Wawa®

3400 NEW JERSEY AVE, WILDWOOD, NJ 08260



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LEGACY RELOCATION SITE | PRIME DOWNTOWN WILDWOOD LOCATION | BRAND NEW 2026-2027 BUILD

Marcus & Millichap
THE DOUGHERTY TEAM

MID ATLANTIC Real Estate Journal
TOP SALES BROKER TEAMS AWARD

CoStar™
POWER BROKER AWARD

CREXI
PLATINUM BROKER AWARD



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

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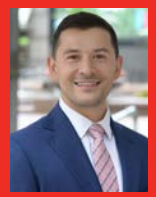
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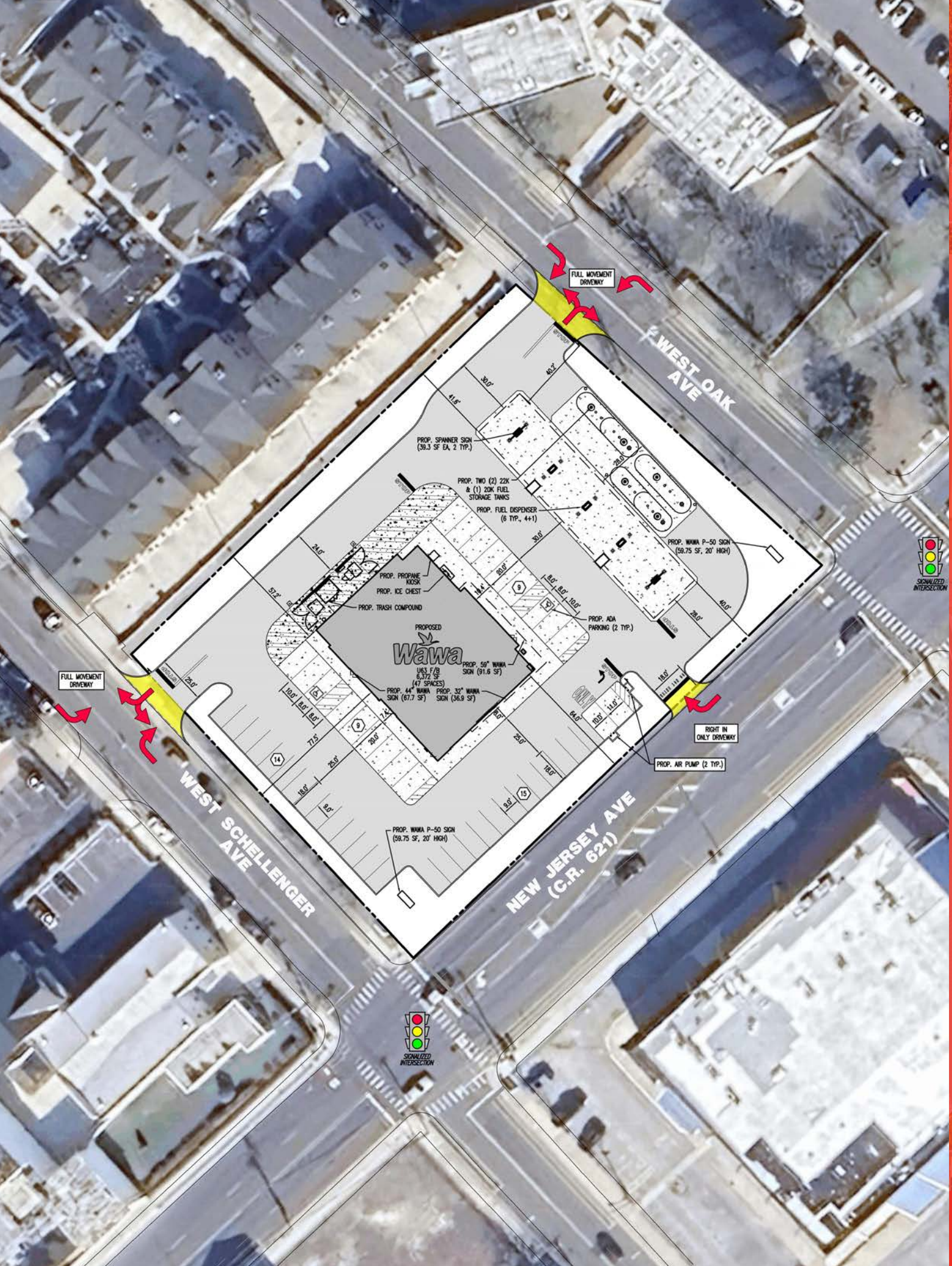


