in construction, creating significant intrinsic real estate value

### ADJACENT TO I-81 HWY ON/OFF RAMP | PRIME SIGNALIZED INTERSECTION

- Just 0.5 miles from Interstate 81 (48,000 VPD), a major north-south corridor connecting PA, MD, and VA.
- Strategically located at a four-way signalized intersection with 13,000+ VPD on Buchanan Trail East.

### INVESTMENT GRADE TENANT WITH STRONG GROWTH

- Corporate-guaranteed lease by Wawa, Inc. (Fitch: BBB)
- Estimated 2025 revenue of approximately \$18.6 billion
- Opened 98 stores in 2025, highlighting Wawa’s continued Mid-Atlantic and Southeast expansion

### LONG-TERM ABSOLUTE NNN GROUND LEASE

- Brand new 20-year lease (July 2026 Projected Rent Commencement)
- Fully NNN Ground Lease with no landlord responsibilities
- 10% rental increases every five years, providing predictable NOI growth

### STRONG RETAIL PERFORMING CORRIDOR | ADJACENT TO HWY ON/OFF RAMP

- Adjacent to other major retailers, including:
  - McDonald’s (Top 40% in State)
  - Taco Bell (Top 35% in Nation)
  - Dunkin’ (Top 30% in Nation)

### AFFLUENT INFILL DEMOGRAPHICS

- Affluent demographics with an AHHL exceeding \$103,000 within a 3-mile radius
- Positioned 1 mile from Greencastle’s downtown, providing consistent local traffic
- 20min drive to the Hagerstown Premium Outlets, a major retail center with national tenants (Coach, North Face, Calvin Klein, Adidas, and more)

### STRONG EDUCATION

- Located within the highly regarded Greencastle-Antrim School District, serving approximately 3,000 students
- Greencastle-Antrim School District ranks within the top 100 public schools in PA out of 494 school districts

### SUBMARKET DRIVERS

- **Transportation:** Hagerstown Regional Airport (7-miles away) with 61,000 passenger operations annually
- **Major Employers:** Distribution Centers (5-miles away), including Amazon, Target, Walmart, Food Lion, and Staples

# LEASE ABSTRACT

WAWA // GREENCASTLE, PA



Tenant Legal Name	WAWA, INC
Leased Premises	1.752 Acres
Base Term	20 Years
Current Options	6, 5-Year
Option Notice	180 days prior to the expiration of the then current term
Estoppel/SNDA	30 days
Taxes	Tenant shall, at its sole cost and expense, pay all real estate taxes to the applicable taxing authority.
Insurance	Tenant shall, at its sole cost and expense, obtain and maintain all insurance premiums.
CAM	Tenant shall, at its sole cost and expense, perform all repairs and replacements to the Premises and Tenant's Improvements
Utilities	Tenant shall, at its sole cost and expense, pay all costs and charges for utilities consumed in or servicing the Premises directly to the utility provider.
Exclusive	Landlord agrees not to lease, sell or allow nearby properties within a 1-3 mile radius that includes businesses such as coffee stores, donut stores, sandwich stores, smoothie stores, McDonalds, Walgreens. convenience stores, etc.
Permitted Use	Any lawful use which may include the operation of a Wawa 24- hour market and facility dispensing fuel and energy based alternatives, together with related parking and the sale of alcoholic beverages.
ROFR	15 day ROFR
Assignment Note	Tenant may assign the Lease or sublet the Premises without Landlord's consent at any time.



**1.75 Acres**  
Lot Size



**8 Stations | 16 Pumps**  
Fuel Stations



**2 Points**  
Ingress/Egress



**August/September**  
Est. Opening



**INGRESS/EGRESS**

**Grindstone Hill Rd (721 VPD)**

**PA Rte 16 (13,533 VPD)**

**INGRESS/EGRESS**

**Wawa**

**16**

**16**



**WAWA**, founded in 1964 and headquartered in Wawa, Pennsylvania, operates over 1,000 convenience store locations across the East Coast and beyond. Known for its high-quality food and beverages, Wawa has become a beloved brand, offering fresh sandwiches, coffee, and bakery items. The company's success is driven by its commitment to customer satisfaction, clean stores, and a wide range of services.

