


**OFFERED  
FOR SALE**

**\$3,217,000 | 5.75% CAP**

**TRUIST**



1 Lafayette Pl,  
Hilton Head Island, SC

TRUIST 

**CONFIDENTIAL OFFERING MEMORANDUM**



**Actual Subject Property**



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Truist Bank in Hilton Head Island, SC. The premises has continuously operated as a bank branch/financial center by Truist Bank or predecessor companies since 1999. Located just off Hwy 278 (William Hilton Parkway) at the intersection of Indigo Run Dr and Lafayette Place within the master-planned community of Indigo Run Plantation on Hilton Head Island, SC. Truist recently extended the firm term of the lease to 10 years plus two renewal options.



**EXCELLENT  
SURROUNDING  
DEMOGRAPHICS**



**DIRECT  
PROXIMITY TO  
PUBLIX**



**EXTENSION  
PROVIDES 10  
YEARS OF FIRM  
TERM**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	10/1/2024 - 9/30/2029	\$185,000
	10/1/2029 - 9/30/2034	\$203,500
Renewal Option 1	10/1/2034 - 9/30/2039	\$223,850
Renewal Option 2	10/1/2039 - 9/30/2044	\$246,235

10% Rental Increases Every 5 Years

NOI	\$185,000
CAP	5.75%
Price	\$3,217,000



## ASSET SNAPSHOT

Tenant Name	Truist
Address	1 Lafayette Pl, Hilton Head Island, SC 29926
Building Size (GLA)	6,479 SF
Land Size	1.10 Acres
Year Built	1999
Signator/Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	8/1/1999
Remaining Term	10 years
Lease Expiration Date	9/30/2034
Options to Renew	Two - 5 (five) year options
Current Annual Rent	\$185,000

## Actual Subject Property



**33,241**  
PEOPLE IN  
5 MILE RADIUS



**\$146,446**  
AHFI  
5 MILE RADIUS



**39,300**  
VPD ON  
WILLIAM HILTON PKWY



# INVESTMENT HIGHLIGHTS



## **CORPORATE GUARANTEE FROM STRONG CREDIT TENANT**

Truist Financial (NYSE: TFC) is the 7th largest bank in the United States | Truist holds over \$543B in assets | S&P Rating: A-



## **ATTRACTIVE INVESTMENT FUNDAMENTALS**

No Landlord responsibilities | 10 years of term remaining with rental increases | Retail and office synergies within Indigo Run | Subject is equipped with three covered drive-thru lanes



## **LONG OPERATING HISTORY**

Truist or its predecessor company has been operating at this location for over 25 years | Truist recently extended the firm lease term until 09/30/2029 demonstrating long-term commitment to the market and location



## **PRIME LOCATION WITHIN INDIGO RUN PLANTATION**

Indigo Run Plantation is 1,700-acre mixed-use development featuring resort-style architecture and amenities that include office, retail, 2-championship golf courses, tennis and boating facilities. Subject is located at the corner of Indigo Run Dr and Lafayette Place, just off of William Hilton Pkwy (33,000 VPD). National tenants within Indigo Run include Harris Teeter, Publix, Walmart Supercenter, Barnes & Noble, PetSmart, & HomeGoods



