



# Wawa Winter Garden

8849 West Irlo Bronson Memorial Highway, Winter Garden, Florida 34787

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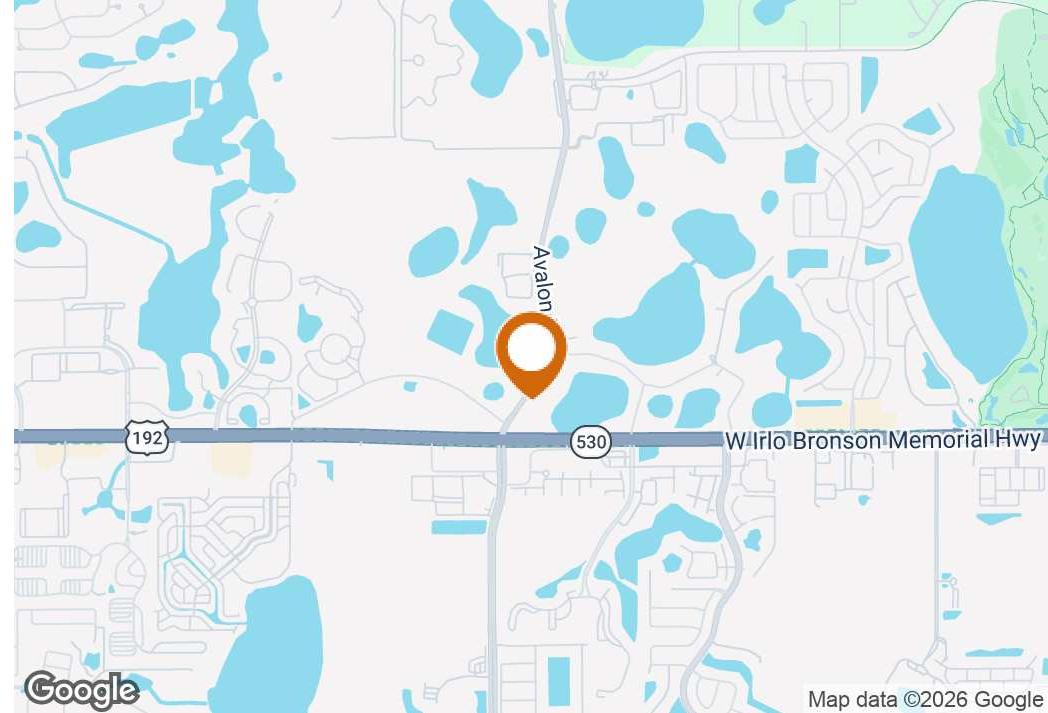




## SECTION 1

# Property Information

## PROPERTY SUMMARY



Map data ©2026 Google

## Offering Summary

Sale Price:	\$6,025,000
Building Size:	5,496 SF
Lot Size:	3.3 Acres
Price / SF:	\$1,096.25
Cap Rate:	4.75%
NOI:	\$286,226
Year Built:	2014
Zoning:	P-D (Planned Development)
PIN:	31-24-27-7799-01-000
City:	Winter Garden
County:	Orange

## Property Overview

This offering features a newer construction, absolute net lease with Wawa, one of the strongest and fastest-growing convenience retailers in the United States. The lease includes a contractual rent increase in five (5) years, followed by six (6) additional five-year renewal options, providing long-term income durability and built-in inflation protection. Wawa's exceptional credit profile, industry-leading sales volumes, and loyal customer base support consistent performance across economic cycles. Known for its best-in-class operations, fresh food offerings, and 24/7 service model, Wawa continues to expand aggressively in high-growth markets, making this asset a compelling opportunity for passive investors seeking stable cash flow backed by a premier national tenant.