**KEY TENANT HIGHLIGHTS:**

**Customer-Centric Retailer:** Wawa excels in providing fresh, high-quality food and beverages in a convenient retail format, offering both grocery items and fuel, which makes it a one-stop shop for its loyal customers.

**Established Brand:** With over 60 years of operation, Wawa is a well-known and trusted brand, particularly in the Mid-Atlantic and Southeastern U.S., with strong recognition across its service areas.

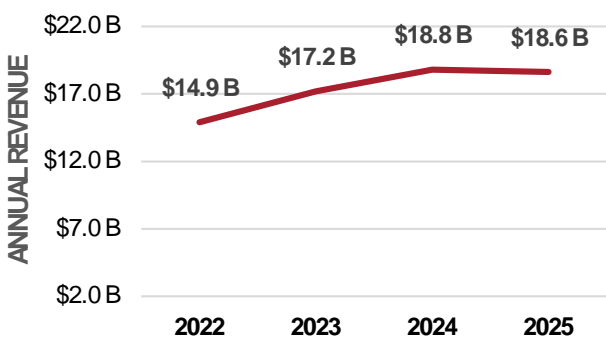
**Expansion Strategy:** Wawa is actively expanding, with plans to open additional stores in Ohio and new markets, further solidifying its presence on the East Coast.

**Consistent Consumer Demand:** Wawa benefits from steady foot traffic, driven by its focus on providing high-quality food and convenience, as well as its strong community ties, ensuring consistent demand from a wide customer base.

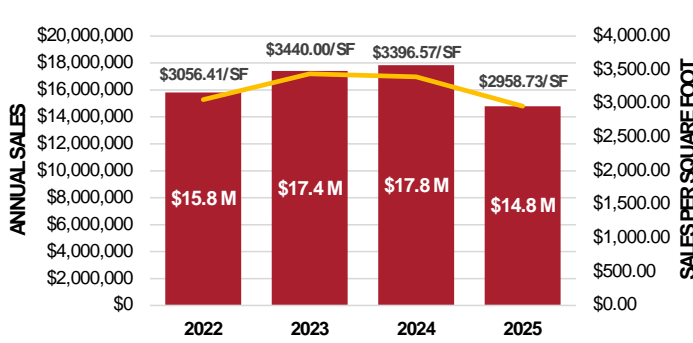
**WAWA OVERVIEW**

Credit Rating	BBB (Fitch)
Company Type	Private
Number of Locations	1,260
Employees	47,000
Markets	14 States
Founded	1964
Revenue 2025	\$18.64 Billion
Headquarters	Wawa, PA