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New Jersey WILDWOODS Convention Center
WILDWOOD CREST
CAPE MAY, NJ
ACME
CVS pharmacy
STARBUCKS
Walgreens
TD Bank
McDonald's
Wawa
Top 5% in Nation
DOLLAR TREE
DOLLAR GENERAL
SEAPORT SUITES 63 Rooms
Complete Care Medical & Dental Center
ISLAND BOWL
WILDWOOD, NEW JERSEY
W. SCHELLENGER AVE.
NEW JERSEY AVE. (6,973 VPD)
E. OAK AVE.
W. OAK AVE.
Wawa
3400 New Jersey Ave, Wildwood, NJ 08260
Representative Photo
Relocation Site


NORTH WILDWOOD
Acropolis Oceanfront Resort
72 Rooms
Surf Song Beach Resort
89 Condos & Rooms
MB Montego Bay
105 Rooms
Hotel Cabana Wildwood Beach
72 Rooms
Ocean Oasis Water Park + Beach Club
SURFSIDE PIER
Relocation Site
NEW JERSEY AVE. (6,973 VPD)
W. OAK AVE.
E. OAK AVE.
W. SCHELLENGER AVE.
Island Bowl Wildwood, New Jersey
Wawa
3400 New Jersey Ave, Wildwood, NJ 08260
Representative Photo
Complete Care Medical & Dental Center


FULL MOVEMENT DRIVEWAY
WEST OAK AVE
PROP. SPANNER SIGN (39.3 SF EA, 2 TYP.)
PROP. TWO (2) 22K & (1) 20K FUEL STORAGE TANKS
PROP. FUEL DISPENSER (6 TYP., 4+1)
PROP. WAWA P-50 SIGN (59.75 SF, 20' HIGH)
SIGNALIZED INTERSECTION
PROP. PROPANE KIOSK
PROP. ICE CHEST
PROP. TRASH COMPOUND
PROP. ADA PARKING (2 TYP.)
PROPOSED
Wawa
U63 F/B
6,372 SF
(47 SPACES)
PROP. 59" WAWA SIGN (91.6 SF)
PROP. 44" WAWA SIGN (67.7 SF)
PROP. 32" WAWA SIGN (36.9 SF)
FULL MOVEMENT DRIVEWAY
RIGHT IN ONLY DRIVEWAY
PROP. AIR PUMP (2 TYP.)
WEST SCHELLENGER AVE
NEW JERSEY AVE (C.R. 621)
PROP. WAWA P-50 SIGN (59.75 SF, 20' HIGH)
SIGNALIZED INTERSECTION

DOO WOP WAWA RENDERINGS

WAWA // WILDWOOD, NJ











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$7,684,211
LIST PRICE

4.75%
CAP RATE

$365,000
NET OPERATING INCOME

PROPERTY OVERVIEW

Gross Leasable Area	**6,372 SF**
Lot Size	**1.39 Acres**
Year Built	**2026-2027**
Parking Spaces	**47**

