



OFFERED FOR SALE
\$3,500,000 | 5.00% CAP

SEMINOLE TOWNE CENTER
PROPOSED MIXED-USE
REDEVELOPMENT
COSTCO WHOLESALE
(COMING SOON)



INTERSTATE-4 130,000 VPD

TOWN CENTER BLVD 13,800 VPD

FLOOR DECOR
Michaels
Ashley
HOMESTORE
planet fitness



W STATE RD 46 38,500 VPD





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PROPOSED FAST-FOOD RESTAURANT







EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed TD Bank in Orlando, FL. The offering features a new 10-year Absolute Net Lease with 10% rental increases every 5 years. The owner benefits from depreciation and excellent underlying real estate fundamentals with full access and visibility from a signalized intersection with 52,000 VPD.

RENT SCHEDULE	RENT	RETURN
Years 1 - 5	\$175,000	5.00%
Years 6 - 10	\$192,500	5.50%
Years 11 - 15 (Option 1)	\$211,750	6.05%
Years 16 - 20 (Option 2)	\$232,925	6.66%
Years 21 - 25 (Option 3)	\$256,218	7.32%

YEAR 1 NOI	\$175,000
CAP RATE	5.00%
LISTING PRICE	\$3,500,000

ASSET SNAPSHOT

Tenant	TD Bank
Signator/Guarantor	TD Bank, NA
Address	83 Towne Center Blvd. Sanford, FL 32771
Building Size (GLA)	2,486 SF
Land Size	0.94 Acre
Year Built	2024
Lease Type	Absolute Net
Landlord Responsibilities	None
Ownership	Fee Simple (Landlord Depreciates)
Rent Commencement Date	September 21, 2024
Remaining Term	8.5 Years
Current Annual Rent	\$175,000
Rental Increases	10% Every 5 Years
Renewal Options	3 X 5 Years



120,661

 PEOPLE

 IN 5 MILE RADIUS

\$116,408

 AHHI IN

 5 MILE RADIUS

38,500

 VPD ON

 W STATE RD 46





TROPHY SIGNALIZED CORNER

0.94 Acre signaled hard corner located at the entrance to Seminole Town Center Mall which is undergoing major redevelopment anchored by Costco



INVESTMENT GRADE CREDIT

TD Bank, NA is rated A+ by S&P and operates +/- 1,100 branches across 16 states



PASSIVE OWNERSHIP

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



INFLATION HEDGE

Fixed 10% increases provide hedge against inflation



TOP GROWTH MARKET NATIONALLY

Orlando ranked #1 Nationally in employment growth and #8 nationally in new housing starts in 2024



EXCELLENT UNDERLYING FUNDAMENTALS

Full access from traffic light and excellent visibility to over 52,000 VPD



DEPRECIATION

Fee simple ownership allows for depreciation of the building boosting after tax returns



EXCELLENT DEMOGRAPHICS

Rare confluence of density (120,661 pop in 5 miles) and affluence (\$122,238 AHHI in 3 miles)





SOUTHWEST AERIAL

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GATEWAY PLAZA
FLOOR DECOR **planet fitness**
Ashley **Michaels**
HOMESTORE



LOFTS AT SAVANNAH PARK
138 UNITS

INTEGRA CROSSINGS
348 UNITS

SEMINOLE TOWNE CENTER
PROPOSED MIXED-USE REDEVELOPMENT
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SEMINOLE EXPRESSWAY 37,900 VPD



INTERNATIONAL PKWY

INTERSTATE-4 130,000 VPD

ALLURE ON PARKWAY
290 UNITS



MARKETPLACE AT SEMINOLE TOWNE CENTER
petco **SHOE CARNIVAL**
WORLD MARKET **KIRKLAND'S**
Marshall's **OLD NAVY**
ULTA BEAUTY **Party City**
DICK'S SPORTING GOODS **SUPER TARGET**
(COMING SOON) **ROSS DRESS FOR LESS**