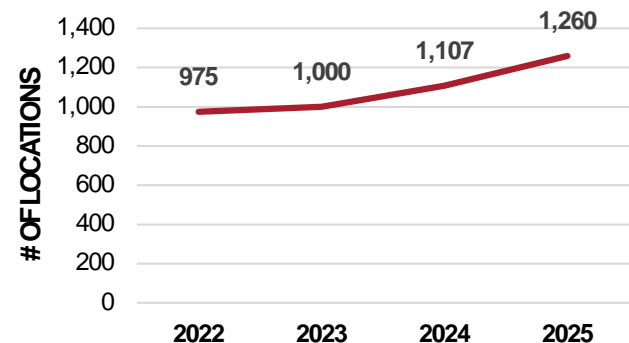
**COMPANY REVENUE**



**AVERAGE ANNUAL SALES PER STORE**



**STORE LOCATIONS**





**1,200+**  
**LOCATIONS**



**13**  
**STATES**



**47,000+**  
**EMPLOYEES**

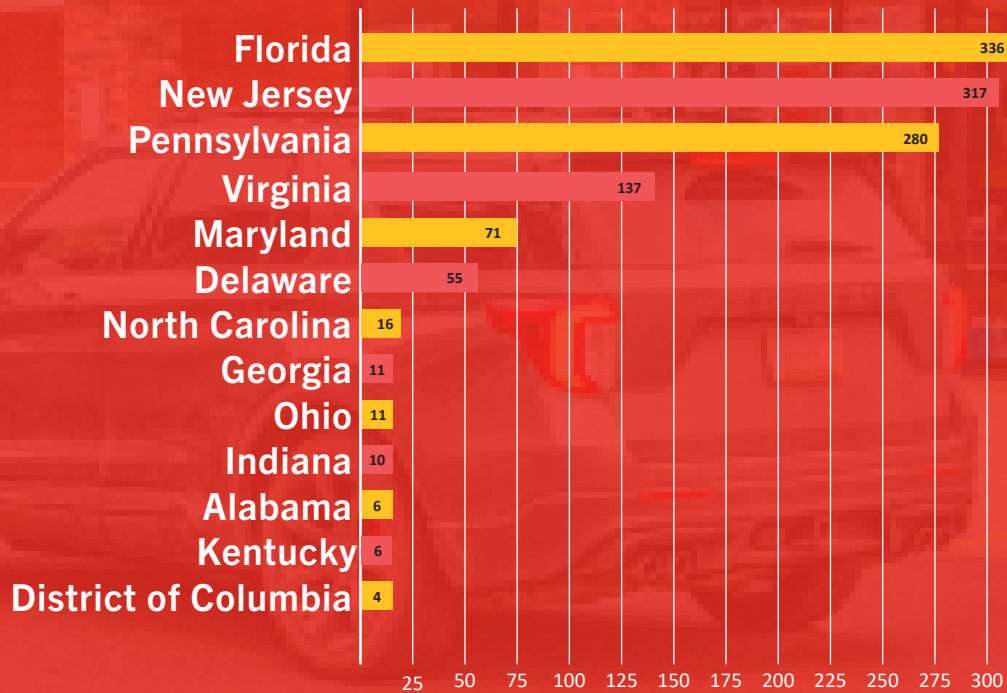
The first Wawa opened at the corner of MacDade Blvd. and Swarthmore Ave. in Folsom, Pennsylvania in 1964

Wawa currently has 1,200+ locations across 13 states employing over 47,000 persons

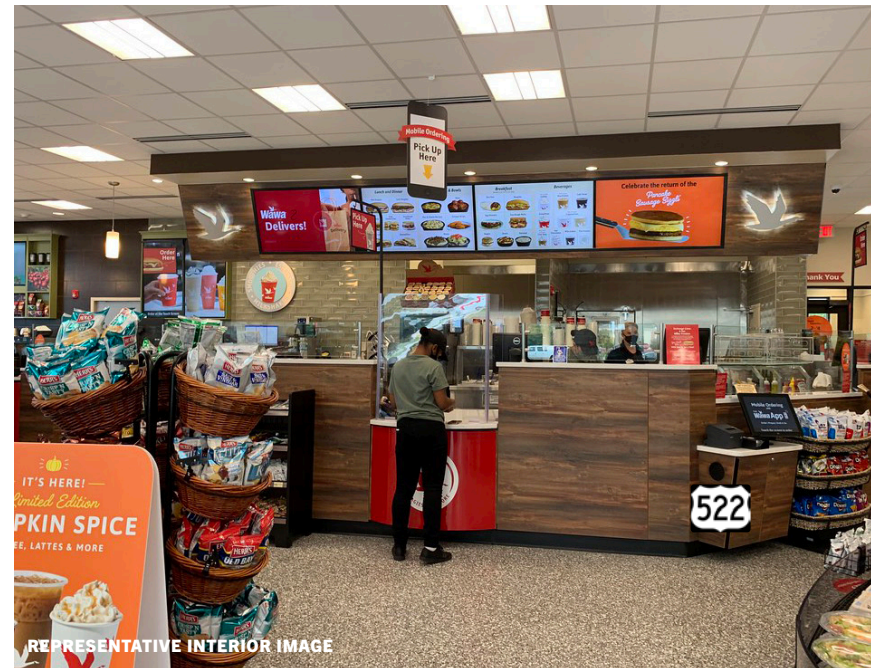
The majority of all Wawa locations now contain fuel pumps