LEASE OVERVIEW

Guarantor	**Wawa, Inc.**
Lease Type	**NNN Ground**
Lease Commencement (estimated)	**5/21/2027**
Lease Expiration	**5/30/2047**
Base Term	**20 Years**
Term Remaining	**20 Years**
Taxes	**Tenant**
Insurance	**Tenant**
CAM	**Tenant**
Roof & Structure	**Tenant**
Parking Lot	**Tenant**
HVAC	**Tenant**
Utilities	**Tenant**
Right of First Refusal	**15 days**

RENT SCHEDULE

YEARS	Start	End	Annual	Monthly	PSF	Increase
Years 1-5	5/21/2027	5/30/2032	$365,000	$30,417	$57.28	-
Years 6-10	6/1/2032	5/30/2037	$401,500	$33,458	$63.01	10.0%
Years 11-15	6/1/2037	5/30/2042	$441,650	$36,804	$69.31	10.0%
Years 16-20	6/1/2042	5/30/2047	$485,815	$40,485	$76.24	10.0%
OPTION TERMS						
Years 21-25 (Option 1)	6/1/2047	5/30/2052	$534,397	$44,533	$83.87	10.0%
Years 26-30 (Option 2)	6/1/2052	5/30/2057	$587,836	$48,986	$92.25	10.0%
Years 31-35 (Option 3)	6/1/2057	5/30/2062	$646,620	$53,885	$101.48	10.0%
Years 36-40 (Option 4)	6/1/2062	5/30/2067	$711,282	$59,273	$111.63	10.0%
Years 41-45 (Option 5)	6/1/2067	5/30/2072	$782,410	$65,201	$122.79	10.0%
Years 46-50 (Option 6)	6/1/2072	5/30/2077	$860,651	$71,721	$135.07	10.0%

* *Start date estimated based upon lease language (RCD no later than 270 days after pad delivery). Pad delivery was 8/24/2026*

FINANCING INFORMATION

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INVESTMENT OVERVIEW

WAWA // WILDWOOD, NJ

LEGACY RELOCATION TO SUPER WAWA FORMAT | BRAND NEW 2026/2027 CONSTRUCTION

- Ground-up 2026-2027 construction featuring Wawa's latest Super Wawa prototype, a 6,372 SF convenience store with 5 fueling lanes – representing an estimated $7-$7.5 million tenant investment in construction

PROVEN LOCAL BRAND PERFORMANCE | TOP-RANKED WAWA LOCATIONS NEARBY

- Two other Wildwood-area Wawa locations rank in the top 5% and top 50% locally by visits (Placer.ai), with one nearby location ranking #1 of 11 Wawas within 15 miles at 1.4M annual visits

INVESTMENT-GRADE TENANT | CORPORATE GUARANTEE | AGGRESSIVE NATIONAL GROWTH

- Corporate-guaranteed lease backed by Wawa, Inc. (BBB, Fitch), one of the nation's largest privately held companies with an estimated $18.6 billion in 2025 revenue
- Wawa opened 98 new stores in 2025 alone, underscoring continued aggressive growth and confidence in the brand's expansion strategy

GROWING SUBMARKET | NEW RESIDENTIAL DEVELOPMENT & POPULATION GROWTH

- Over 500 residential units are planned or under development in and around Wildwood, supporting long-term growth alongside 3.2%-5.8% projected population growth within 1- and 3-miles through 2029

FIRST NEW GAS STATION ON THE ISLAND SINCE 2022 | PRIME DOWNTOWN WILDWOOD POSITIONING

- Rare barrier-to-entry opportunity as the first new fuel station developed on 5-Mile Island in over 3 years
- Located in the heart of downtown Wildwood along New Jersey Avenue, the main commercial corridor connecting North Wildwood and Wildwood Crest
- Built on 1.39 acres featuring an ample 47 parking spaces

LONG-TERM NNN GROUND LEASE | 20 YEARS REMAINING

- 20-year base term plus six 5-year renewal options extending potential occupancy through 2077
- Rent increases 10% every 5 years throughout the base term and every option period – a contractual inflation hedge spanning five decades

