



Wawa[®]

7601 VAUGHN MILL RD, LOUISVILLE, KY 40228

OFFERING MEMORANDUM

MATTHEWS[™]



7601 VAUGHN MILL RD, LOUISVILLE, KY 40228

EXCLUSIVELY LISTED BY

Kyle Matthews | Broker of Record | License No. 239410 (KY)

MATTHEWSTM



REPRESENTATIVE



Wawa[®]



Wawa

PROPERTY HIGHLIGHTS

REPRESENTATIVE

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PROPERTY HIGHLIGHTS

Brand New Construction: This recently completed, modern Wawa build eliminates the need for near-term capital improvements and meets the latest building standards, offering a turn-key, low-maintenance investment.

Large Lot Size: The ±2.66 acre lot provides ample space for efficient operations, excellent traffic flow, and future adaptability such as EV charging stations or site expansion.

20-Year NNN Lease: Backed by a corporate guarantee from Wawa Inc., the lease offers two decades of stable, passive income with no landlord responsibilities—ideal for long-term, hands-off ownership.

Strong National Brand: Wawa is a leading name in the convenience and foodservice sector, known for high unit performance, strong brand loyalty, and continued regional expansion.

Strong Local Demographics: An average household income of nearly \$88K within 1 mile indicates strong consumer spending and supports healthy retail performance.

Excellent Visibility & Access: Located along Vaughn Mill Rd with over 14,000 vehicles per day, the site offers strong exposure and convenient access for both local and commuter traffic.

Dense Surrounding Population: More than 185,000 residents live within a 5-mile radius, ensuring a steady, built-in customer base for consistent sales.

Hard Signalized Corner: Positioned at the intersection of Outer Loop Rd and Vaughn Mill Rd, the property benefits from full-turn access and high-profile frontage at a key retail corner.

CONSTRUCTION PHOTOS

TAKEN 04/08/26



CONSTRUCTION PHOTOS

TAKEN 04/08/26





Wawa[®]



FINANCIAL OVERVIEW

REPRESENTATIVE

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EXECUTIVE SUMMARY

ADDRESS

7601 Vaughn Mill Rd
Louisville, KY 40228

APN

23064500720000

LIST PRICE

\$3,818,642

GLA

5,915 SF

CAP RATE

5.25%

YEAR BUILT

2026

LOT SIZE

2.66 AC

ROOF, PARKING LOT, STRUCTURE

Tenant Responsibility

LEASE TYPE

Absolute NNN

NOI

\$200,484



ANNUALIZED OPERATING DATA

| DATE | MONTHLY RENT | ANNUAL RENT | RENT PSF/BUILDING | INCREASES | CAP RATE |
|-------------|--------------|--------------|-------------------|-----------|----------|
| YEARS 1-10 | \$16,707.00 | \$200,484.00 | \$33.89 | - | 5.25% |
| YEARS 11-15 | \$17,542.35 | \$210,508.20 | \$35.59 | 5% | 5.51% |
| YEARS 16-20 | \$18,419.47 | \$221,033.61 | \$37.37 | 5% | 5.79% |
| OPTION 1 | \$19,340.44 | \$232,085.29 | \$39.24 | 5% | 6.08% |
| OPTION 2 | \$20,307.46 | \$243,689.56 | \$41.20 | 5% | 6.38% |
| OPTION 3 | \$21,322.84 | \$255,874.03 | \$43.26 | 5% | 6.70% |
| OPTION 4 | \$22,388.98 | \$268,667.73 | \$45.42 | 5% | 7.04% |
| OPTION 5 | \$23,508.43 | \$282,101.12 | \$47.69 | 5% | 7.39% |
| OPTION 6 | \$24,683.85 | \$296,206.18 | \$50.08 | 5% | 7.76% |

TENANT SUMMARY

| | |
|-------------------------|--------------------------|
| TENANT TRADE NAME | Wawa, Inc. |
| TYPE OF OWNERSHIP | Land Lease |
| LEASE GUARANTOR | Wawa, Inc. |
| LEASE TYPE | Absolute NNN |
| ROOF AND STRUCTURE | Tenant |
| ORIGINAL LEASE TERM | 20 Years |
| LEASE COMMENCEMENT DATE | 5/19/2023 |
| RENT COMMENCEMENT DATE | Approximately March 2026 |
| LEASE EXPIRATION DATE | 20 Years from RCD |
| TERM REMAINING ON LEASE | ±20 Years |
| INCREASE | 5% Every 5 Years |
| OPTIONS | Six, 6-Year Options |