COLONIAL TOWN PARK
Publix
CHASE
AmStar CINEMAS
RUTH'S CHRIS STEAK HOUSE



SOLARA
272 UNITS



RINEHART RD 21 235 VPD

VINTAGE LAKE MARY APTS
310 UNITS





15 MILES

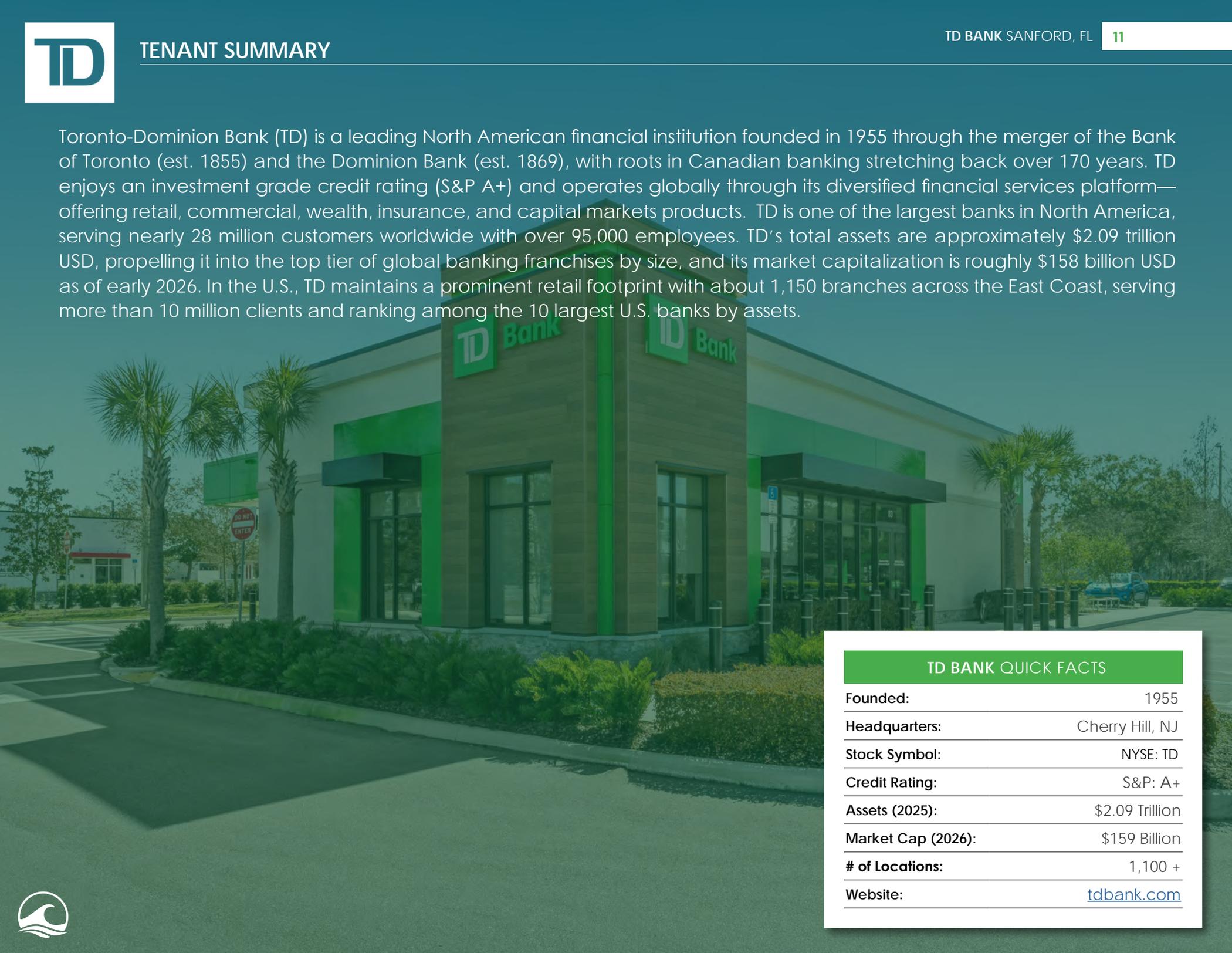
DOWNTOWN ORLANDO

Sanford is part of the Orlando-Kissimmee-Sanford Metro Area which is the 4th largest Metro Area in the Southeastern United States with a population of over 2,500,000. Metro Orlando grew by 540,000 residents (25% growth) from 2010 to 2020, making it one of the fastest-growing markets in the Nation. Orlando led the Nation in job growth from 2015 to 2019 and has become a diverse economy with growth in the aerospace, defense, education, health sciences, biotech, professional services, construction, and technology sectors.

Orlando is home to the busiest airport in the State of Florida (58 million passengers annually), and the largest University in the Country, the University of Central Florida, which boasts an enrollment of nearly 70,000 students. Orlando is the theme park capital of the World and continues to be the #1 tourist destination in the United States with a record 74,000,000 visitors in 2023. Tourism contributes over \$58 Billion to the local economy, annually. Due to its diverse economy, year round sunshine, and relatively low cost of living, Orlando is poised to continue its growth and has established itself as one of the most dynamic cities in the Nation.



Toronto-Dominion Bank (TD) is a leading North American financial institution founded in 1955 through the merger of the Bank of Toronto (est. 1855) and the Dominion Bank (est. 1869), with roots in Canadian banking stretching back over 170 years. TD enjoys an investment grade credit rating (S&P A+) and operates globally through its diversified financial services platform—offering retail, commercial, wealth, insurance, and capital markets products. TD is one of the largest banks in North America, serving nearly 28 million customers worldwide with over 95,000 employees. TD’s total assets are approximately \$2.09 trillion USD, propelling it into the top tier of global banking franchises by size, and its market capitalization is roughly \$158 billion USD as of early 2026. In the U.S., TD maintains a prominent retail footprint with about 1,150 branches across the East Coast, serving more than 10 million clients and ranking among the 10 largest U.S. banks by assets.



TD BANK QUICK FACTS

Founded:	1955
Headquarters:	Cherry Hill, NJ
Stock Symbol:	NYSE: TD
Credit Rating:	S&P: A+
Assets (2025):	\$2.09 Trillion
Market Cap (2026):	\$159 Billion
# of Locations:	1,100 +
Website:	tdbank.com





Bank

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Exclusively Offered By



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