

23D SHELTER COVE LN | HILTON HEAD, SC

**OFFERED
FOR SALE**
\$2,928,000
4.85% CAP

Representative Photo



FIFTH THIRD BANK



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale a brand-new Fifth Third Bank ground lease investment at 23D Shelter Cove Lane in Hilton Head, South Carolina. The property generates \$142,000 in annual NOI at a 4.85% cap rate under a corporate-guaranteed Absolute NNN ground lease with zero landlord responsibilities.

The lease is secured by Fifth Third Bank, National Association, an investment-grade tenant with an S&P A- rating and \$300.1 billion in total assets as of June 2026. The 20-year lease, expected to commence in Q4 of 2026, features 10% rent increases every five years and four five-year renewal options, providing up to 40 years of lease potential.

Located in Hilton Head's affluent Shelter Cove submarket, the property benefits from frontage along William Hilton Parkway (32,600 VPD) and a one-mile average household income of \$202,274. The location offers access to an established coastal tourism and second-home market with strong demographics and limited development opportunities.

RENT SCHEDULE	TERM	RENT	PSF RENT
Current Term	1-5	\$142,000	\$28.40
Rent Escalation	6-10	\$156,200	\$31.24
Rent Escalation	11-15	\$171,820	\$34.36
Rent Escalation	16-20	\$189,002	\$37.80
1st Extension Term	21-25	\$207,902	\$41.58
2nd Extension Term	26-30	\$228,692	\$45.74
3rd Extension Term	31-35	\$251,562	\$50.31
4th Extension Term	36-40	\$276,718	\$55.34

NOI	\$142,000
CAP RATE	4.85%
LISTING PRICE	\$2,928,000

ASSET SNAPSHOT

Tenant Name	Fifth Third Bank, N.A.
Address	23D Shelter Cove Lane, Hilton Head Island, SC 29928
Signator/Guarantor	Corporate
Credit Rating	A-
Building Size	5,000 SF
Land Size	3.87 Acres (Shared Acreage under Condo Association)
Year Built	Under Construction
Lease Type	Abs. NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	Estimated 12/1/2026
Lease Expiration Date	20 Years After Commencement
Term Remaining	20 Years
Renewal Options	Four (4) Five (5) year Options
Rental Increases	10% every five years and in options
NOI	\$142,000



REPRESENTATIVE PHOTO



37,009
PEOPLE
IN 5 MILE RADIUS



\$202,274
AHHI IN
1 MILE RADIUS



32,600
VPD ON
WILLIAM HILTON PKWY





ATTRACTIVE LEASE FUNDAMENTALS

10% rent increase every 5 years during current term & option periods | Absolute NNN Ground Lease with zero landlord responsibilities | Four (4) five (5) year renewal options.



INVESTMENT-GRADE CORPORATE GUARANTEE

Fifth Third Bank, National Association, S&P A- rated | 9th-largest U.S. bank by assets following February 2026 Comerica merger | \$300.1B in total assets as of Q2 2026.



FULL BUILDING RENOVATION TO TENANT'S LATEST STANDARDS AND PROTOTYPE

Ground-up construction, Tenant expected to open Q4 of 2026 | Brand new 20-year lease.



IRREPLACEABLE HILTON HEAD ISLAND LOCATION

Fronts William Hilton Pkwy (32,600 VPD) | Shelter Cove submarket, 3.8 miles to downtown Hilton Head | High-barrier-to-entry coastal resort market.