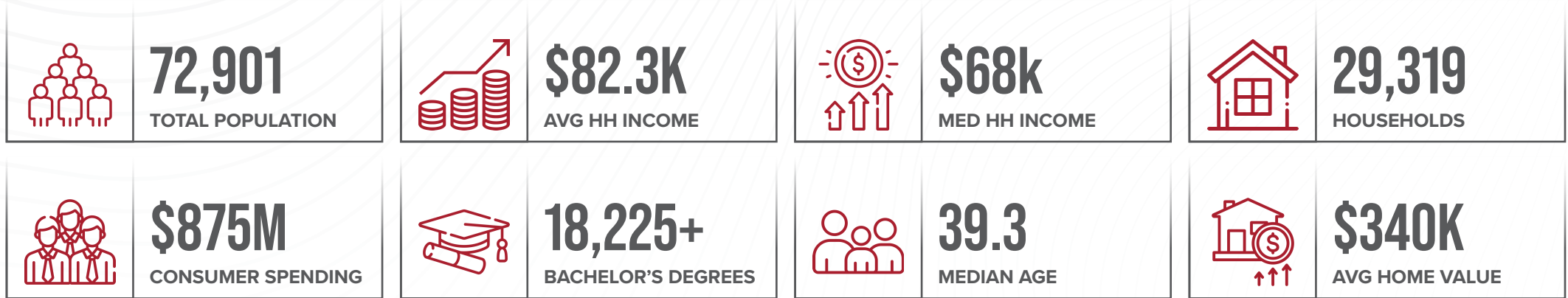
MARKET OVERVIEW

LOUISVILLE, KY

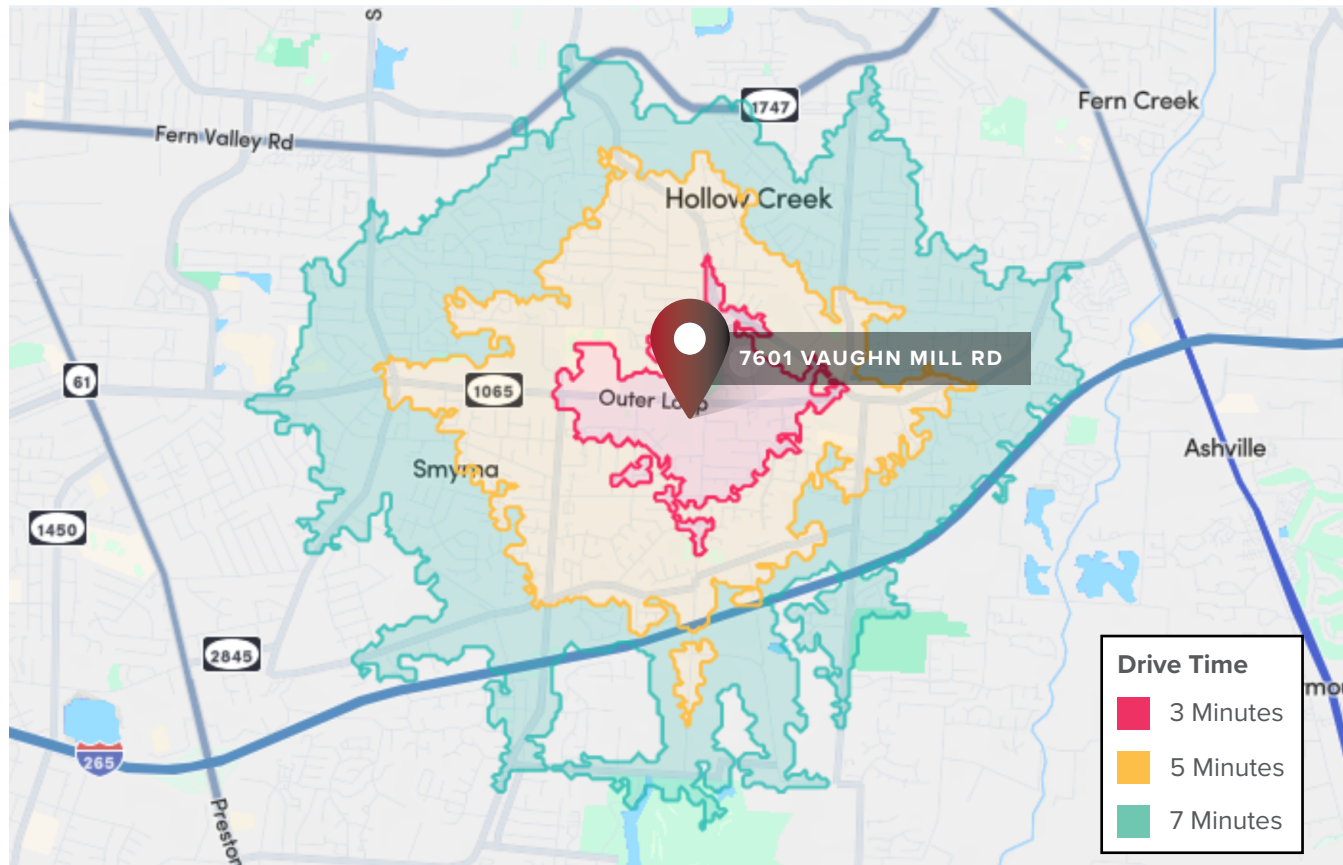
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LOUISVILLE, KY

