



FIFTH THIRD BANK

10959 SW VILLAGE PKWY. PORT ST. LUCIE, FL 34987

OFFERED FOR SALE
\$3,176,000 | 4.25%

THE LANDING AT TRADITION

TARGET **tj-maxx**

ROSS **ULTA** **OLD NAVY**

DRESS FOR LESS BEAUTY

Burlington Michaels

I-95 88,000 VPD

Publix

THE FRESH MARKET



Panera BREAD

VILLAGE PKWY 12,900 VPD



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for this new 20-year Fifth Third Bank ground lease in Port St. Lucie, FL. Fifth Third is currently under construction and is scheduled to open in November. Rent will commence on October 14 and increase 10% every 5 years during the base term and option periods.



BRAND NEW
CONSTRUCTION



INVESTMENT
GRADE CREDIT



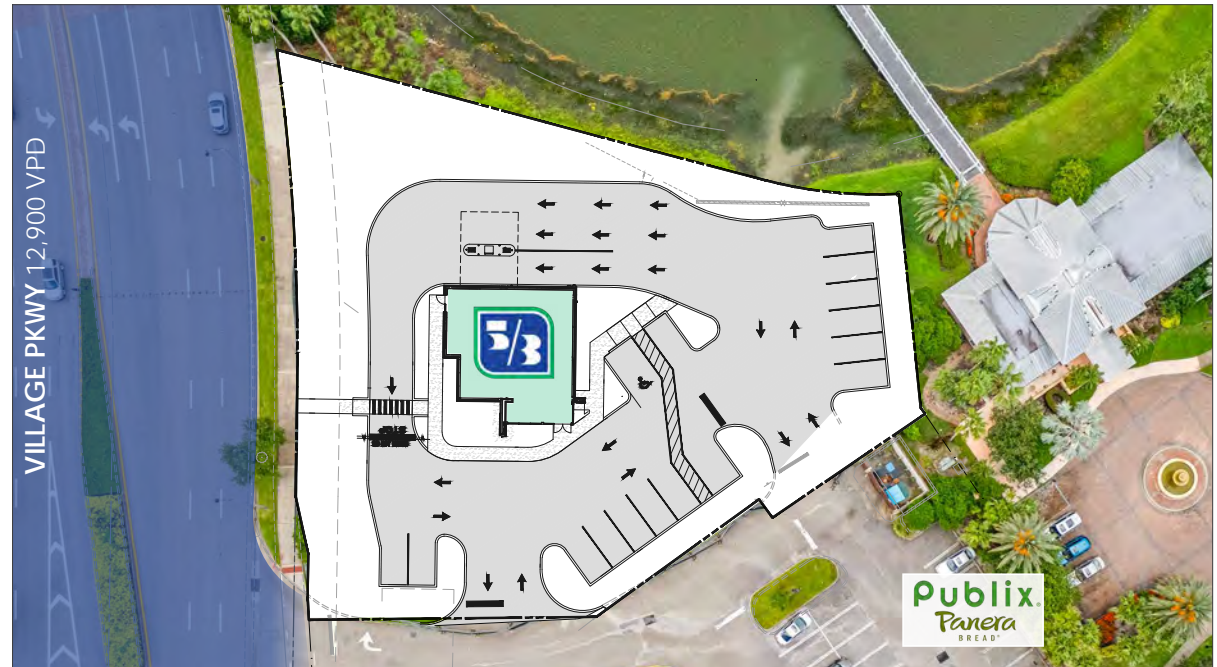
TROPHY
REAL ESTATE

LEASE YEARS	RENT	RETURN
Years 1 - 5	\$135,000	4.25%
Years 6 - 10	\$148,500	4.68%
Years 11 - 15	\$163,350	5.14%
Years 16 - 20	\$179,685	5.66%
Years 21 - 25 (Option 1)	\$197,654	6.22%
Years 26 - 30 (Option 2)	\$217,419	6.84%
Years 31 - 35 (Option 3)	\$239,161	7.53%
Years 36 - 40 (Option 4)	\$263,077	8.28%

