

FIFTH THIRD BANK

5049 FLOYD RD S.W. | MABLETON, GA



ATLANTA 15 MILES

Kroger

Publix



FLOYD RD SW 38,600 VPD



CONFIDENTIAL OFFERING MEMORANDUM



**OFFERED
FOR SALE**

\$3,300,000 | 4.69% CAP

EXECUTIVE SUMMARY

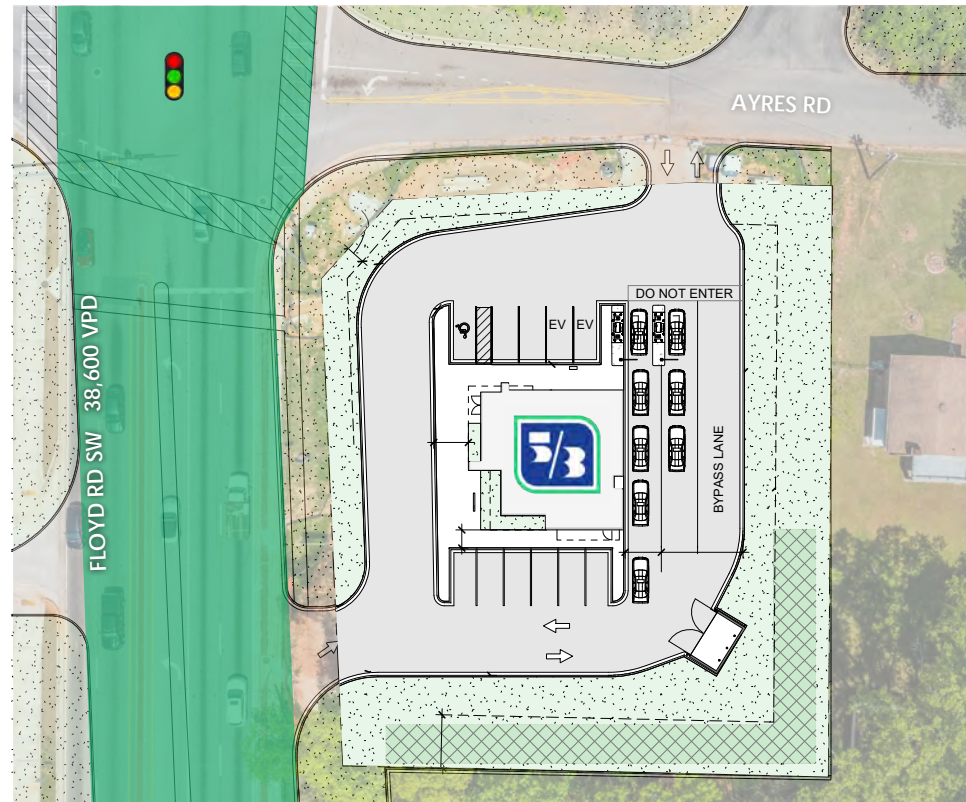
Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 20-year Fifth Third Bank ground lease in Mableton, GA. Fifth Third is currently under construction and is scheduled to open in November. Rent commences June 9, 2025.


LEASE YEARS	RENT	RETURN
Years 1 - 5	\$155,000	4.69%
Years 6 - 10	\$170,500	5.16%
Years 11 - 15	\$187,550	5.67%
Years 16 - 20	\$206,305	6.24%
Years 21 - 25 (Option 1)	\$226,936	6.87%
Years 26 - 30 (Option 2)	\$249,629	7.55%
Years 31 - 35 (Option 3)	\$274,592	8.31%
Years 36 - 40 (Option 4)	\$302,051	9.14%

NOI	\$155,000
CAP	4.69%
AVG. CAP BASE TERM	5.44%
PRICE	\$3,300,000

ASSET SNAPSHOT

Tenant	Fifth Third Bank
Signator/Guarantor	Fifth Third Bank, NA
Address	5049 Floyd Rd S.W, Mableton, GA
Building Size (GLA)	1,900 SF
Land Size	0.74 Acres
Year Built	2025
Lease Type	Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	June 9, 2025
Remaining Term	20 Years
Current Annual Rent	\$155,000
Rental Increases	10% Every 5 Years




64,369
 PEOPLE IN
 3 MILE RADIUS


\$123,658
 AHHI IN
 3 MILE RADIUS


38,600
 VPD ON
 FLOYD ROAD



LONG TERM CORPORATE LEASE

Rare 20-YR corporately guaranteed ground lease

A-

INVESTMENT GRADE CREDIT

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



TROPHY LOCATION

Signalized corner location across from Publix with 42,000 VPD



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 5.44% over the base term of the lease



