



FIFTH THIRD BANK

2650 SW COLLEGE RD OCALA, FL 34471

OFFERED
FOR SALE
\$3,352,000
4.40%

SHADY OAKS SHOPPING CENTER

BEST BUY **Staples** **EARTH FARE**
JOANN **Burlington**



SW 27TH AVE 22,600 VPD

SW COLLEGE RD 49,700 VPD

CONFIDENTIAL OFFERING MEMORANDUM





FIFTH THIRD BANK

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 December. Rent will commence the earlier of opening or November 20, 2024.

LEASE YEARS	RENT	RETURN
Years 1 - 5	\$147,500	4.40%
Years 6 - 10	\$162,250	4.84%
Years 11 - 15	\$178,475	5.32%
Years 16 - 20	\$196,323	5.85%
Years 21 - 25 (Option 1)	\$215,955	6.44%
Years 26 - 30 (Option 2)	\$237,550	7.08%
Years 31 - 35 (Option 3)	\$261,305	7.80%
Years 36 - 40 (Option 4)	\$287,436	8.57%

NOI	\$147,500
CAP	4.40%
Avg. CAP	5.10%
PRICE	\$3,352,000

ASSET SNAPSHOT

Tenant Name	Fifth Third Bank
Signator/Guarantor	Fifth Third Bank, NA
Address	2650 SW College Rd. Ocala, FL 34471
Building Size (GLA)	3,207 SF
Land Size	0.67 AC
Year Built	1995/2024
Lease Type	Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	November 20, 2024
Remaining Term	20 Years
Current Annual Rent	\$147,500
Rental Increases	10% Every 5 Years



35,476 PEOPLE
IN 3 MILE RADIUS

\$79,913 AHHI
IN 3 MILE RADIUS

49,700 VPD ON
SW COLLEGE RD





TROPHY REAL ESTATE

High-profile outparcel with drive-thru at the signalized entrance to a regional power center anchored by Earth Fare, Best Buy, and Burlington



STRATEGIC LOCATION

Strategically located at the dominant retail intersection serving Ocala with over 72,000 VPD



POSITIVE DEMOGRAPHIC TRENDS

Ocala was ranked the 3rd fastest growing MSA in Florida July 22' - July 23' and is known for its affluent equestrian community



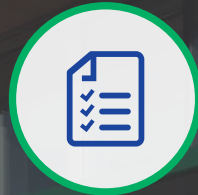
INVESTMENT GRADE CREDIT

Fifth Third is rated A- by Fitch and operates +/- 1,200 branches across 10 states



LONG-TERM COMMITMENT

20 year lease and multi-million dollar investment demonstrates Fifth Third's long-term commitment to this site



PASSIVE OWNERSHIP

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



INFLATION HEDGE

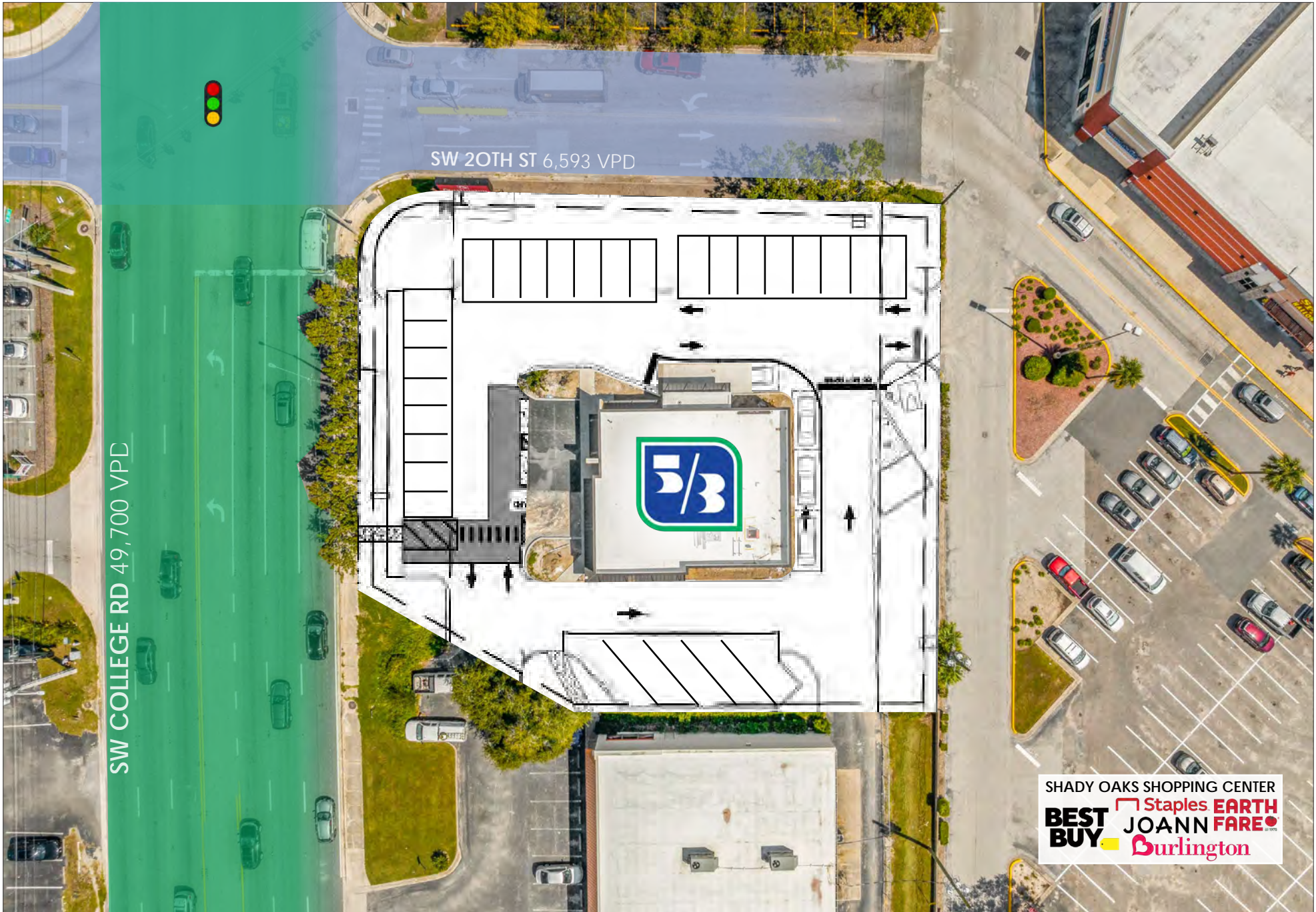
Fixed 10% increases provide hedge against inflation and an average return of 5.10% over the base term of the lease