NOI	\$135,000
CAP	4.25%
PRICE	\$3,176,000

ASSET SNAPSHOT

Tenant Name	Fifth Third Bank
Signator/Guarantor	Fifth Third Bank, NA
Address	10959 SW Village Pkwy. Port St. Lucie, FL 34987
Building Size (GLA)	1,900 SF +/-
Land Size	0.75 Acres
Year Built	2024
Lease Type	Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	October 14, 2024
Remaining Term	20 Years
Current Annual Rent	\$135,000
Rental Increases	10% Every 5 Years



 **56,174** PEOPLE
IN 3 MILE RADIUS

 **\$99,587** AHHI
IN 3 MILE RADIUS

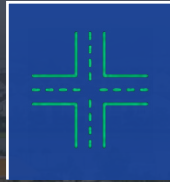
 **12,900** VPD ON
VILLAGE PARKWAY





TROPHY REAL ESTATE

Rare Publix outparcel at the main entrance to Tradition, one of Florida's largest and most successful master-planned communities (40,000 residential units)



EXCELLENT FUNDAMENTALS & TRAFFIC GENERATORS

Full access from signalized intersection shared by Publix, Fresh Market, Target, TJ Maxx, Ulta, LA Fitness, and Panera Bread



INVESTMENT GRADE CREDIT

Fifth Third is rated A- by Fitch and operates +/- 1,200 branches across 10 states



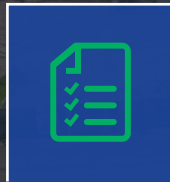
TOP GROWTH MARKET

Tradition is an 8,300-acre master-planned community that has grown annually by 10% - 13% with average household incomes exceeding \$114,000 in 1 mile



LONG-TERM COMMITMENT

20 year lease and multi-million dollar investment demonstrates Fifth Third's long-term commitment to this site



PASSIVE OWNERSHIP

Absolute Net Ground Lease provides completely passive ownership and stable cash-flow for absentee owner



INFLATION HEDGE

Fixed 10% increases provide hedge against inflation and an average return of 4.93% over the base term of the lease



POSITIVE DEMOGRAPHIC TRENDS

Florida has no state income tax and in 2023 ranked as the fastest growing State in the US



