

FIFTH THIRD BANK

8253 SW STATE ROAD 200 | OCALA, FL



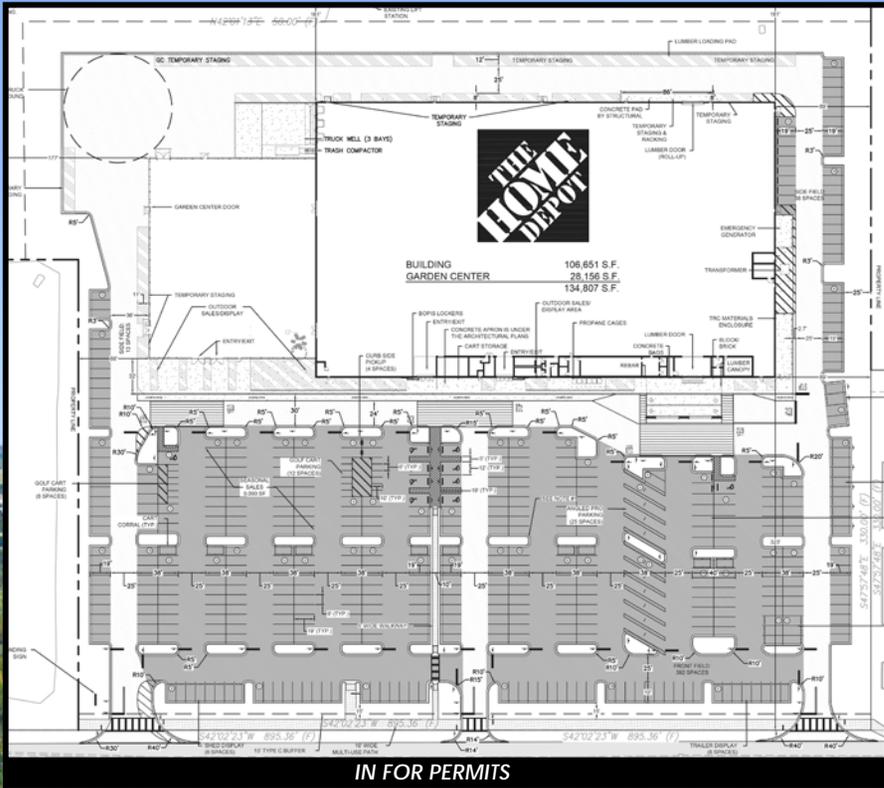
IN FOR PERMITS



**OFFERED
FOR SALE**

\$2,903,000 | 4.65% CAP

 **Atlantic**
CAPITAL PARTNERS™



FIFTH THIRD BANK
8253 SW STATE ROAD 200



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 20-year Fifth Third Bank ground lease in Ocala, FL. Fifth Third is currently under construction and is scheduled to open in October 2025.

LEASE YEARS	RENT	RETURN
Years 1 - 5	\$135,000	4.65%
Years 6 - 10	\$148,500	5.12%
Years 11 - 15	\$163,350	5.63%
Years 16 - 20	\$179,685	6.19%
Years 21 - 25 (Option 1)	\$197,654	6.81%
Years 26 - 30 (Option 2)	\$217,419	7.49%
Years 31 - 35 (Option 3)	\$239,161	8.24%
Years 36 - 40 (Option 4)	\$263,077	9.06%

NOI	\$135,000
CAP	4.65%
AVG. CAP BASE TERM	5.40%
PRICE	\$2,903,000

ASSET SNAPSHOT

Tenant	Fifth Third Bank
Signator/Guarantor	Fifth Third Bank, NA
Address	8253 SW State Road 200, Ocala, FL
Building Size (GLA)	1,900 SF
Land Size	0.90 AC
Year Built	2025
Lease Type	Absolute Net Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	August 11, 2025
Remaining Term	20 Years
Current Annual Rent	\$135,000
Rental Increases	10% Every 5 Years



 **39,545** PEOPLE
IN 3 MILE RADIUS

 **\$68,569** AHHI
IN 3 MILE RADIUS

 **36,248** VPD
ON SW SR 200



**20-YEAR
GROUND LEASE**

Rare low rent ground lease with 20-year initial term

A-

**INVESTMENT
GRADE CREDIT**

Fifth Third is rated A- by S&P and operates +/- 1,200 branches across 11 states



**STRATEGIC
LOCATION**

Shadow anchored by Publix anchored shopping center with full access and excellent visibility to 36,000 VPD along SR 200



GROWTH MARKET

Located in front of On Top of The World, a 13,000 acre retirement community with expansion plans and Ocala was ranked the 3rd fastest growing MSA in Florida in 2023



**BRAND NEW
CONSTRUCTION**

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 5.40% over the base term of the lease



**RAPIDLY
GROWING TENANT**

Fifth Third opened 31 new branches in 2024, with plans to open 60 in 2025



**SUNSHINE
STATE**

Florida has no state income tax and in 2022 ranked as the fastest growing State in the US



NEW MEDICAL FACILITY
COMING SOON



SW STATE RD 200 36,248 VPD







**FIFTH
THIRD
BANK**
8253 SW STATE ROAD 200

LOWE'S

jiffylube

SW 90TH ST

ALDI

CIRCLE K

SW 95TH ST

Walmart
Neighborhood Market

Walgreens

Publix

Starbucks

BURGER KING

TOWNEPLACE SUITES
MARRIOTT

THE HOME DEPOT
IN FOR PERMITS

TACO BELL

CHASE **DUNKIN'**

NEW MEDICAL FACILITY
COMING SOON

1 MILE

14,362
PEOPLE
\$67,574
AHHI

3 MILES

39,545
PEOPLE
\$68,569
AHHI

5 MILES

84,839
PEOPLE
\$64,900
AHHI

STEEPLECHASE PLAZA
Bravo
bealls **ACE**
Hardware
AutoZone

Roses

Wawa

SPROUTS
FARMERS MARKET

SW 80TH AVE 9,751 VPD

SW STATE RD 200 36,248 VPD

CVS

Wendy's

CHIPOTLE
MEXICAN BURRITOS

BIRKENSTOCK

HISTORIC DOWNTOWN OCALA
> 8 MILES FROM OFFERING
OCALA IS KNOWN AS THE
"HORSE CAPITAL OF THE WORLD"
BECAUSE IT'S HOME TO OVER 400
THOROUGHbred FARMS AND
TRAINING CENTERS.



