



# FIFTH THIRD

4700 COLLINA TER  
Clermont, FL (Orlando MSA)



**OFFERED FOR SALE**  
**\$3,529,000 | 4.25% CAP**



CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Fifth Third Bank in Clermont, FL. The Premises has a 20 year ground lease to Fifth Third Bank which commenced in April. The Asset is well positioned as an outparcel to the recently developed Costco-anchored Plaza Collina Shopping Center.



**20-YR  
LEASE**



**POSITIONED IN  
RETAIL NODE**



**HIGH GROWTH  
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$150,000
Rent Increase	6-10	\$165,000
Rent Increase	11-15	\$181,500
Rent Increase	16-20	\$199,650
1st Option Term	21-25	\$219,615
2nd Option Term	26-30	\$241,577
3rd Option Term	31-35	\$265,734
4th Option Term	36-40	\$292,308

**NOI \$150,000**

**CAP 4.25%**

**PRICE \$3,529,000**

## ASSET SNAPSHOT

<b>Tenant Name</b>	Fifth Third Bank
<b>Address</b>	4700 Collina Ter, Clermont, FL 34711
<b>Building Size (GLA)</b>	1,900 SF
<b>Land Size</b>	0.80 Acres
<b>Year Built/Renovated</b>	2025
<b>Signatory/Guarantor</b>	Corporate
<b>Lease Type</b>	Absolute NNN Ground Lease
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	4/30/2025
<b>Lease Expiration</b>	4/30/2045
<b>Remaining Term</b>	20 Years
<b>Rental Increases</b>	10% Every 5 Years and in Options
<b>Current Annual Rent</b>	\$150,000



 **71,772** PEOPLE  
IN 5 MILE RADIUS

 **\$101,823** AHHI  
IN 5 MILE RADIUS

 **55,500** VPD  
ON STATE RD 50



## ATTRACTIVE LEASE FUNDAMENTALS

20-Yr lease with 10% rent increase every 5 years during option periods | Absolute NNN Ground lease with no Landlord Responsibilities | Four (4) - Five (5) year option periods



## INVESTMENT GRADE TENANT

Fifth Third Bank is a fortune 500 company with over \$164B held in deposits | Revenue increased 35% YoY | S&P Rating: A-



## HIGH GROWTH ORLANDO, FL MSA

Orlando, FL region is projected to add more than 1,500 people every week for the next 11 years | Orlando was the 2nd fastest growing metro from 2022 to 2023 | 2.1% forecasted employment growth for 2024 (1.4% National Avg.)



## COSTCO ANCHORED SHOPPING CENTER OUTPARCEL

Within a 1-mile radius of the site is more than 850K SF of retail space | Nearby National Retailers Include: Costco Wholesale, Floor & Décor, Golf Galaxy, East Towne Center with a Publix Supermarket and more



## NEW CONSTRUCTION ON MAJOR HIGHWAY

This site was recently constructed with Fifth Third Bank paying to build the building - Showing Strong commitment to the site | Located on State Rd 50 (55K VPD)



## SURROUNDED BY HUNDREDS OF NEW RESIDENTIAL UNITS

Just east of the site and in the shopping center are the Skyline at West Fall Station apartments with 300 units | Across the street are multiple apartment complexes including the Broadstone Overlands complex with more than 200 units and the John's Lake Landing Cottage Series with over 400 units





# SITE PLAN









# PLAZA COLLINA OVERALL PLAN







Broadstone Overlands  
200 Apartments

GOLF GALAXY



MATTRESS  
Warehouse

Bojangles



Plaza Collina Blvd



State Rd 50 (35,500 VPD)









12 MILES | 23 MINUTE DRIVE  
TO DISNEY WORLD

CLERMONT

ORLANDO

FL TURNPIKE

1 MILES

12,359  
PEOPLE

\$76,826  
AHHI

1,366  
TOTAL  
EMPLOYEES

3 MILES

37,068  
PEOPLE

\$89,174  
AHHI

4,818  
TOTAL  
EMPLOYEES

5 MILES

71,772  
PEOPLE

\$101,823  
AHHI

13,223  
TOTAL  
EMPLOYEES

Walt Disney World®

**AREA STATS**

58,000,000 Annual Visitors

36,000 Hotel Rooms

\$40 Billion Annual Economic Impact

225,000 People Employed Annually

429

27

4

192

**Magic Kingdom**  
Walt Disney World

17.7 MILLION  
Annual Visitors

Disney's  
**GRAND FLORIDIAN**  
RESORT & SPA

867 Guest Rooms

Disney's  
**POLYNESIAN  
RESORT**

847 Guest Rooms

Disney's  
**ANIMAL  
KINGDOM**

9.4 MILLION  
Annual Visitors

Disney's  
**CORONADO  
SPRINGS**  
RESORT

1,951 Guest Rooms

**Epcot**

12.1 MILLION  
Annual Visitors

Disney's  
**HOLLYWOOD  
STUDIOS**

10.3 MILLION  
Annual Visitors

DISNEY  
**SPRINGS**

Disney's  
**ANIMAL  
KINGDOM  
LODGE**

1,786 Guest Rooms

Disney's  
**WINTER  
RESORT**

5,760 Guest Rooms

ESPN  
WINE WHOLESALE  
SPORTS





## Clermont, FL

Clermont, FL, is a vibrant city in Central Florida, located about 20 miles west of Orlando. Known for its rolling hills and beautiful lakes, it stands out in a region typically characterized by flat terrain. The city is part of Lake County and is often referred to as the “Gem of the Hills” because of its picturesque landscapes.