MAJOR TOURIST DESTINATION | CAPE MAY COUNTY

- Cape May County draws over 9 million annual tourists generating more than $7 billion in yearly economic impact, specifically hitting a peak in the summer season from Memorial Day to Labor Day

STRONG REGIONAL DEMAND DRIVERS | EMPLOYMENT, TRAFFIC & ACCESS

- Anchored by major area employers including the U.S. Coast Guard (1,200+ employees), Cape Regional Medical Center (1,114 employees), and Morey's Piers/Morey Organization (1,000+ employees)
- Positioned near the Garden State Parkway (100,000 VPD) and Route 47 (45,000 VPD), with convenient access from Philadelphia (90 miles) and New York City (150 miles)



Representative Photo



Representative Photo

WAWA, founded in 1964 and headquartered in Wawa, Pennsylvania, operates over 1,200 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.

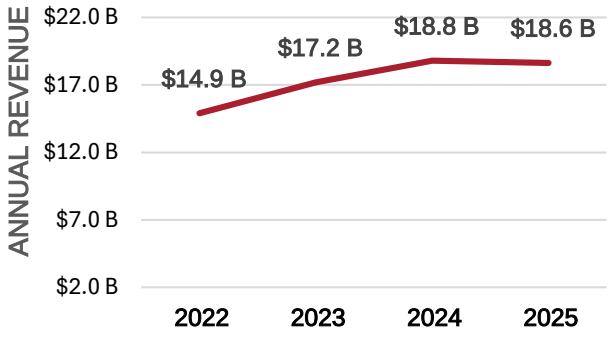
Expansion Strategy: Wawa is actively expanding, with plans to open additional stores in Ohio and new markets, further solidifying its presence on the East Coast.

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.

