

CONFIDENTIAL OFFERING MEMORANDUM

# FIFTH THIRD BANK

8253 SW STATE ROAD 200 | OCALA, FL



**OFFERED  
FOR SALE**

**\$3,000,000 | 4.50% CAP**

 **Atlantic**  
CAPITAL PARTNERS™





## 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.

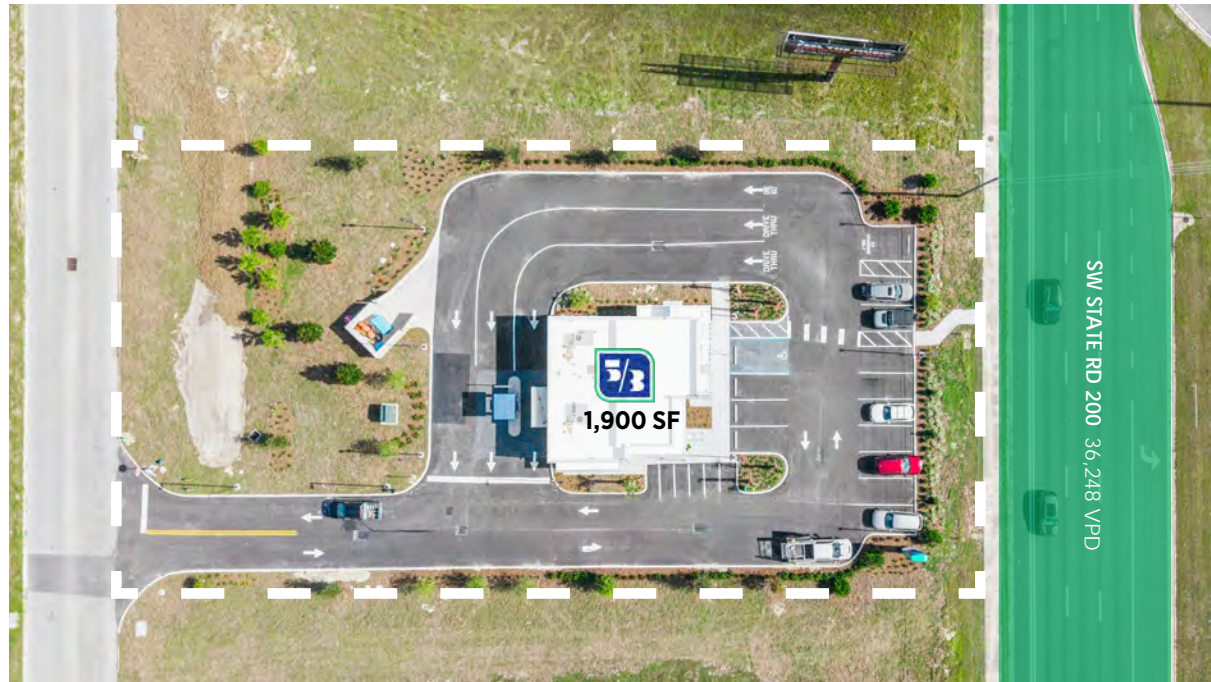
LEASE YEARS	RENT	RETURN
Years 1 - 5	\$135,000	4.50%
Years 6 - 10	\$148,500	4.95%
Years 11 - 15	\$163,350	5.45%
Years 16 - 20	\$179,685	5.99%
Years 21 - 25 (Option 1)	\$197,654	6.59%
Years 26 - 30 (Option 2)	\$217,419	7.25%
Years 31 - 35 (Option 3)	\$239,161	7.97%
Years 36 - 40 (Option 4)	\$263,077	8.77%


NOI	\$135,000
CAP	4.50%
AVG. CAP BASE TERM	5.22%
PRICE	\$3,000,000



## 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 5.22% 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



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

NEW BIG BOX  
RETAIL DEVELOPMENT  
PROPOSED

NEW MEDICAL FACILITY  
COMING SOON

**TOWNEPLACE  
SUITES<sup>®</sup>**  
MARRIOTT

**Publix.**

**CHASE** 

**CODY'S**  
Original  
ROADHOUSE

**FEEL THE MUSIC.  
LIVE IN THE MOMENT.**

SW STATE RD 200 36,248 VPD









# FIFTH THIRD BANK IMMEDIATE TRADE AREA

FIFTH THIRD BANK OCALA, FL

6



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

**LOWE'S**

**jiffylube**

**CIRCLE K**

**ALDI**

SW 95TH ST

**Walmart**  
Neighborhood Market

**Walgreens**

**Publix**

**TOWNEPLACE  
SUITES<sup>SM</sup>**  
MARRIOTT

**Starbucks**

**BURGER  
KING**

**TACO  
BELL**

**CHASE** **DUNKIN'**

NEW MEDICAL FACILITY  
COMING SOON

**Roses**

**Wawa**

STEEPLECHASE PLAZA  
**Bravo**  
**bealls**  
**ACE**  
Hardware  
**AutoZone**

**SPROUTS<sup>SM</sup>**  
FARMERS MARKET

**CVS**

**Wendy's**

**CHIPOTLE**  
MEXICAN BISTRO

**BIRKENSTOCK**

SW 80TH AVE  
9,751 VPD

SW STATE RD 200  
36,248 VPD

## 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.

1 MILES

**14,362**  
PEOPLE  
**\$67,574**  
AHHI

3 MILES

**39,545**  
PEOPLE  
**\$68,569**  
AHHI

5 MILES

**84,839**  
PEOPLE  
**\$64,900**  
AHHI





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:	<a href="http://www.53.com">www.53.com</a>



# FIFTH THIRD BANK

8253 SW STATE ROAD 200 | OCALA, FL

**OFFERED  
FOR SALE**

**\$3,000,000 | 4.50% CAP**

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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