## **STRONG DEMOGRAPHICS AND MARKET FUNDAMENTALS**

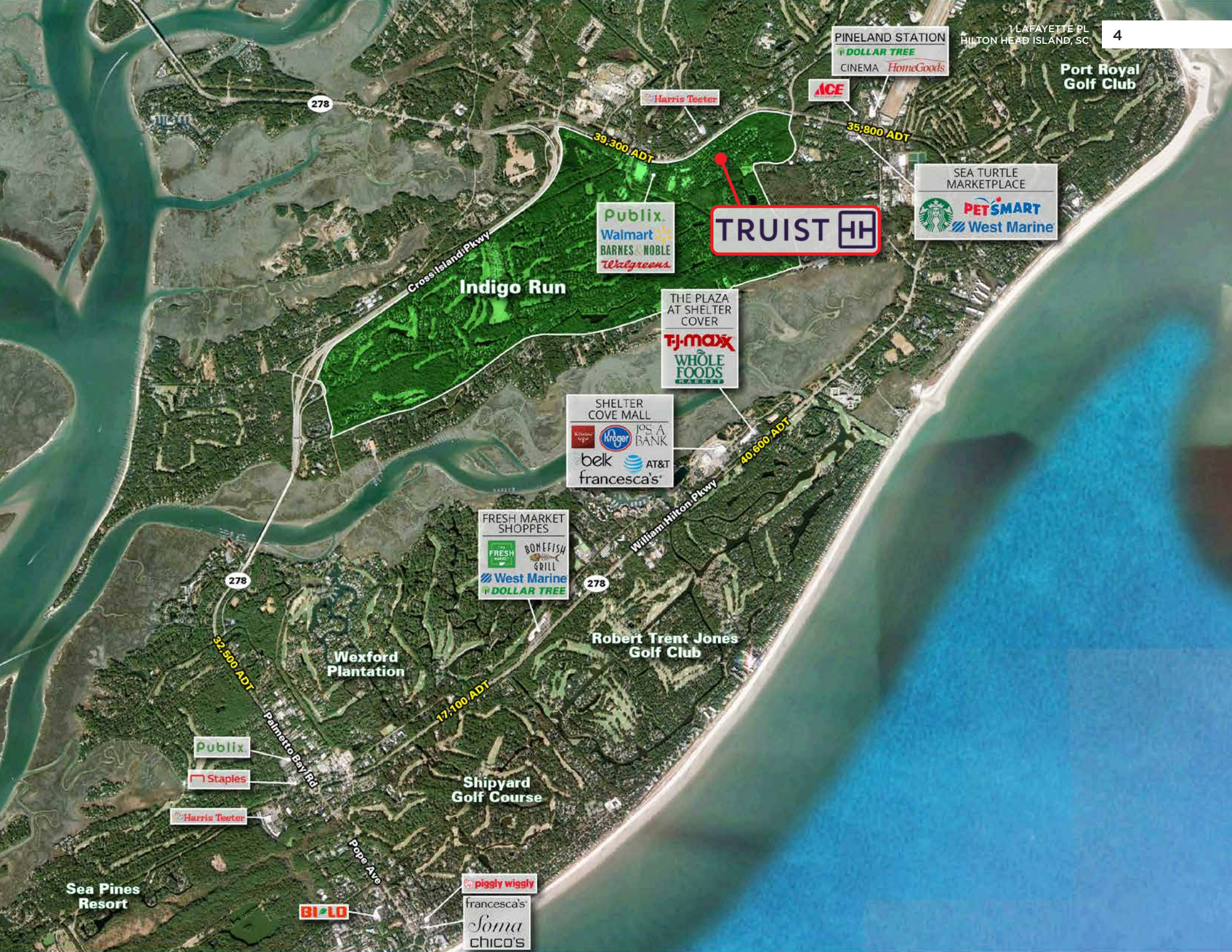
Over 33k people live within a 5-mile radius | Average household income nearly 150K | Major resort and vacation destination | Low office vacancy | Steadily rising rents | Limited supply of commercial development due to restrictions | Less than one mile from the Hilton Head Island Airport



## **HIGH GROWTH MSA**

The Bluffton/Hilton Head MSA is one of the fastest growing areas in the state of South Carolina. Between 2010 and 2020, Bluffton experienced a 158% growth rate, with the population expected to nearly double in the next 30 years