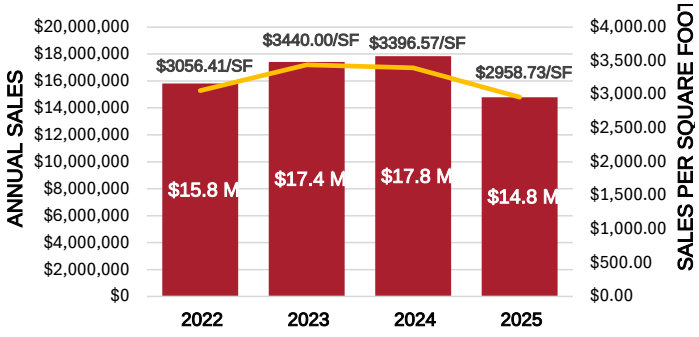
WAWA OVERVIEW

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

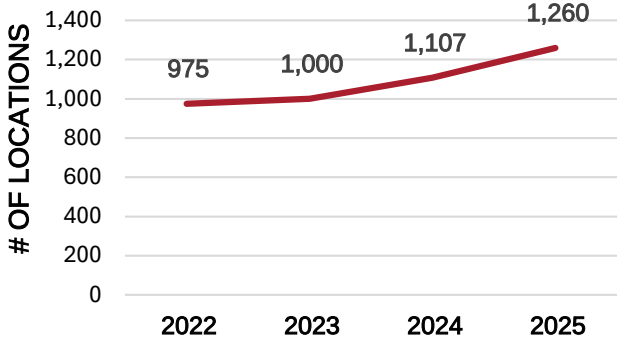
COMPANY REVENUE



AVERAGE ANNUAL SALES PER STORE



STORE LOCATIONS

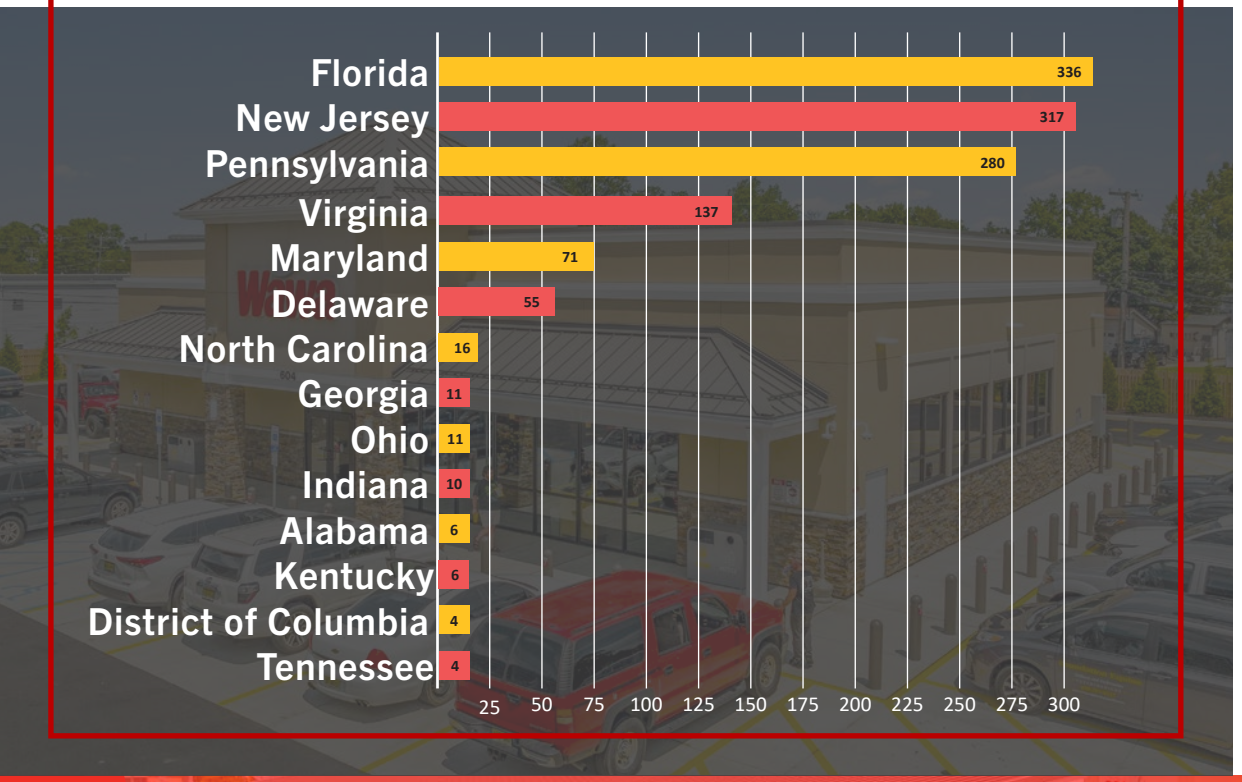


1,200+ LOCATIONS

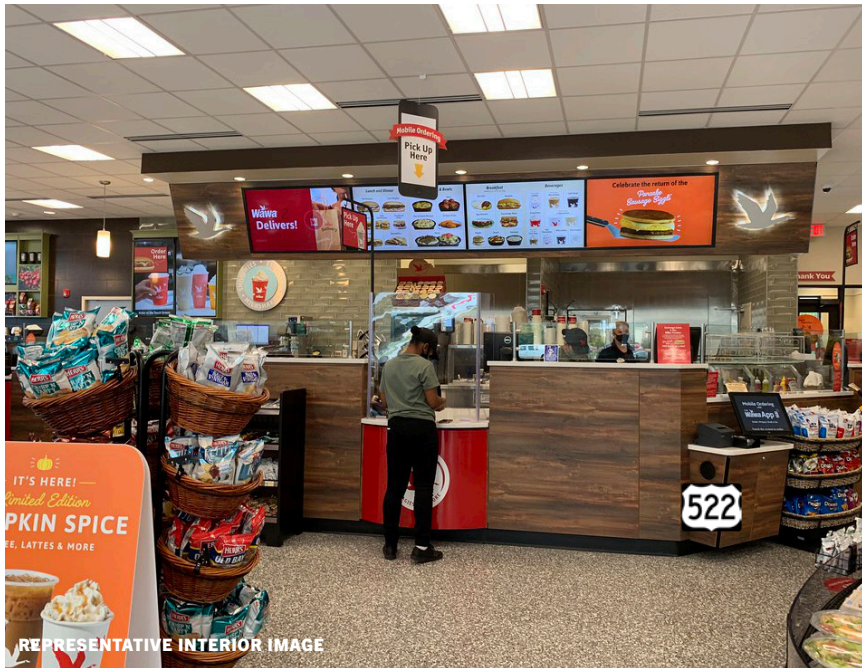
14 STATES

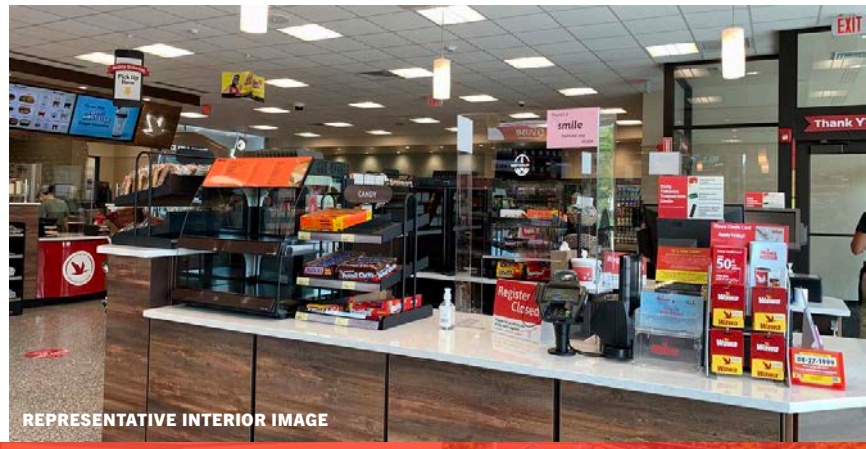
47,000+ EMPLOYEES

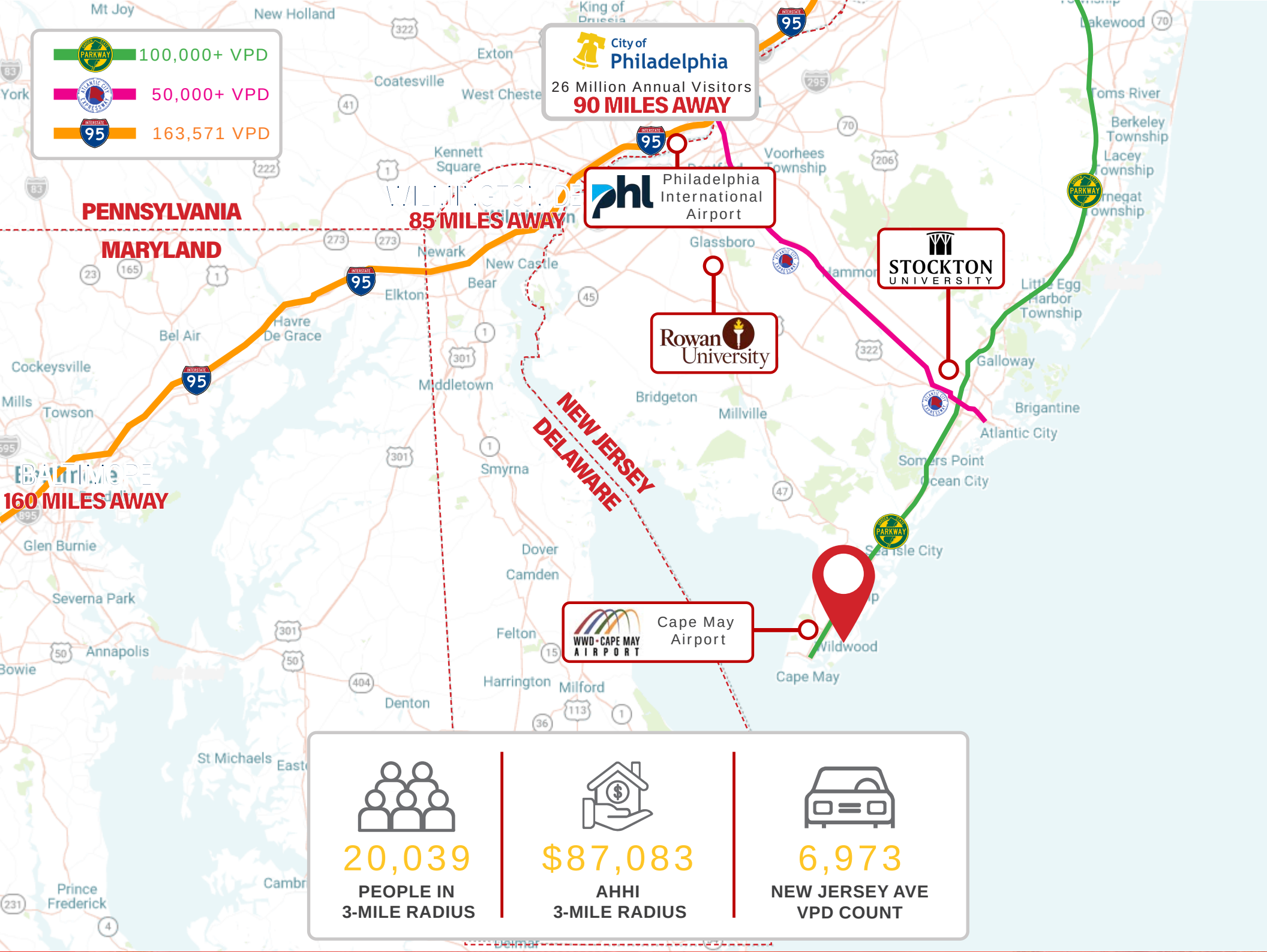
- The first Wawa opened at the corner of MacDade Blvd. and Swarthmore Ave. in Folsom, Pennsylvania in 1964
