

**FOR IMMEDIATE RELEASE**

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**FOR MORE INFORMATION**

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## **SOLD: WAWA GROUND LEASE @ 4.24% CAP RATE IN CHANTILLY, VA**

**Chantilly, Virginia** – April 2020 – Deb Vannelli, CCIM; Keith Sturm, CCIM; and Amanda Leathers of Upland Real Estate Group, Inc., has arranged for the sale of the WAWA Ground Lease located in Chantilly, Virginia for record cap rate of 4.24% to local all cash 1031 Buyer. The property has 15 ½ years remaining on the lease and included 10% increases every 5 years and four 5-year renewal options.

Wawa currently owns and runs more than 800 convenience stores in Delaware, Florida, Maryland, New Jersey, Pennsylvania, Virginia and Washington D.C.

This property has an excellent location adjacent to Dulles Discovery North building over 402,000 square feet building and Dulles Discover South. There is high visibility near Route 28 with 108,000 vehicles daily. Along with that there are strong demographics in the area with a population of 221,318 within a 5-mile radius and an average household income of \$200,630 within a 1-mile radius. Dulles International Airport is located on 12,000 acres of land. It is a major hub for domestic and International air travel connected to a 16-mile Airport Access Highway. Also including a 23-mile expansion of the region's Metrorail system. Currently accommodating an annual of 45 million passengers.

Please visit our website at [www.nnnsales.com](http://www.nnnsales.com) to view the additional net lease investment properties available for sale or contact us at (612) 332-6600.



**About Upland Real Estate Group, Inc:**

**Upland Real Estate Group, Inc.** is a Minneapolis based commercial real estate, brokerage, and Investment Company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

Since its inception in 1995, Upland has completed in excess of 825 net lease sales transactions totaling over \$2.1 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 20 years.

[www.nnnsales.com](http://www.nnnsales.com)

**Look Upland. Where Properties and People Unite.**

*Certain matters discussed within this press release may be deemed to be forward looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.*

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