PINELAND STATION  
DOLLAR TREE  
CINEMA HomeGoods

ACE

Harris Teeter

SEA TURTLE  
MARKETPLACE  
STARBUCKS  
PETSMART  
West Marine

TRUIST

Publix  
Walmart  
BARNES & NOBLE  
Walgreens

THE PLAZA  
AT SHELTER  
COVER  
TJ-MAXX  
WHOLE  
FOODS  
MARKET

SHELTER  
COVE MALL  
Kroger  
JOE'S A BANK  
belk  
AT&T  
francesca's

FRESH MARKET  
SHOPPES  
FRESH  
MARKET  
BONEFISH  
GRILL  
West Marine  
DOLLAR TREE

Robert Trent Jones  
Golf Club

Wexford  
Plantation

Shipyard  
Golf Course

Publix

Staples

Harris Teeter

BILO

piggly wiggly

francesca's  
Soma  
chico's

Sea Pines  
Resort





*Mt. Pleasant*

*Charleston*

*James Island*

*Kiawah Island*

*Beaufort*

TRUIST 

*Bluffton*

*Hilton Head Island*

**25 Mi. | 1:00 DRIVE**

*Savannah*

**59 Mi. | 2:20 DRIVE**

### 2023 Demographics

	1 Mile	3 Miles	5 Miles
Population	3,803	24,243	33,241
Total Households	1,645	10,730	15,059
Average HHI	\$116,454	\$139,515	\$146,446
Budget Expenditures	\$167M	\$1.29B	\$1.90B

### Institution

1. Gulfstream
2. Savannah-Chatham Education
3. St. Joseph's Candler
4. Ft Stewart/Hunter Army Airfield
5. Memorial Univ. Medical Center

### Empl. Institution

- |        |                           |       |
|--------|---------------------------|-------|
| 11,301 | 6. Walmart                | 3,300 |
| 5,700  | 7. Georgia Southern Univ. | 2,864 |
| 4,652  | 8. Colonial Group         | 2,241 |
| 4,300  | 9. City of Savannah       | 2,147 |
| 3,869  | 10. Chatham County        | 1,810 |

Hilton Head Island and Bluffton, South Carolina, epitomize Lowcountry charm and natural beauty. Nestled along the South Carolina coast, Hilton Head Island is renowned for its pristine beaches, world-class golf courses, and lush maritime forests. It offers a perfect blend of relaxation and recreation, with opportunities for kayaking, biking, and exploring the picturesque landscapes. Just inland, Bluffton exudes Southern hospitality with its historic district lined with antebellum homes, artisan boutiques, and eclectic eateries. Both destinations captivate visitors with their rich Gullah heritage, inviting ambiance, and scenic vistas, making them beloved havens for travelers seeking tranquility and coastal allure.