- Wawa currently has 1,200+ locations across 14 states employing over 48,000 persons
- The majority of all Wawa locations now contain fuel pumps
- Wawa sells close to 1.5 billion gallons of gas 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.










100,000+ VPD
50,000+ VPD
163,571 VPD
City of Philadelphia
26 Million Annual Visitors
90 MILES AWAY
Philadelphia International Airport
PENNSYLVANIA
MARYLAND
WILMINGTON DE
85 MILES AWAY
BALTIMORE
160 MILES AWAY
NEW JERSEY
DELAWARE
Glassboro
Rowan University
STOCKTON UNIVERSITY
Cape May Airport
WWD • CAPE MAY AIRPORT
Cape May
Wildwood
Atlantic City
20,039
PEOPLE IN 3-MILE RADIUS
$87,083
AHHI 3-MILE RADIUS
6,973
NEW JERSEY AVE VPD COUNT

DEMOGRAPHICS

WAWA // WILDWOOD, NJ

POPULATION	1-MILE	3-MILE	5-MILES
2024 Population	8,875	18,936	25,569
2029 Population Est.	9,157	20,039	26,100
Population Growth (%)	3.2%	5.8%	2.1%

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2024 Households	3,861	8,600	11,312
2029 Household Est.	3,937	9,032	11,496
Household Growth (%)	2.0%	5.0%	1.6%

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2024 Avg HH Income	$74,901	$87,083	$90,232
2024 Median HH Income	$51,145	$64,531	$68,684