SPRINGS
at tradition
304 UNITS

Wawa
RANKS 4/265
IN FL (98%)
Placer.ai



The Boardwalk
AT TRADITION
214 UNITS



TRADITION PARKWAY 37,000 VPD



FIFTH THIRD BANK

VILLAGE PKWY 12,900 VPD



THE GREAT GREEK
Mediterranean Grill



SW MEETING ST 3,000 VPD



Cleveland Clinic
Tradition Hospital
180 BEDS

COURTYARD
84 UNITS BY MARRIOTT

HOMEWOOD SUITES by Hilton
84 ROOMS

PROPOSED

DUNKIN'
BLAZE PIZZA

RECOVERY
sports grill

POPSTROKE

BURGER KING

Starbucks

PANDA EXPRESS
CHINESE KITCHEN

Wawa
RANKS 4/265
IN FL (98%)
Placer.ai

LONGHORN STEAKHOUSE
Olive Garden
ITALIAN KITCHEN

TRADITION PARKWAY 37,000 VPD

FIFTH THIRD BANK

VILLAGE PKWY 12,900 VPD

Panera BREAD

THE GREAT GREEK
Mediterranean Grill

SW MEETING ST 3,000 VPD

Publix

SurgCenter
OF ST. LUCIE



Wawa
RANKS 4/265
IN FL (98%)
Placer.ai



TRADITION PARKWAY 37,000 VPD



VILLAGE PKWY 12,900 VPD

SW MEETING ST 3,000 VPD



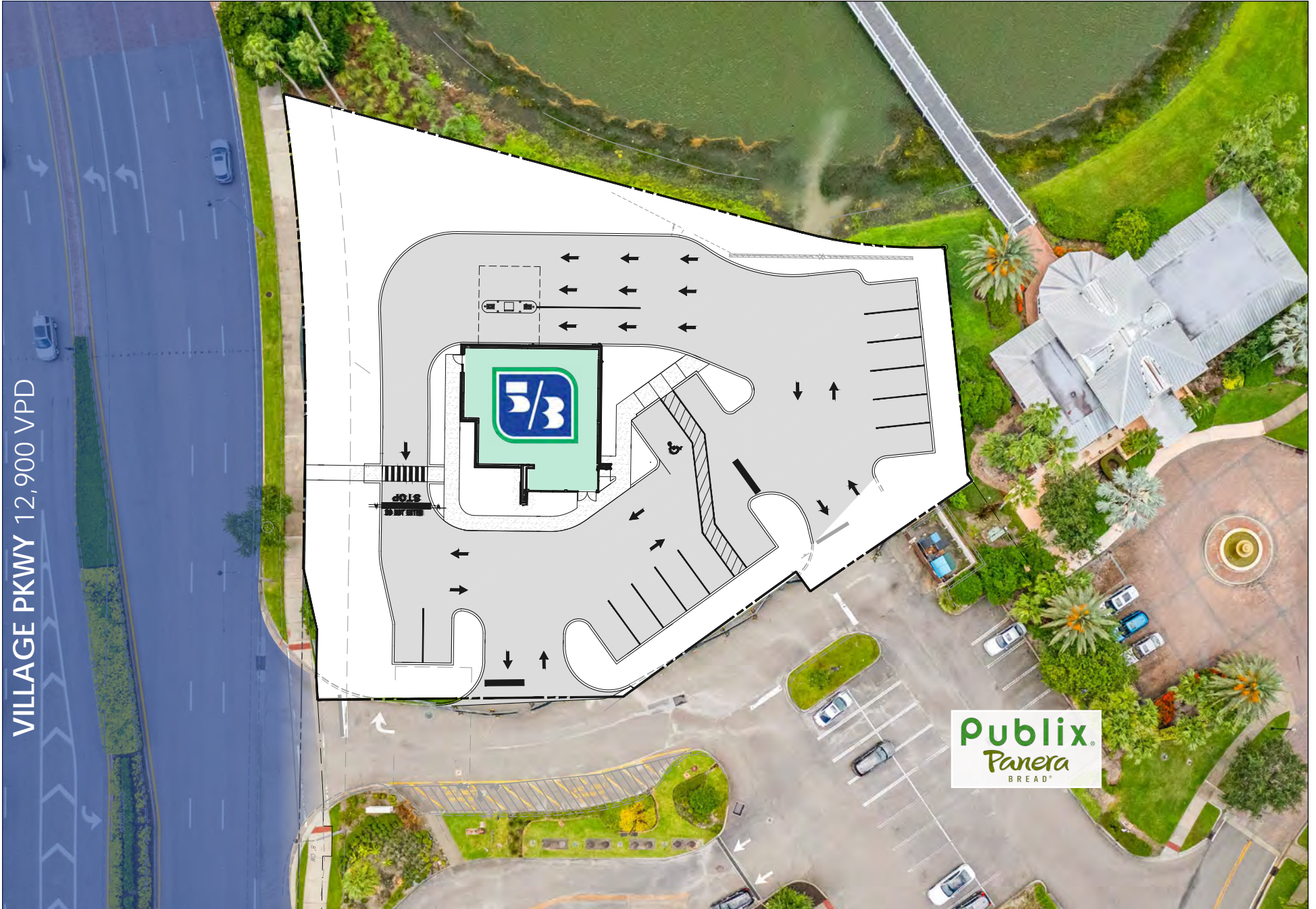
FIFTH THIRD BANK





CONSTRUCTION STATUS AS OF AUGUST 8, 2024





VILLAGE PKWY 12,900 VPD

Publix.
Panera
BREAD





THE LANDING AT TRADITION
TARGET **TJ-maxx**
ROSS **ULTA** **OLD NAVY**
 DRESS FOR LESS
Burlington Michaels



Publix



FIFTH THIRD BANK

VILLAGE PKWY 12,900 VPD

I-95 88,000 VPD

GATLIN PLAZA PSL
FLOOR DECOR
Home Depot
Wendy's
Bass Pro Shops
MILLER'S ALE-HOUSE

Wawa
 RANKS 4/265
 IN FL (98%)