## Property Highlights

- Wawa absolute net lease with a premier national convenience retailer
- Scheduled rent increase in Year 5, providing built-in income growth
- Six (6) additional five-year renewal options, offering long-term cash flow security
- Strong inflation hedge through contractual rent escalations and option structure
- Creditworthy, high-performing tenant with industry-leading sales volumes
- Recession-resistant business model supported by daily-needs retail and 24/7 operations
- Aggressive expansion strategy in high-growth markets enhances long-term viability

## LOCATION SUMMARY



## Location Description

This Wawa is strategically located in Winter Garden, one of Central Florida's fastest-growing and most desirable suburban markets. The site features prominent frontage and visibility along West Irlo Bronson Memorial Highway (US-192), a heavily traveled corridor serving both daily commuters and visitor traffic, with convenient access to SR-429, US-27, and Interstate 4. Positioned near the rapidly expanding Horizon West area and just minutes from Walt Disney World Resort, the property benefits from strong residential growth and consistent tourism-driven demand. Winter Garden's proximity to Downtown Orlando, major employment centers, and regional attractions continues to support sustained population and income growth, reinforcing long-term retail performance.

## Location Highlights

- Prominent frontage along West Irlo Bronson Memorial Highway (US-192), a heavily traveled Central Florida corridor serving both commuters and visitors
- Strong regional access via nearby SR-429 (Western Beltway), US-27, and Interstate 4
- Located minutes from Walt Disney World Resort and surrounding hotels, attractions, and entertainment uses
- Convenient connectivity to Downtown Orlando and major employment centers
- Positioned within a high-growth Winter Garden market supported by expanding residential and commercial development