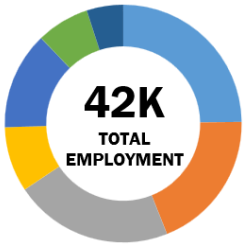
EMPLOYMENT	1-MILE	3-MILE	5-MILES
Businesses	715	1,126	1,765



MARKET PERFORMANCE

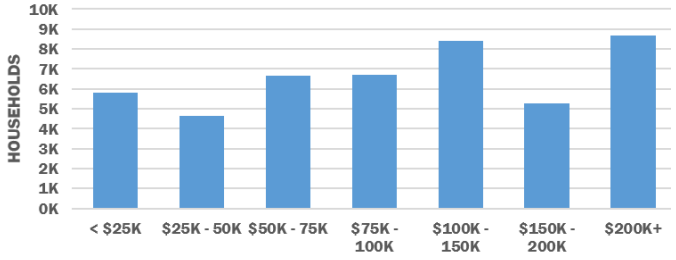
CAPE MAY COUNTY

TOP INDUSTRIES

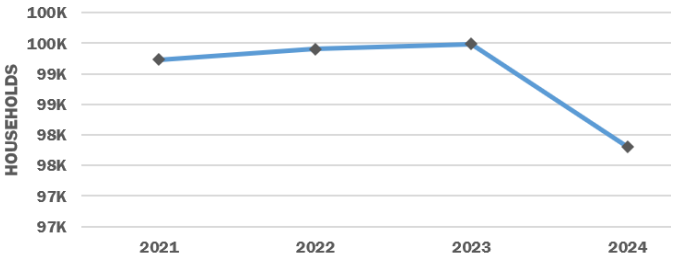


- (25%) EDUCATION & HEALTHCARE
- (19%) TRADE, TRANSPORTATION, & UTILITIES
- (22%) PROFESSIONAL & BUSINESS SERVICES
- (9%) CONSTRUCTION
- (13%) LEISURE & HOSPITALITY
- (7%) FINANCIAL ACTIVITIES
- (5%) GOVERNMENT

HOUSEHOLD INCOME



HOUSEHOLD GROWTH



CAPE MAY COUNTY, NJ

Beautiful Beaches

Cape May County Sees Over 9M Annual Tourists That Generate Over $7 Billion Per Year

Historic Charm

Doo Wop Capital: Wildwood Holds The Nation's Largest Concentration Of Mid-Century "Doo Wop" Architecture, With Roughly 100 Motels Still Operating

Proximity To Major Cities

Cape May County Is Within Driving Distance Of Several Major Cities, Including Philadelphia & New York

Employment:

EMPLOYER	EMPLOYEES
Woodbine Developmental Center	1,400+
Municipal Governments	1,300+
U.S. Coast Guard	1,200+
Cape Regional Medical Center	1,114
Morey Organization	1,000+

WOODBINE

UNITED STATES COAST GUARD
PROTECT / DEFEND / SAVE

MOREY'S Piers AND WATER PARKS

CAPE REGIONAL HEALTH SYSTEM

Transportation:

ROADWAY	TRAFFIC COUNTS
Garden State Parkway	100,000 VPD
U.S. Route 9	40,000 VPD
Route 47	45,000 VPD
Route 109	10,000 VPD
Route 347	7,000 VPD

GARDEN STATE PARKWAY

9

47

109

347

Education:

SCHOOL	STUDENTS
Atlantic Cape Community College	6,361
Middle Township High School	825
Lower Cape May Regional High School	723

ATLANTIC CAPE COMMUNITY COLLEGE

MIDDLE TOWNSHIP HIGH SCHOOL PANTHERS

E TRIBUS UNUM
LOWER CAPE MAY REGIONAL



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EXCLUSIVE OFFERING

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LEGACY RELOCATION SITE | PRIME DOWNTOWN WILDWOOD LOCATION | BRAND NEW 2026-2027 BUILD

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