Wawa sells close to 1.5 billion gallons of gas annually. Wawa sells about 1 percent of all gas sold in the United States

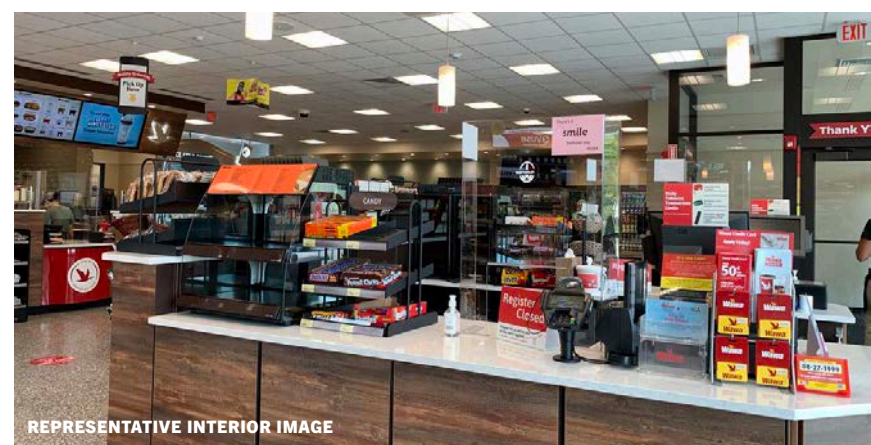
Wawa continues to show significant investment in its market presence with new store openings year over year. Wawa plans to add hundreds of new locations to seven more states in the next few years.



REPRESENTATIVE INTERIOR IMAGE



REPRESENTATIVE INTERIOR IMAGE



REPRESENTATIVE INTERIOR IMAGE

	48,300 VPD
	19,891 VPD
	22,466 VPD
	163,571 VPD
	16,824 VPD
	38,176 VPD

HARRISBURG  
65 MILES AWAY

PHILADELPHIA  
170 MILES AWAY

BALTIMORE  
90 MILES AWAY



PENNSYLVANIA  
MARYLAND

**21,913**  
POPULATION  
5-MILE RADIUS

**\$96,023**  
AHHI  
5-MILE RADIUS

**Wawa**  
COMING SOON  
Guilford, PA

**WELLSPAN**  
Chambersburg Hospital  
274-Bed Hospital

**CHAMBERSBURG SENIOR HIGH SCHOOL**  
2,300+ Students Enrolled  
11 Miles Away



**Wawa**  
COMING SOON  
Chambersburg, PA



OPENED 2024  
Chambersburg, PA  
**Wawa**  
Annual Visits  
466K+

**CHAMBERSBURG LOGISTICS HUB**  
11M+ SF | Manufacturing & Industrial Uses  
**TARGET** **AMERICOLD** **GEODIS**  
**VenturaFoods** **Ryder**  
Ever better.



**GREENCASLE MARKETPLACE | 865K Annual Visits**  
**MARTIN'S** **Dominos**  
**DOLLAR GENERAL** **Goodwill** **FINE WINE & GOOD SPIRITS**

**Manitowoc**  
Regional Headquarters  
2,000+ Employees

**Wawa**

**GREENCASLE-ANTRIM SCHOOL DISTRICT**  
3,000+ Students Enrolled  
1 Mile Away

**RTE. 16 RETAIL CORRIDOR**

<b>DUNKIN'</b> Placer.ai National Rank Top 29%	<b>TACO BELL</b> Placer.ai National Rank Top 35%	<b>MCDONALD'S</b> Placer.ai National Rank Top 45%
<b>Auto Zone</b> Annual Visits 56K+	<b>SHEETZ</b> Annual Visits 716K+	<b>BURGER KING</b> Annual Visits 143K+



**GREENCASLE LOGISTICS HUB**  
7.8M+ SF | Warehouse & Industrial Uses  
**amazon** **Walmart** **FOOD LION** **FLEXSTEEL**  
**Staples** **Riviana** **ARMADA**