AERIAL



15 ± Minutes



SUBJECT

Avalon Rd

15,700 ±  
Cars/Day

Willie Bronson Memorial Hwy

56,500 ±  
Cars/Day

AERIAL



5 ± Minutes



56,500 ±  
Cars/Day



W Irlo Bronson Memorial Hwy

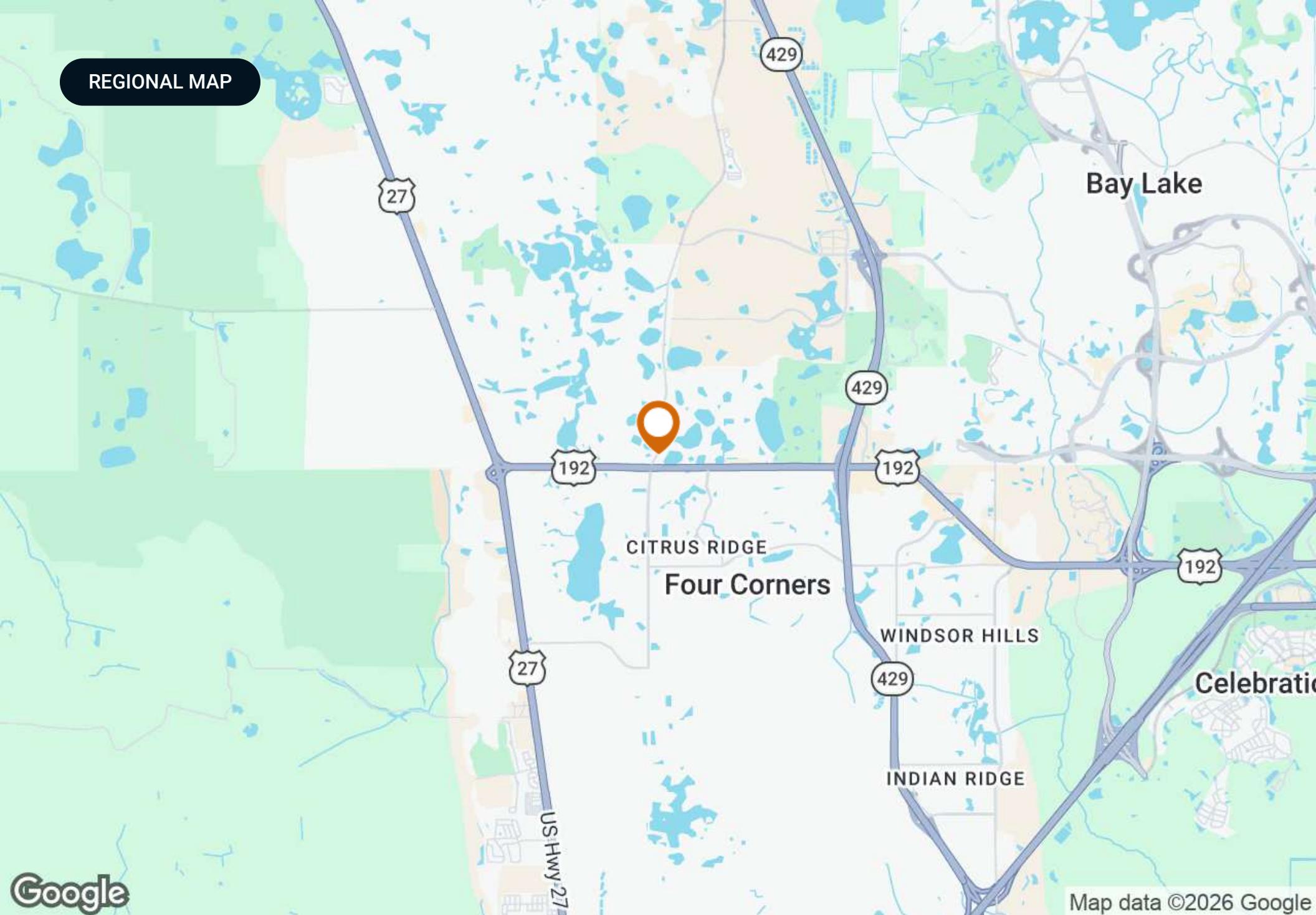
SUBJECT



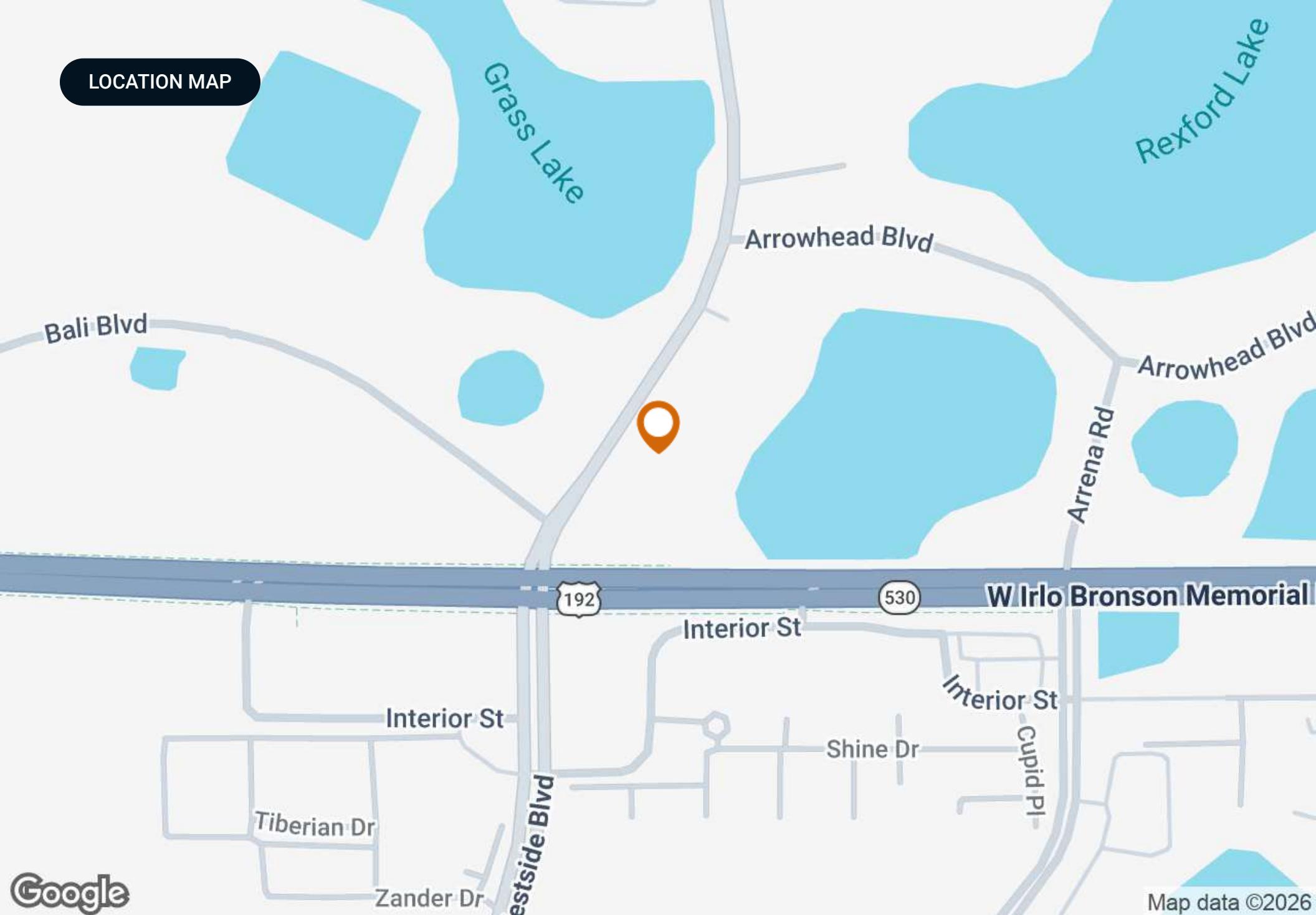