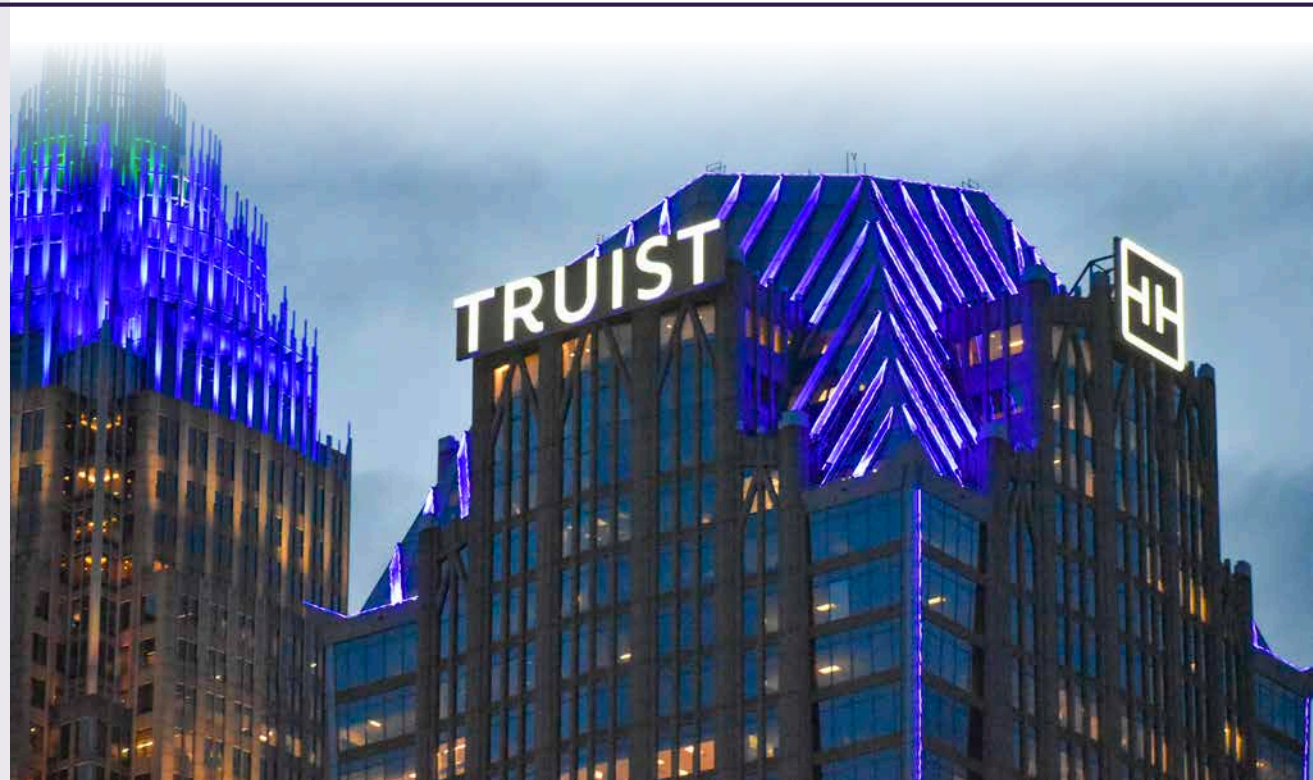


## TENANT SUMMARY

Truist Financial Corporation is an American bank holding company headquartered in Charlotte, North Carolina. The company was formed in December 2019 as the result of the merger of BB&T (Branch Banking and Trust Company) and SunTrust Banks. The merger was completed at midnight December 6, 2019 and SunTrust Bank merged into Branch Banking & Trust Company, forming Truist Bank as the merged company's legal banking entity. Its bank operates 2,100+ branches in 17 states and Washington, D.C., and offers consumer and commercial banking, securities brokerage, asset management, mortgage, and insurance products and services. As of December 2022, it is a Top 10 U.S. Commercial Bank with \$555 billion in assets.

### TRUIST QUICK FACTS

Founded	2019
Ownership	Public (NYSE: TFC)
Number of Locations	2,123
Headquarters	Charlotte, NC
Guaranty	Corporate





# OFFERED FOR SALE

\$3,217,000 | 5.75% CAP

# TRUIST



1 Lafayette Pl,  
Hilton Head Island, SC

## PRIMARY DEAL CONTACTS

### SAM YOUNG

Executive Vice President  
980.498.3292  
syoung@atlanticretail.com

## NATIONAL TEAM

### DAVID HOPPE

Head of Net Lease Sales  
980.498.3293  
dhoppe@atlanticretail.com

### ERIC SUFFOLETTO

Managing Director & Partner  
508.272.0585  
esuffoletto@atlanticretail.com

### MIKE LUCIER

Executive Vice President  
980.337.4469  
mlucier@atlanticretail.com

### DANNY GRIFFIN

Vice President  
781.635.2449  
dgriffin@atlanticretail.com

### PATRICK WAGOR

Executive Vice President  
561.427.6151  
pwagor@atlanticretail.com

### BEN OLMSTEAD

Analyst  
980.498.3296  
bolmstead@atlanticretail.com

Exclusively Offered By



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