DEMOGRAPHIC HIGHLIGHTS WITHIN THREE MILES OF THE PRIMARY TRADE AREA



PRIMARY TRADE AREA



MARKET DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| 2025 Population | 9,747 | 72,901 | 186,685 |
| Median Age | 42.8 | 39.3 | 39.1 |
| HOUSEHOLDS | | | |
| 2025 Households | 4,007 | 29,319 | 74,254 |
| 2025 Avg HH Income | \$90,762 | \$82,308 | \$81,610 |
| CONSUMER SPEND | | | |
| 2025 Spend | \$130M | \$875M | \$2.2B |

LOUISVILLE, KY

With a metro population of over 1.3 million residents, Louisville is Kentucky's largest metropolitan area and the 29th largest city in the United States. The city is on the border of Kentucky and Indiana, which is separated by a portion of the Ohio River. Louisville is located in Jefferson County, where neighborhoods are teeming with history and culture. Louisville has the largest collection of Victorian-style homes in the country. A variety of 19th century homes can be spotted in the Louisville neighborhoods. Louisville has a booming art and food scene. It is a culinary destination as it is home to Restaurant Row and Fourth Street Live where delicious eateries and a fun nightlife awaits locals and visitors. A variety of museums are all just blocks away from each other for people looking to discover Louisville's history and admire classical and contemporary artworks from around the world.

Various parks are located along the Ohio River where locals can escape the busy city and participate in outdoor activities. Louisville is also the home of the Kentucky Derby. Thousands of people from all over the world visit the Churchill Downs Racetrack to witness one of the most prestigious horse races in the world. Louisville is also a college town as it is the home to the University of Louisville where it has 3 campuses spread out across the city. There are lots of cultural gems to discover in Louisville. Due to the low cost of living and the high quality of life, more young professionals, families, and retirees are moving to Louisville to escape more populated and expensive states such as California and New York. Louisville is an amenity-rich location that is also close in proximity to major employers. It is an ideal location for people who are looking for an affordable and hip place to live.



1.3M
LOUISVILLE MSA POPULATION



45TH
LARGEST US MSA



14TH
BEST CITY FOR COLLEGE GRADS



TOURISM & ATTRACTIONS

LOUISVILLE SLUGGER MUSEUM & FACTORY

The Louisville Slugger Museum & Factory is a renowned tourist attraction in Louisville, Kentucky. It focuses on the history and production of baseball bats, with a particular emphasis on the Louisville Slugger brand. The museum offers interactive exhibits that showcase the evolution of bats and the manufacturing process. Visitors can explore displays, swing different types of bats, and test their skills in a simulated batting cage. The museum also provides guided factory tours, allowing visitors to witness the actual production of Louisville Slugger bats and learn about the craftsmanship involved.

LOUISVILLE BOURBON DISTRICT

The Louisville Bourbon District in Louisville, Kentucky, is a vibrant neighborhood dedicated to celebrating the rich heritage of bourbon. It features a collection of distilleries, bars, and restaurants that offer immersive experiences for bourbon enthusiasts. Visitors can take guided tours of renowned distilleries, indulge in bourbon tastings and cocktails at bars and restaurants, and participate in bourbon-themed events and festivals. The district showcases the art of bourbon production, the history of bourbon in Kentucky, and provides a unique and exciting destination for those looking to explore and savor the world of bourbon.

THE KENTUCKY DERBY

The Kentucky Derby, presented by Woodford Reserve, is a top rank, Grade I stakes race for 3 year old Thoroughbred horses. The race distance is one and one-quarter miles long, and it is run on the dirt racetrack at Churchill Downs in Louisville, Kentucky. Colts and geldings in the race carry 126 pounds (57 kg), and fillies in the race carry 121 pounds (55 kg).

FOURTH STREET LIVE!

Fourth Street Live! is Louisville's premier dining and entertainment destination! Located in the heart of downtown Louisville on Fourth Street between Liberty Street and Muhammad Ali Boulevard, we are just a short walk from the KFC Yum! Center, Waterfront Park, Main Street, Slugger Field, downtown hotels, and other major attractions. Fourth Street Live! is your one-stop destination for dining and entertainment!



LOUISVILLE, KY ECONOMY

Louisville has a promising economy with health care and tourism as its major sectors.

- GDP: \$73.8 B
- Home to 4 Fortune 500 Companies:
 - Humana
 - Yum Brands
 - Brown-Forman
 - Texas Roadhouse
- Over the next decade, Louisville will see a 38.3% job growth.

Louisville is also the worldwide air hub for UPS.

- It known as the UPS Worldport and a 5,200,000 square foot facility.
- The company accounts for over 20% of total employment in Louisville.
- Due to Louisville's central location in the United States, UPS can access two-thirds of America's cities within 24 hours by truck and three-fourths within a two-hour flight.

MAJOR EMPLOYERS



±21,233 EMPLOYEES



±14,476 EMPLOYEES



±12,600 EMPLOYEES



±12,247 EMPLOYEES



±12,000 EMPLOYEES



±6,933 EMPLOYEES



±6,500 EMPLOYEES



±6,226 EMPLOYEES



BAPTIST HEALTH

±6,159 EMPLOYEES



±6,000 EMPLOYEES

CONFIDENTIALITY DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7601 Vaughn Mill Rd, Louisville, KY 40228** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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