BRAND NEW CONSTRUCTION

2025 construction of latest prototype with warranties



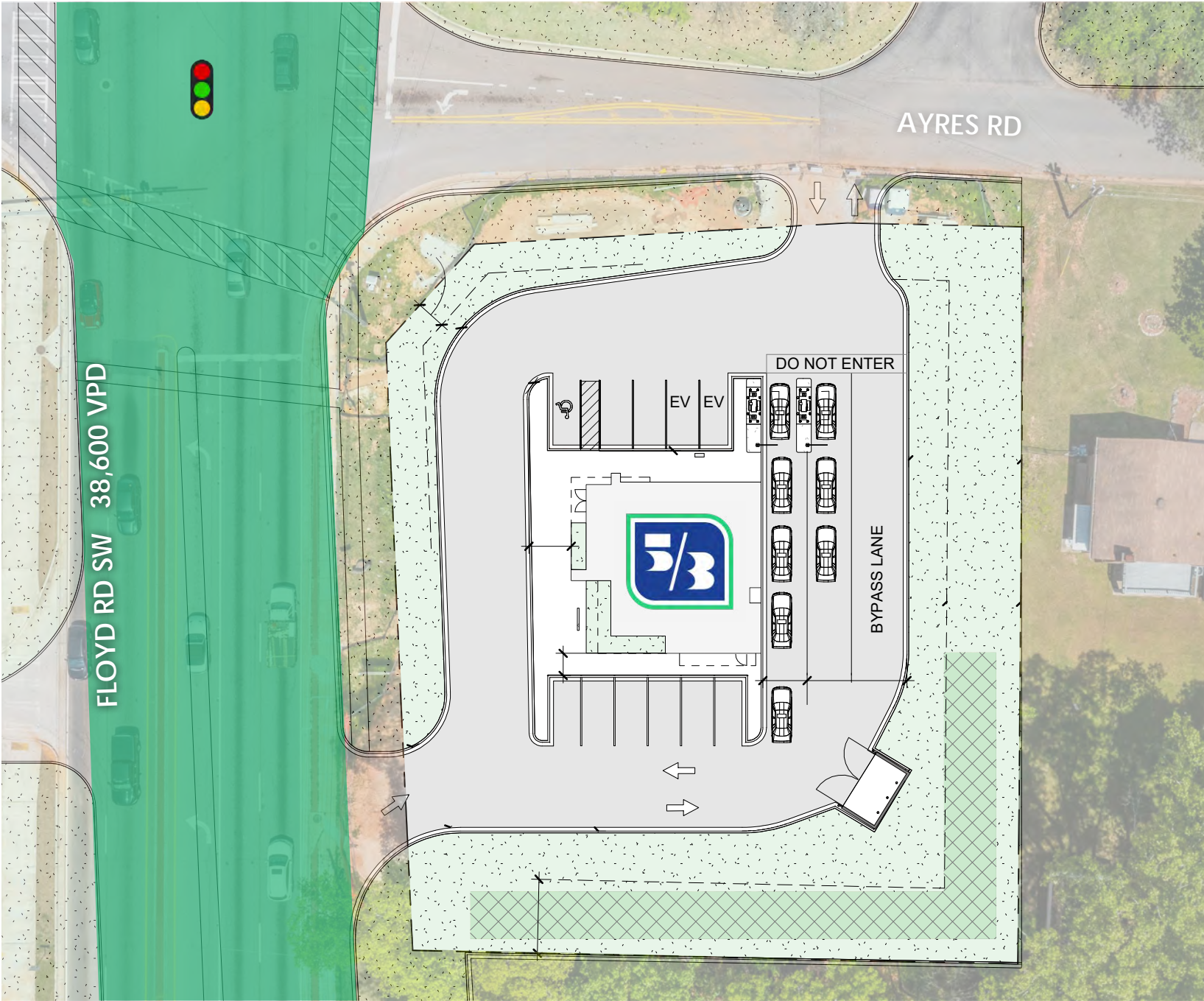
RAPIDLY GROWING TENANT

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



SOUTHEASTERN US

In 2023 the Southeastern US accounted for 87% of the nation's population growth and has a total population of over 130 million





The Fifth Third Bank logo, consisting of a stylized '5/3' inside a square, followed by the text 'FIFTH THIRD BANK' in a bold, sans-serif font.



ZAXBY'S



FLOYD RD SW 38,600 VPD

Pep Boys

AYRES RD



FIFTH
THIRD
BANK

1,900 SF | 0.74 AC



FIFTH THIRD BANK IMMEDIATE TRADE AREA

FIFTH THIRD BANK MABLETON, GA

7

WILLOWCREST
334 TOWNHOMES



FLOYD MIDDLE SCHOOL
880 STUDENTS



CHASE
UNDER
CONSTRUCTION



6,200 VPD

NICKAJACK RD SW

FLOYD RD SW

THE MILLERY
188 APARTMENTS



38,600 VPD



1 MILE

6,304
PEOPLE
\$106,033
AHHI

3 MILES

64,369
PEOPLE
\$123,658
AHHI

5 MILES

179,808
PEOPLE
\$119,951
AHHI



FIFTH
THIRD
BANK





MABLETON

15 MILES | 35 MIN DRIVE

MABLETON | GEORGIA

Mableton, Georgia, is located on Cobb County and is part of the Atlanta, GA MSA. Newly incorporated in 2023, Mableton is now the largest city in Cobb County, with a population of approximately 77,000 residents. This growing suburban community presents an attractive opportunity for investors, supported by strong economic and demographic indicators. As of 2023, Mableton had an average household income of \$110,138, placing it in the 93rd percentile nationally. The city's population has grown by 1.82% year-over-year, reaching 42,403 people, and approximately 46% of residents hold a bachelor's degree or higher, well above the national average.

Mableton's economic development initiatives focus on attracting new businesses and supporting existing ones, aiming to strengthen the local workforce and promote sustainable growth. The city's leadership is committed to creating a business-friendly environment, offering competitive tax rates and prime real estate options ready for redevelopment. Mableton's top employers include: Cobb County Schools, employing approximately 15,033 individuals, Wellstar Health System, with around 14,000 employees, The Home Depot, employing about 12,000 people, Lockheed Martin, with a workforce of 5,400 and Kennesaw State University, employing 5,146 staff members.

93RD PERCENTILE
AHHI NATIONALLY

NEWLY
INCORPORATED

BUSINESS-FRIENDLY
ENVIRONMENT

ATLANTA

ATLANTA HAS 123,536
AVERAGE DAILY VEHICLE TRIPS,
MAKING IT THE 14TH BUSIEST
CITY IN THE COUNTRY AND
SECOND BUSIEST IN THE SOUTH

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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Publix



Exclusively Offered By



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