TRADITION PARKWAY 37,000 VPD

SW GATLIN BLVD 47,500 VPD



COURTYARD
 84 UNITS BY MARRIOTT



HOMWOOD SUITES
 by Hilton
 84 ROOMS

The Boardwalk
 AT TRADITION
 214 UNITS



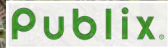
Cleveland Clinic
 Tradition Hospital
 180 BEDS

SPRINGS
 at tradition
 304 UNITS





ST. LUCIE WEST



I-95 88,000 VPD



FIFTH THIRD BANK PORT ST. LUCIE 11

ST. LUCIE W BLVD 43,500 VPD

NORTHPORT K-8 SCHOOL
1,078 STUDENTS



TOWN CENTER AT ST. LUCIE WEST
Walmart Supercenter
SPROUTS petco
ROSS Dress For Less Staples

CROSTOWN PKWY 40,000 VPD

ST. LUCIE WEST K-8
1,492 STUDENTS

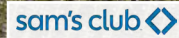
PORT ST. LUCIE

88,000 VPD



OAK HAMMOCK SCHOOL
1,633 STUDENTS

THE LANDING AT TRADITION
TARGET TJ-maxx
ROSS Dress For Less ULTA OLD NAVY
Burlington Michaels



PORT ST. LUCIE BLVD 44,000 VPD

SW GATLIN BLVD 47,500 VPD

GATLIN PLAZA PSL
FLOOR DECOR Bass Pro Shops
THE HOME DEPOT Wendy's MILLER'S ALE-HOUSE