GAINESVILLE ←
30 MILES



→ THE VILLAGES
15 MILES

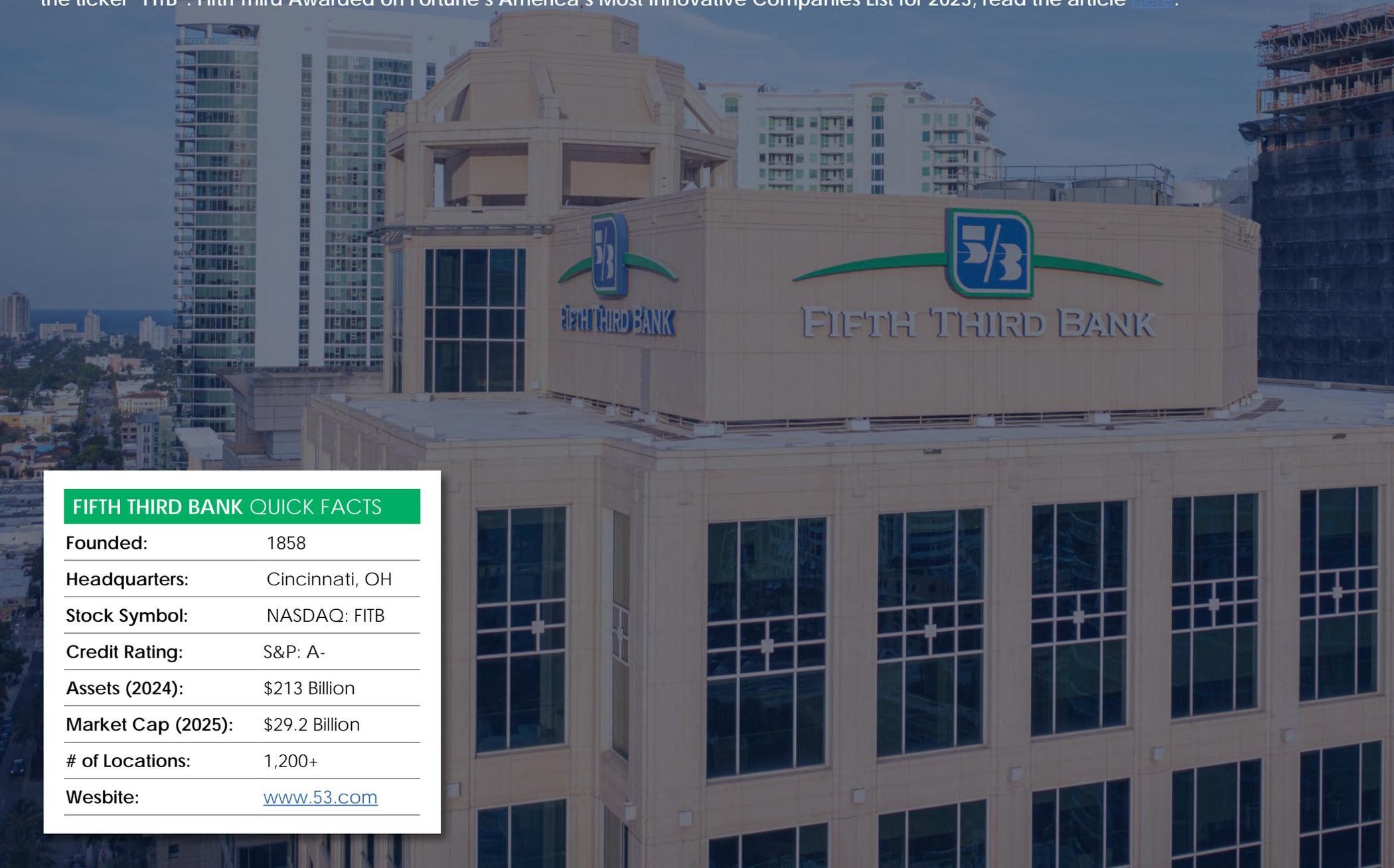
OCALA MSA

Ocala is the principal City of the Ocala MSA with a population of more than 410,000. Ocala is located in North Central Florida between Orlando and Gainesville and is home to more horses than anywhere else in the U.S. Known as the "Horse Capital of the World", Ocala consistently produces the sport's top racing and show horses and hosts some of the largest equestrian events in the U.S. Ocala has become one of Florida's most desirable areas to live and is experiencing tremendous population growth. Ocala's population grew by 3.6% between July 1, 2022 - July 1, 2023 which ranked 3rd in the entire state of Florida.

→ ORLANDO
55 MILES



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 \$213 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 (2024):	\$213 Billion
Market Cap (2025):	\$29.2 Billion
# of Locations:	1,200+
Website:	www.53.com

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FOR SALE**

\$2,903,000 | 4.65% CAP

Exclusively Offered By



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