## SECTION 2

# Location Information

## REGIONAL MAP



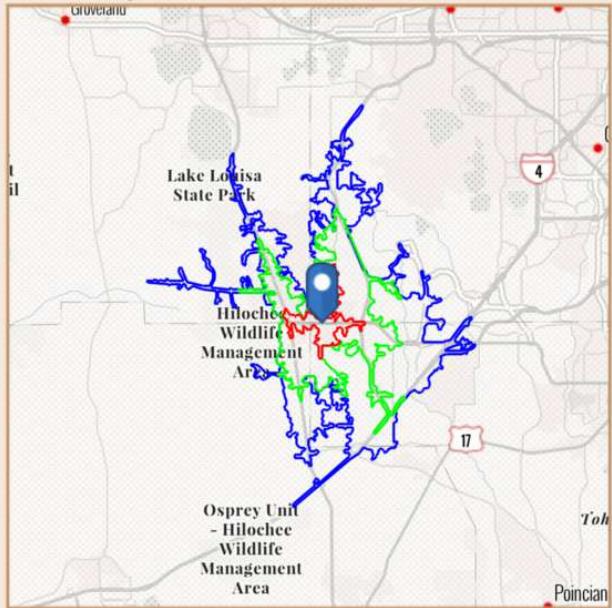
LOCATION MAP



# BENCHMARK DEMOGRAPHICS

8849 W Irlo Bronson Memorial Hwy, Winter Garden, Florida, 34787

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

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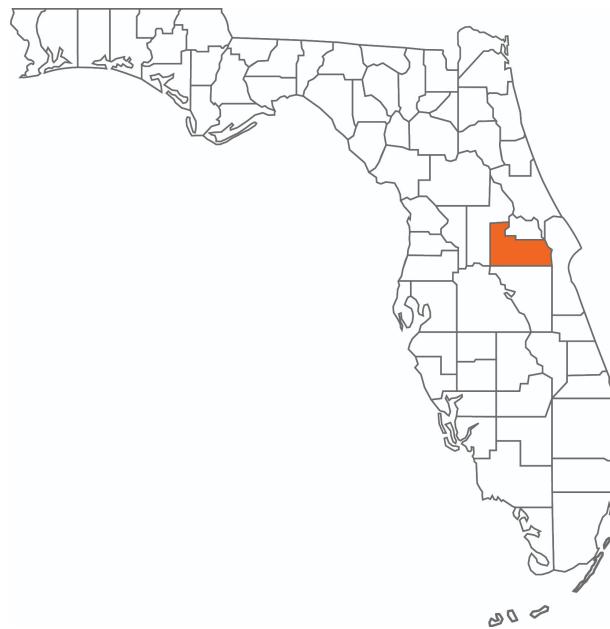


AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States	USA
	5 mins	10 mins	15 mins	Counties	CBSAs		
	Orange County			Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area		Florida	
0 - 4	4.41%	5.37%	5.60%	5.24%	5.07%	4.69%	5.39%
5 - 9	4.49%	5.62%	6.07%	5.53%	5.43%	5.03%	5.75%
10 - 14	5.46%	5.82%	6.24%	5.94%	5.87%	5.34%	5.98%
15 - 19	5.40%	5.96%	6.17%	7.30%	6.71%	5.84%	6.47%
20 - 34	25.35%	25.05%	23.18%	23.76%	21.69%	18.43%	20.33%
35 - 54	28.48%	28.02%	28.83%	27.10%	26.35%	24.41%	25.20%
55 - 74	19.00%	18.08%	18.39%	19.47%	21.48%	25.55%	22.82%
75+	7.44%	6.07%	5.50%	5.68%	7.40%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	11.3%	5.7%	4.8%	7.2%	6.9%	8.0%	8.3%
\$15,000-\$24,999	3.6%	3.7%	2.8%	5.2%	5.4%	5.8%	5.9%
\$25,000-\$34,999	4.5%	6.5%	4.7%	6.2%	6.2%	6.7%	6.3%
\$35,000-\$49,999	8.6%	10.0%	8.8%	9.7%	9.7%	10.5%	9.8%
\$50,000-\$74,999	23.2%	21.8%	18.4%	16.0%	17.0%	16.9%	15.6%
\$75,000-\$99,999	11.2%	14.0%	13.1%	12.5%	13.4%	12.9%	12.5%
\$100,000-\$149,999	24.9%	19.1%	22.7%	20.2%	19.9%	18.4%	17.8%
\$150,000-\$199,999	5.7%	9.9%	11.8%	9.7%	9.6%	8.7%	9.8%
\$200,000+	7.0%	9.3%	12.9%	13.3%	11.7%	12.1%	14.0%
KEY FACTS							
Population	4,370	56,341	120,259	1,541,631	2,932,740	23,027,836	339,887,819
Daytime Population	3,251	47,594	96,455	1,719,648	2,983,283	22,846,618	338,218,372
Employees	2,222	29,360	62,918	837,042	1,520,600	10,832,721	167,630,539
Households	1,742	21,622	44,053	559,277	1,088,691	9,263,074	132,422,916
Average HH Size	2.51	2.61	2.73	2.69	2.65	2.43	2.50
Median Age	38.1	36.3	36.7	36.5	38.8	43.6	39.6
HOUSING FACTS							
Median Home Value	436,081	403,473	434,035	452,008	426,496	416,969	370,578
Owner Occupied %	47.6%	52.1%	59.2%	55.0%	61.7%	67.2%	64.2%
Renter Occupied %	52.4%	47.9%	40.8%	45.0%	38.3%	32.8%	35.8%
Total Housing Units	2,730	29,279	60,554	602,712	1,194,509	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$72,876	\$78,175	\$93,766	\$84,689	\$82,265	\$78,205	\$81,624
Per Capita Income	\$37,913	\$40,235	\$44,491	\$42,683	\$41,326	\$44,891	\$45,360
Median Net Worth	\$83,555	\$141,116	\$227,512	\$169,527	\$208,581	\$253,219	\$228,144

COUNTY



## Orange County FLORIDA



Founded	1824	Density	1,534.6 (2019)
County Seat	Orlando	Population	1,497,941 (2023)
Area	908 sq. mi.	Website	<a href="http://orangecountyfl.net">orangecountyfl.net</a>

Located in Central Florida, Orange County boasts a thriving economy. Based on the 2023 census, the county's population was 1,497,941, making it the fifth-most populous county in the entire state. With the city of Orlando as the county seat, Orange County is also home to some of the largest tourist attractions in the world. Destinations like Disney World, Universal Studios, and SeaWorld keep visitors coming year-round. Orange County was originally established on December 29, 1824, from a segment of what was once St. Johns County. Upon establishment, the county would derive its name from the citrus fruit that had been its primary product at the time.