# DEMOGRAPHICS

## WAWA // GREENCASTLE, PA

POPULATION	1-MILE	3-MILE	5-MILES
2024 Population	2,452	11,008	21,813
2029 Population Est.	2,461	11,094	21,911
Population Growth (%)	0.4%	0.8%	0.4%

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2024 Households	1,005	4,326	8,337
2029 Household Est.	1,009	4,359	8,367
Household Growth (%)	0.4%	0.8%	0.4%

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2024 Avg HH Income	\$101,162	\$103,520	\$96,023
2024 Median HH Income	\$78,632	\$78,067	\$74,391

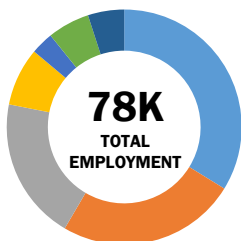
EMPLOYMENT	1-MILE	3-MILE	5-MILES
Businesses	145	557	777



# MARKET PERFORMANCE

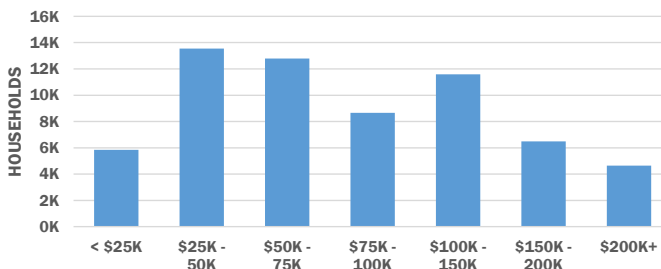
## FRANKLIN COUNTY // GREENCASTLE, PA

### TOP INDUSTRIES

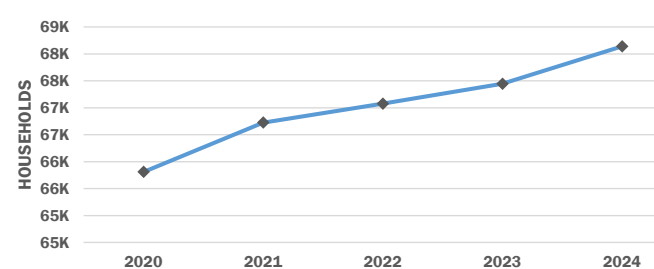


- (34%) TRADE, TRANSPORTATION, & UTILITIES
- (25%) EDUCATION & HEALTHCARE
- (20%) PROFESSIONAL & BUSINESS SERVICES
- (8%) LEISURE & HOSPITALITY
- (3%) FINANCIAL ACTIVITIES
- (6%) CONSTRUCTION
- (5%) GOVERNMENT

### HOUSEHOLD INCOME



### HOUSEHOLD GROWTH



# FRANKLIN COUNTY, PA

## Strong Workforce

The county boasts a skilled and dedicated workforce. The presence of several colleges and universities in the region ensures a steady pipeline of talent for businesses seeking to expand or relocate.



## Strategic Location

Situated along major transportation corridors like Interstate 81 and within close proximity to major metropolitan areas like Baltimore, Washington D.C., and Philadelphia.



## Growing Economy

Diverse and resilient economy, with key sectors including manufacturing, healthcare, agriculture, and tourism. Recent investments in infrastructure and technology have further strengthened the county's economic prospects.



## Employment:

EMPLOYER	EMPLOYEES
WellSpan Health	3,600+
Letterkenny Army Depot	2,800+
Walmart	2,500+
Chambersburg Area School District	1,100-1,200
Volvo Construction Equipment	800+

## Transportation:

ROADWAY	TRAFFIC COUNTS (VPD)
I-81	70,000+
US 30	20,000+
US 11	20,000+
PA 997	10,000 - 20,000
PA 16	15,000+

## Education:

SCHOOL	STUDENTS
Shippensburg University of Pennsylvania	6,500
Chambersburg Area High School	2,348
Waynesboro Area High School	1,439
Shippensburg Area High School	1,125
Penn State Mont Alto	1,200





EXCLUSIVE OFFERING

# INVESTMENT SALES ADVISORS

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REPRESENTATIVE IMAGE

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Firm Lic. #: RB062197C**

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