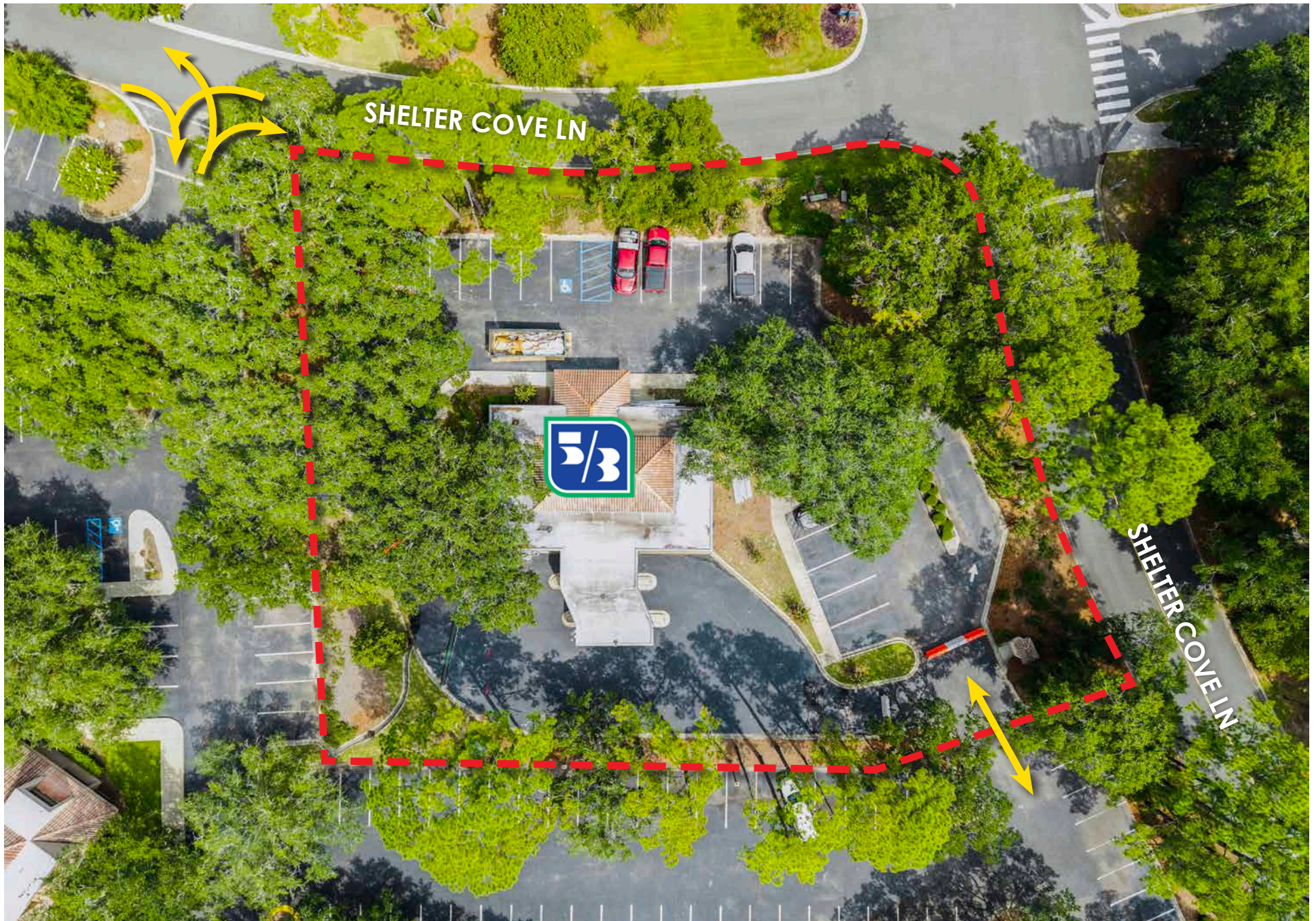
AFFLUENT, HIGH-DENSITY TRADE AREA

1-mile average household income of \$202,274 | 5-mile population of 37,009 | Hilton Head Island-Bluffton-Beaufort MSA grown to approximately 227,455 residents.



LONG-TERM, INFLATION-HEDGED RENT GROWTH

Built-in 10% rent bumps every 5 years | Up to 40 years of total lease potential (20-year base term plus four 5-year options) | NOI grows from \$142,000 to \$276,718 by the final option period.