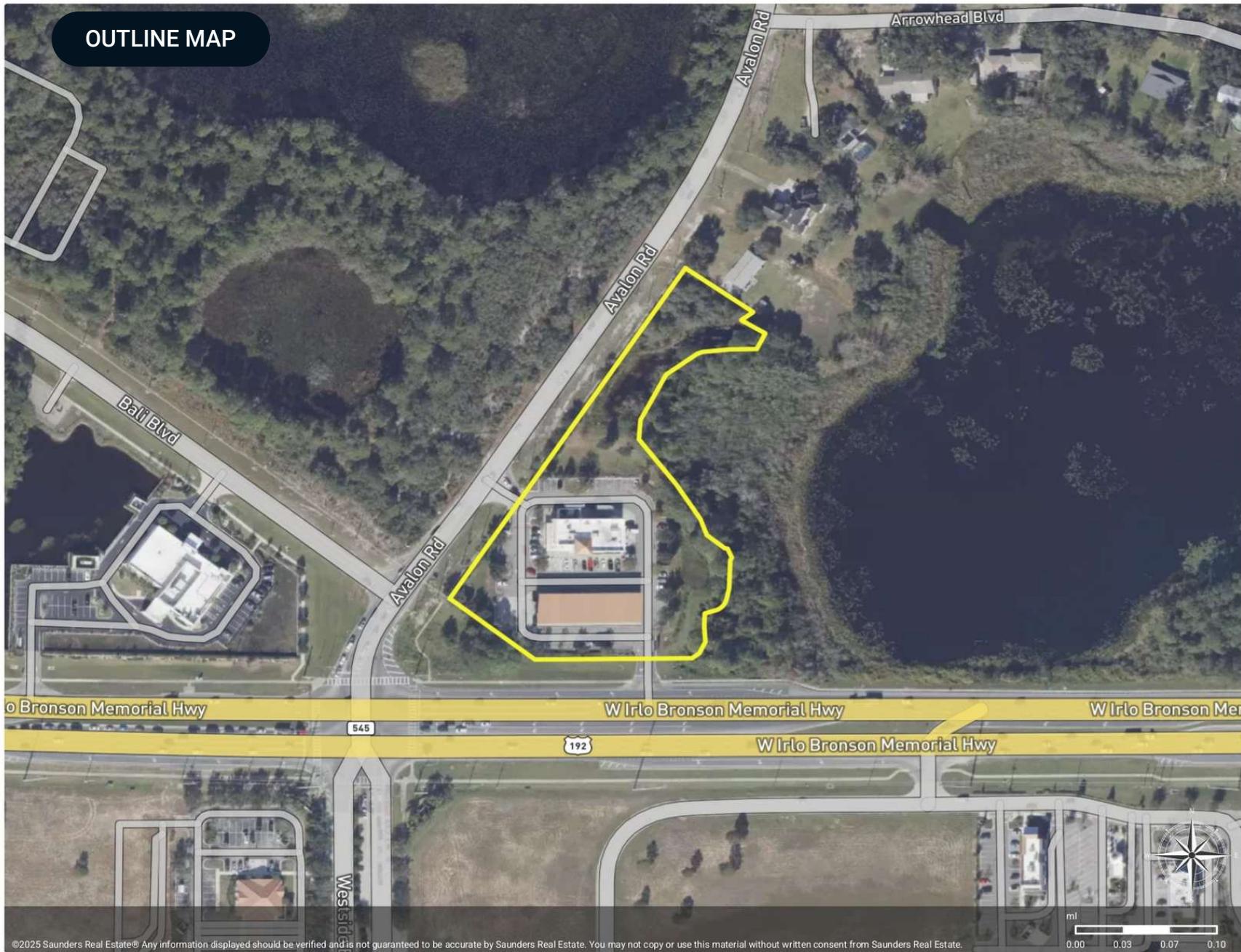


## SECTION 3

# Maps And Photos

## OUTLINE MAP

 Polygon



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## NEIGHBORHOOD MAP



AdventHealth  
Four Corners ER



TWISTER TREAT



ExtraSpace  
Storage

Culver's



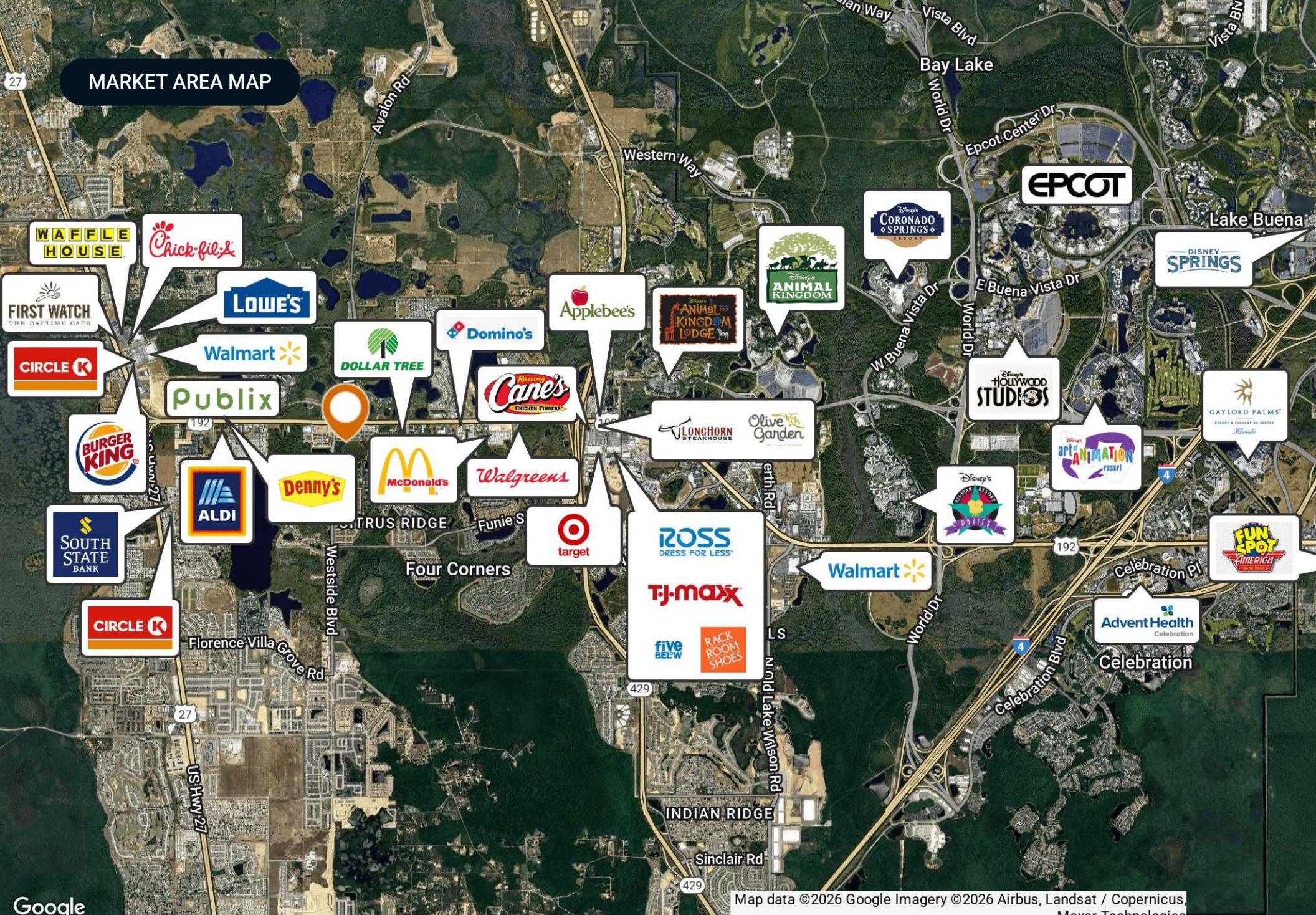
FIFTH THIRD BANK