SUNSHINE STATE

Florida has no state income tax and in 2022 ranked as the fastest growing State in the US





SW COLLEGE RD 49,700 VPD

SW 20TH ST 6,593 VPD

SHADY OAKS SHOPPING CENTER
BEST BUY Staples EARTH FARE
JOANN Burlington



GAITWAY PLAZA
ROSS **TJ-maxx**
DRESS FOR LESS
Michaels **five BELOW**

sleep **number.**
AT&T
CHIPOTLE

CVS

BURGER KING

SW 27TH AVE 22,600 VPD

SW COLLEGE RD 49,700 VPD

SW 20TH ST 6,593 VPD

SHADY OAKS SHOPPING CENTER
BEST BUY **Staples** **EARTH**
JOANN **FARE**
Burlington



SHADY OAKS SHOPPING CENTER
BEST BUY **Staples** **EARTH FARE**
JOANN **FARE**
Burlington



SW 20TH ST 6,593 VPD

SW COLLEGE RD 49,700 VPD







GAITWAY PLAZA
ROSS **TJ-maxx**
 DRESS FOR LESS
Michaels **five**
BELW

OCALA WEST
Blocker's
 FURNITURE
HOBBY LOBBY
SKY ZONE
 BEAUTY SUPPLY

SW 20TH ST 6,593 VPD

CF COLLEGE of
 CENTRAL
 FLORIDA
 8,300 STUDENTS

1 MILES
 5,493
 PEOPLE
 \$69,970
 AHHI

3 MILES
 35,476
 PEOPLE
 \$79,913
 AHHI

5 MILES
 80,170
 PEOPLE
 \$85,789
 AHHI

Advance/
Auto Parts



ROOMS
TO GO

CVS

SHADY OAKS SHOPPING CENTER
BEST BUY **Staples** **EARTH**
JOANN **FARE**
Burlington

ALDI

SW 27TH AVE 22,600 VPD

REGAL

SW 19TH AVE 8,800 VPD



SW 13TH ST

SW 10TH ST

SW 20TH CT



SW 17TH CT

GAITWAY PLAZA
ROSS TJ-maxx
DRESS FOR LESS
Michaels five BELOW

SW 20TH ST 6,593 VPD

SW 19TH AVE 8,800 VPD

OCALA WEST
Blocker's FURNITURE
HOBBY LOBBY
SKY ZONE
BEAUTY SUPPLY

CF COLLEGE OF CENTRAL FLORIDA
8,300 STUDENTS

PADDOCK MALL
macy's belk
JCPenney

SHADY OAKS SHOPPING CENTER
BEST BUY Staples EARTH
JOANN FARE
Burlington

1-75 90,000 VPD

SW 27TH AVE 22,600 VPD

BOYD MARKET CENTER
planet fitness Cnn's HomePlus SHOE CARNIVAL



SW COLLEGE RD 49,700 VPD



SHOPPES AT PADDOCK PARK
OLLIE'S
GOOD STUFF CHEAP



SADDLEWORTH GREEN
480 UNITS

HISTORIC DOWNTOWN OCALA
2.5 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.



GAINESVILLE ←
30 MILES

**FIFTH THIRD BANK
OCALA**

→ THE VILLAGES
15 MILES

→ ORLANDO
55 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.



TENANT SUMMARY

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, 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 (2024)	\$28.5 Billion
# of Locations	1,200+
Website	www.53.com





FIFTH THIRD BANK

2650 SW COLLEGE RD OCALA, FL 34471

**OFFERED
FOR SALE**
\$3,352,000
4.40%

SHADY OAKS SHOPPING CENTER
BEST BUY **Staples** **EARTH**
JOANN **FARE**
Burlington

Exclusively Offered By



PRIMARY DEAL CONTACTS

PATRICK WAGOR

Executive Vice President
561.427.6151
pwagor@atlanticretail.com

NATIONAL TEAM

JUSTIN SMITH

Head of Capital Markets
617.239.3610
jsmith@atlanticretail.com

CHRIS PETERSON

Vice President
917.780.4233
cpeterson@atlanticretail.com

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

SAM YOUNG

Executive Vice President
980.498.3292
syoung@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Fifth Third Bank - Ocala, FL (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.