Downtown Clermont features a charming historic district with locally-owned shops, cafes, and restaurants, offering a welcoming, small-town atmosphere. The area also hosts regular events, such as farmers markets, festivals, and live music, adding to its lively community spirit. One of Clermont’s most iconic landmarks is the Citrus Tower, a 226-foot observation tower that provides sweeping views of the region’s citrus groves and lakes.

Outdoor activities abound, with Lake Minneola being a hub for boating, paddleboarding, and fishing. The South Lake Trail, a favorite among cyclists and hikers, winds along the shoreline, offering scenic views and access to parks like Waterfront Park, which features a sandy beach and picnic areas.

As a growing city, Clermont is a popular place for families and retirees alike, thanks to its excellent schools, safe neighborhoods, and proximity to major attractions in Orlando. With its mix of natural beauty, historic charm, and modern conveniences, Clermont is a dynamic community that offers something for everyone.

### TALLAHASSEE

213 MILES  
4:15 DRIVE

### JACKSONVILLE

135 MILES  
2:40 DRIVE

### ORLANDO

20 MILES  
0:45 DRIVE

### TAMPA

54 MILES  
1:20 DRIVE

### FORT MYERS

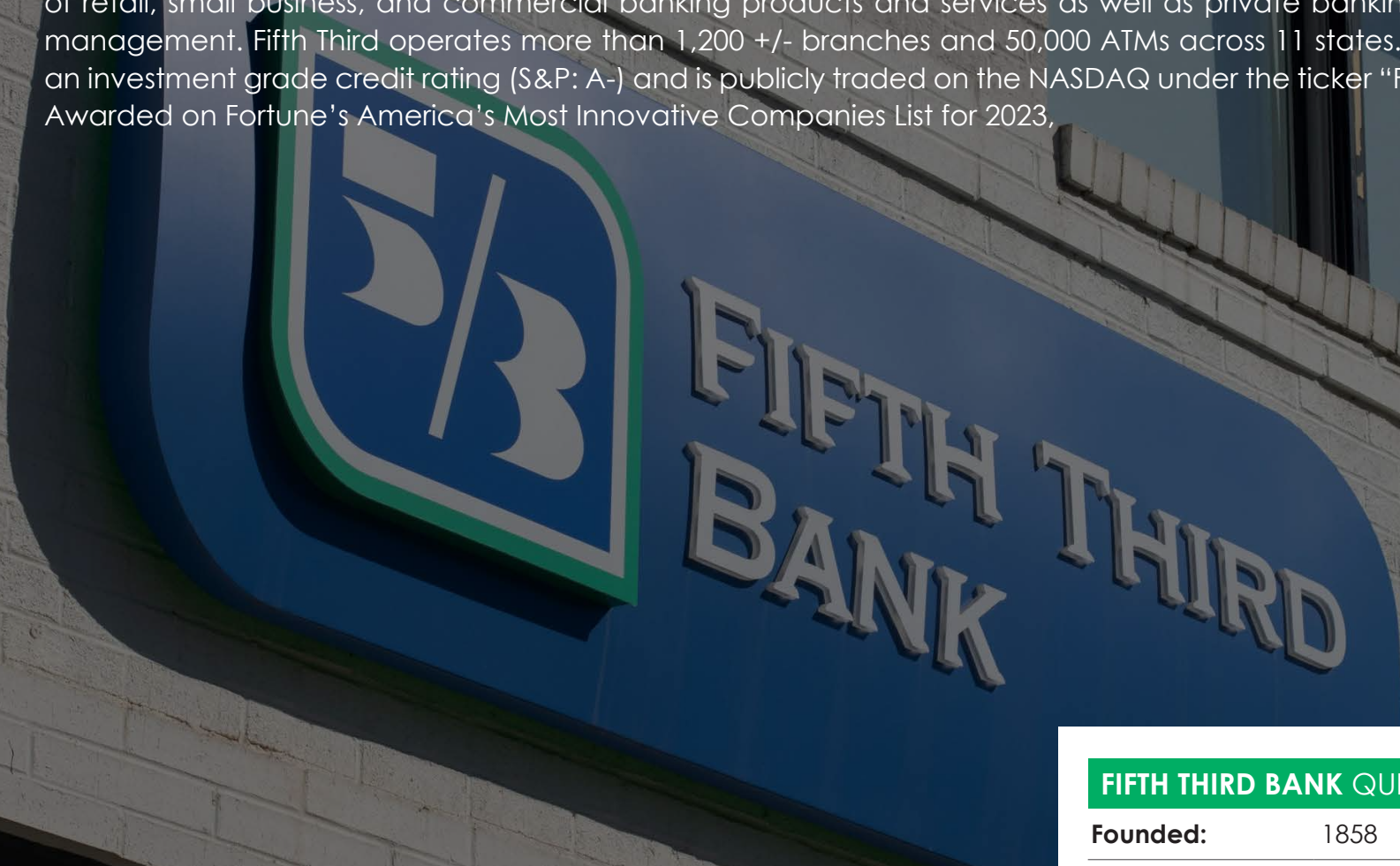
119 MILES  
3:00 DRIVE





## TENANT OVERVIEW

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 \$205 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,



### FIFTH THIRD BANK QUICK FACTS

<b>Founded:</b>	1858
<b>Ownership:</b>	Public
<b># of Locations:</b>	1,200+
<b>Headquarters:</b>	Cincinnati, OH
<b>Credit Rating:</b>	S&P: A-
<b>Market Cap:</b>	\$31.7B





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Clermont, FL

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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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