SOUTHWEST AERIAL



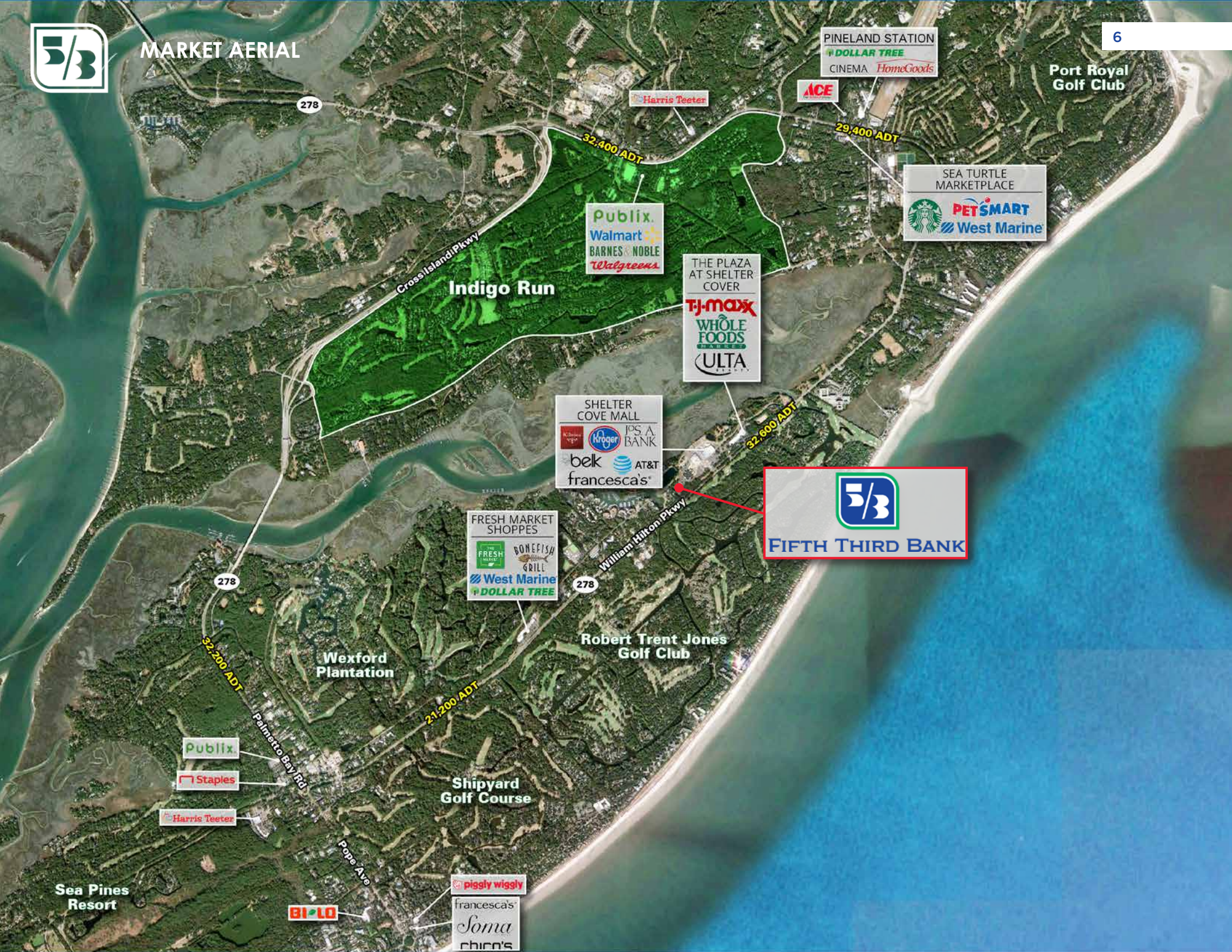
Shelter Cove Executive Park



SHELTER COVE LN



MARKET AERIAL



PINELAND STATION
DOLLAR TREE
CINEMA HomeGoods

Port Royal
Golf Club

SEA TURTLE
MARKETPLACE
PETSMART
West Marine

Publix
Walmart
BARNES & NOBLE
Walgreens

THE PLAZA
AT SHELTER
COVE
TJ-maxx
WHOLE
FOODS
ULTA

SHELTER
COVE MALL
Kroger
JPS A BANK
belk AT&T
francesca's

FRESH MARKET
SHOPPES
BONEFISH
GRILL
West Marine
DOLLAR TREE

FIFTH THIRD BANK

Robert Trent Jones
Golf Club

Wexford
Plantation

Shipyard
Golf Course

Publix
Staples

Harris Teeter

Sea Pines
Resort

BLO

piggly wiggly
francesca's
Soma
chick's



LOCATION OVERVIEW

FIFTH THIRD BANK HILTON HEAD, SC

7

COLUMBIA

125 MILES
2:50 DRIVE

FLORENCE

MYRTLE BEACH

148 MILES
4:10 DRIVE

1 MILES

2,349
PEOPLE
\$202,274
AHHI
2,836
TOTAL
EMPLOYEES

3 MILES

16,967
PEOPLE
\$185,883
AHHI
26,352
TOTAL
EMPLOYEES

5 MILES

37,009
PEOPLE
\$174,811
AHHI
38,101
TOTAL
EMPLOYEES

CHARLESTON

61 MILES
2:20 DRIVE

HILTON HEAD



SAVANNAH

22 MILES
1:00 DRIVE

The Bluffton-Hilton Head Island MSA is one of the fastest-growing regions in South Carolina, benefiting from strong population growth, affluent demographics, and a diverse economy driven by tourism, healthcare, and residential development. Anchored by the nationally recognized destination of Hilton Head Island and the rapidly expanding town of Bluffton, the market continues to attract residents, businesses, and investment while benefiting from its proximity to Savannah and strategic location along the I-95 corridor.





TENANT SUMMARY

Fifth Third Bank is one of the largest financial institutions in the United States, founded in 1858 and headquartered in Cincinnati, Ohio. With \$296.1 billion in assets and 1,800+ branches across 17 states, Fifth Third consistently ranks among the nation's top regional banks by asset size and deposit market share. The bank operates a diversified financial services platform spanning retail banking, commercial banking, mortgage, wealth management, and payment solutions.

Fifth Third carries investment-grade credit ratings of S&P A- (bank level) and Moody's A1 (stable), reflecting strong capital ratios, disciplined credit management, and a diversified balance sheet. These ratings place Fifth Third among the most creditworthy regional bank guarantors available in the single-tenant NNN sector. The bank reported Q2 2025 adjusted EPS of \$0.90 with revenue growth of 6% and continued improvement in credit quality metrics.

FIFTH THIRD BANK QUICK FACTS

Founded:	1858
Ownership:	Public
# of Locations:	1,800+
Headquarters:	Cincinnati, OH
Credit Rating:	S&P: A-
Market Cap:	\$31.7B





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Exclusively Offered By



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