

Building & Lot Requirements

Enclosed Building Interior Size:

Building is approximately 4,800 to 5,700 square feet of interior area. Certain locations may require a building with 7,400 square feet of interior space.

Lot Size:

- A.** Approximately 2 - 3 acres of land, at minimum (375' x 350' is ideal).
- B.** Minimum of 300 feet of frontage along primary access road
- C.** Depth of at least 350 feet, perpendicular to primary access road
- D.** Acceptable minimum site size will vary according to the specific codes and ordinances of the local jurisdiction, topography, deed restrictions, zoning requirements, lot configuration, and access issues.
- E.** Must be large enough to accommodate parking for 50-75 cars

Gasoline Requirements:

Sites must be configured to permit the installation of 6 to 12 Multiple Pump Dispensers (MPDs) under single or multiple canopies for retail gasoline sales.

Topography:

The site should be generally level (or capable of being leveled at limited expense) so as to permit the development of the land and building on a single level.

Site Submissions

For consideration of a site, the following minimum information provided to Wawa should include:

- site address, including the nearest cross street, county, zip code and state;
- size and dimensions of parcel;
- zoning designation and municipal requirements;
- scaled site plan or plot plan;
- a vicinity map showing the location of the site and competition (such as convenience/grocery stores or retail gasoline outlets; and

- site photographs and aerial photographs should be included, if available.

Please send the above information to the appropriate Regional Real Estate Manager.

The Regional Real Estate Manager for the area in which the site is located, will contact you within two weeks of receipt of the information referenced above.

For more information please visit our web site at:

www.wawa.com/realestate

Disclaimer

The criteria set forth herein are subject to change from time to time by Wawa, Inc., at its sole discretion, without notice. Criteria may be relaxed or restricted on a case by case basis, if in the sole discretion of Wawa, Inc., circumstances exist which warrant such relaxation or restriction.



Site & Trade Area

Use & Operation

Wawa, Inc. will consider acquisition of properties for development of new Wawa Stores, featuring a 24-hour, high-quality offering of fresh foods, custom-made sandwiches, competitively-priced gasoline, dairy products, baked goods, produce, delicatessen and groceries.

Site & Trade Area Requirements

General Location Characteristics:

A. Wawa seeks dynamic areas, featuring dense residential development, high-growth population characteristics, significant daytime population (employment) centers, with nearby retail and commercial traffic generators.

B. Ideally located on a high-volume, major street, having adequate frontage to permit good visibility and convenient access

C. Types of Locations:

1. Traditional - Wawa prefers freestanding locations as follows (in order of preference)

a) Far-corner locations preferred, but near-corner locations may be considered;

b) Mid-block locations may be considered;

c) Out-parcels and pads of shopping centers or portions of mixed developments.

2. Walk-in - Wawa may consider "walk-in" (without parking) locations in cities or college towns, with high pedestrian traffic, where no large tract is available for freestanding sites, on a case-by-case basis.

D. Minimum Traffic Count:

1. At least 25,000 vehicles per day, in front of site.
2. If site is on a corner, the traffic count should reflect the total of both frontage roads.

E. Ideal Site Characteristics:

1. At grade with front and intersecting roads;
2. Good visibility for at least 10 seconds, at the posted speed limit, in each direction of travel approach;
3. Ability to have standard, free-standing, pylon sign;
4. Ability for cars and trucks to enter and exit easily and make all turning maneuvers, including left-in and left-out turning maneuvers;

5. Sanitary sewer, potable water and storm water available at the property line of the site.

F. Zoning:

1. Zoning which permits operation-by-right of a Wawa Store, with gasoline.
2. Locations with minimal setback and bulk requirements are preferred.
3. Wawa may consider properties, which require relief (such as special exception, variance or re-zoning), on a case-by-case basis, depending on the local jurisdiction.

G. Availability:

1. Site should be available for fee simple purchase. Wawa will consider leasing under certain circumstances.
2. Site acquisition will be contingent upon receipt of all approvals to construct and operate the proposed Wawa Store facility, including but not limited to applicable approvals from the appropriate jurisdiction for: subdivision, zoning, use, site plan, environmental, planning and building.