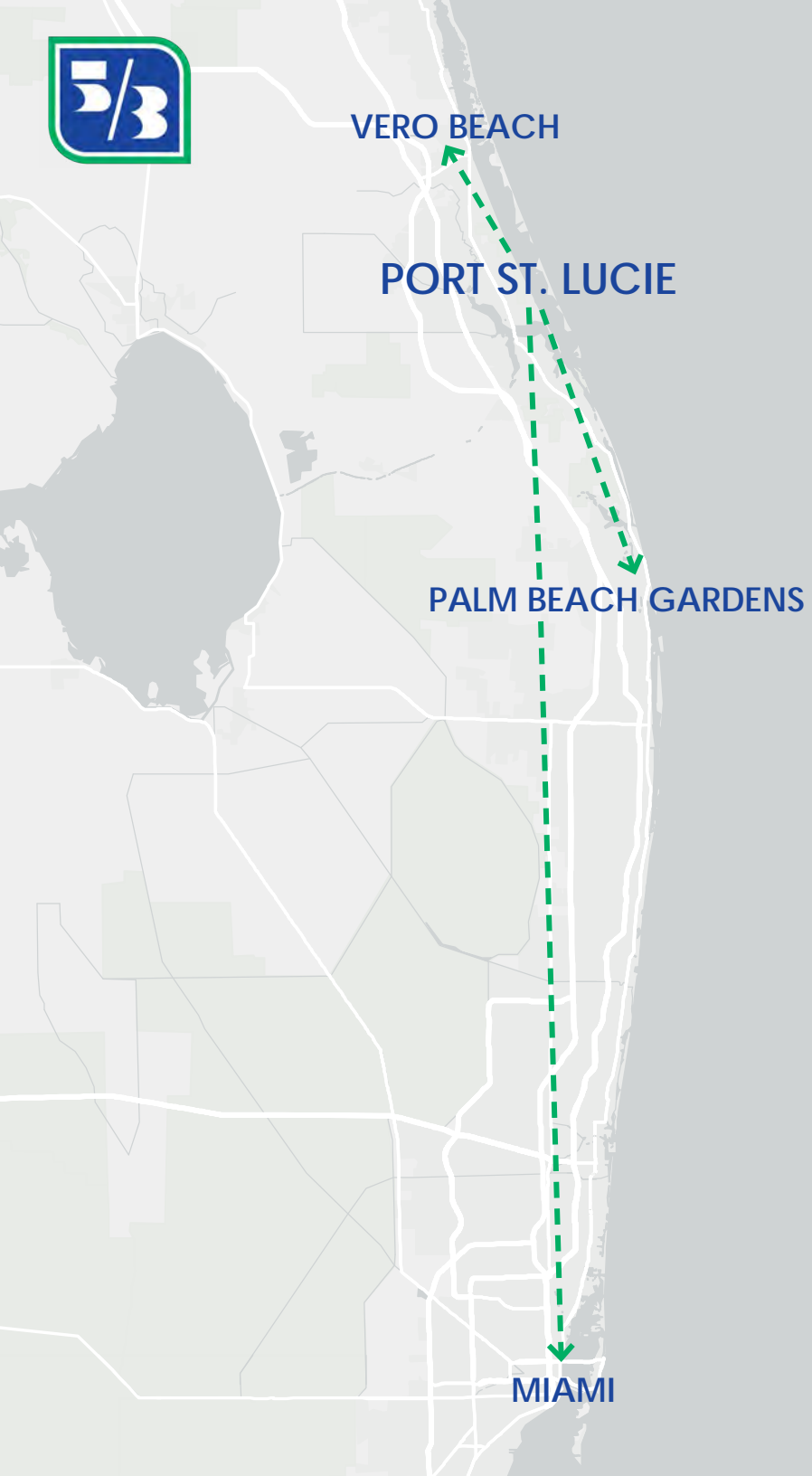


TRADITION

VILLAGE PKWY 12,900 VPD

TRADITION PKWY 37,000 VPD

Cleveland Clinic
Tradition Hospital
180 BEDS



PORT ST. LUCIE MSA

Port St. Lucie is the principal City in the Port St. Lucie MSA which includes St. Lucie and Martin Counties and has a population of over 500,000. Located in the southeastern part of the State, Port St. Lucie is also included in the Miami-Fort Lauderdale-Port St. Lucie MSA which is the 7th largest MSA in the US with a population of approximately 7 million. Port St. Lucie's population has exploded in recent years due to the migration trends from northern states, the coastal lifestyle that Port St. Lucie offers and more affordable housing options compared to Palm Beach and Broward County. Port St. Lucie's population is expected to grow an additional 80% by 2060 ranking it #10 in the nation ahead of markets like Naples, FL and Raleigh, NC. One of the largest contributing factors to Port St. Lucie's growth is the award-winning master-planned community, Tradition. Tradition is conveniently located off of I-95 and was designed with open space in mind. Tradition features 500+ acres of lakes, 300+ acres of parks and nature preserves. The population in and around Tradition has grown at an annual rate of over 10% and has 40,000 residential units either occupied, built or in development. Due to this growth along with household incomes exceeding \$114,000, Tradition has become one of the most desired trade areas for restaurants, retailers, and service providers in southeast Florida.

**AWARD-WINNING
MASTER-PLANNED
COMMUNITY**



TRADITION

- Covers over **8,300 acres** of land
- More than **2,500 residential** homesites
- **Lakefront properties** in almost every neighborhood
- A **600,000 SF power center** with a Target
- Tradition Hospital, a **300 bed hospital**



TENANT SUMMARY

Fifth Third Bank is an American bank holding company headquartered in Cincinnati, OH. Fifth Third was founded in 1858 and is one of the largest consumer banks in the US with over \$205 billion in assets. Fifth Third offers a full range of retail, small business, and commercial banking products and services as well as private banking and wealth management. Fifth Third operates more than 1,200 +/- branches and 50,000 ATMs across 11 states. Fifth Third has an investment grade credit rating (S&P: A-) and is publicly traded on the NASDAQ under the ticker "FITB". Fifth Third Awarded on Fortune's America's Most Innovative Companies List for 2023, read the article [here](#).

FIFTH THIRD BANK QUICK FACTS

Founded	1858
Headquarters	Cincinnati, OH
Stock Symbol	NASDAQ: FITB
Credit Rating	S&P: A-
Assets (2022)	\$205 Billion
Market Cap (2023)	\$18.5 Billion
# of Locations	1,200+
Website	www.53.com





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ROSS **ULTA** **OLD NAVY**
DRESS FOR LESS
Burlington Michaels

Publix

THE FRESH MARKET



Panera BREAD

Exclusively Offered By



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I-95 88,000 VPD

VILLAGE PKWY 12,900 VPD

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