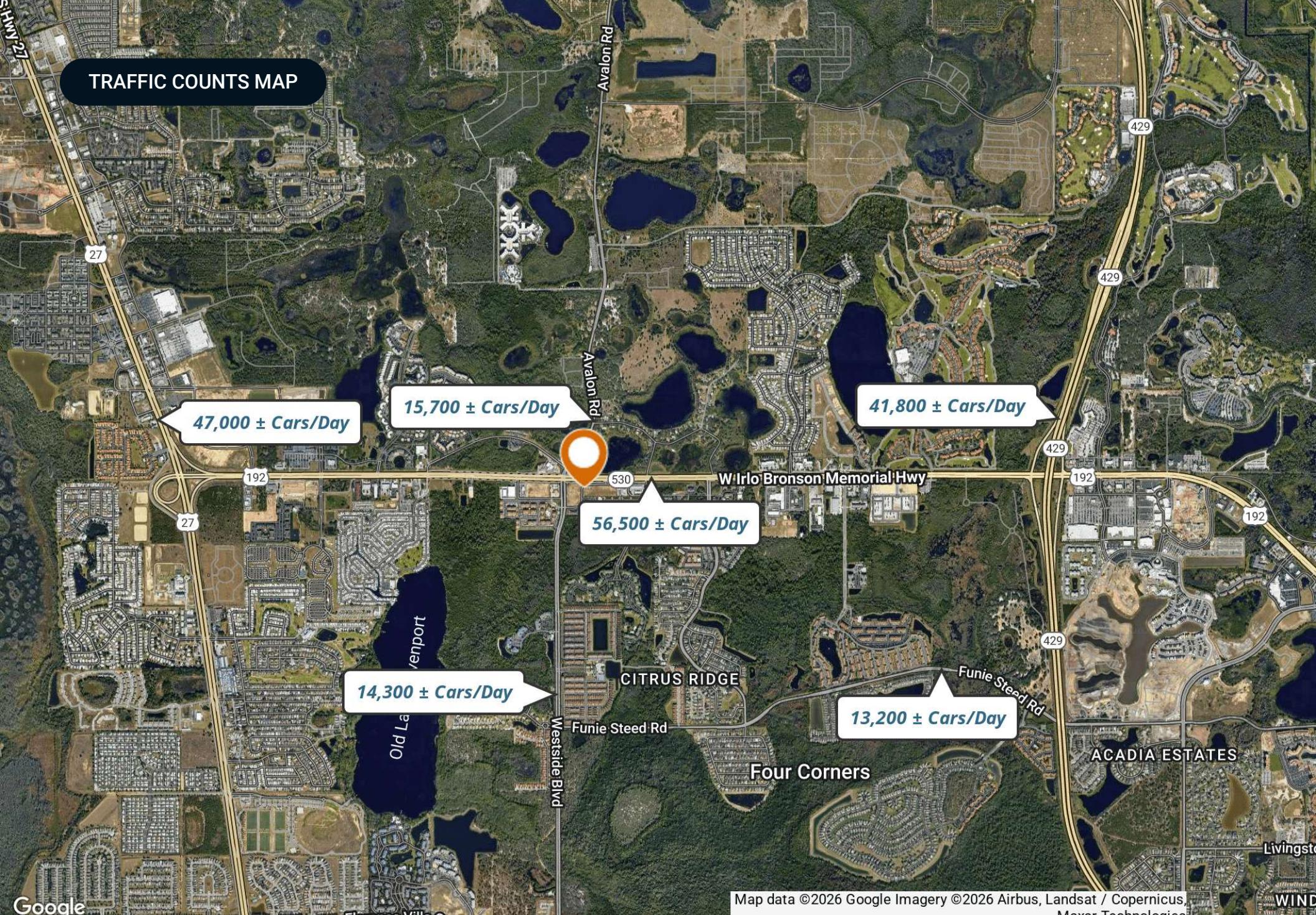
RaceTrac

Google

## MARKET AREA MAP



## TRAFFIC COUNTS MAP



## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS





## SECTION 4

# Agent And Company Info

## ADVISOR BIOGRAPHY



### Lauren Ralston Smith, CCIM, CPM

Senior Advisor

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## Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

## ADVISOR BIOGRAPHY



### Carly Powell

Advisor

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FL #SL3404321

## Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



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