

SINGLE TENANT ABSOLUTE NNN
GROUND LEASE INVESTMENT OPPORTUNITY

FIFTH THIRD BANK

4687 HYPOLUXO ROAD, LAKE WORTH, FL 33463



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CONFIDENTIAL
OFFERING MEMORANDUM
PRESENTED BY

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



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IMMEDIATE AREA



Royal Palm
Middle School
281 Students

Santaluces Community
High School
2,568 Students

Elan Palm Reserve
Resort Apartments
384 Units

Military Trail
30,503 VPD

74K+ VPD
Signalized
Intersection

Hypoluxo Center
18 Tenants

Savona Grand
Luxury Apartments
214 Units

Walmart
1.8M visits and
generates \$57.9M
annually (Placer.ai)

CRUNCH

smalls
SLIDERS
Coming Soon

Denny's

jiffylube

SEVEN 7
DRIVE THRU COFFEE

AQUASONIC
Car Wash Coming Soon

Public
Storage

TD Bank

McDonald's

GalaFresh
SUPERMARKET

ALDI

Casa Brera
Apartments
206 Units

Hypoluxo Rd
43,970 VPD

THE OFFERING

Katz & Associates is pleased to offer for sale to qualified investors the opportunity to purchase a Ground Lease interest in the Fifth Third Bank asset located in Lake Worth, Florida (the "Property"). The Property consists of a 1,900-square-foot freestanding retail building on a 0.91-acre parcel of land. Fifth Third recently completed construction on this brand-new building and is operating under a fresh 20-year lease. The lease also features 10% rental escalations every five years throughout the remaining base term, providing investors with a hedge against inflation. The Property is shadow anchored by Walmart (1.8M+ visits and \$57.9M+ in sales per Placer.ai) and a brand-new Crunch Fitness. The Property's surrounding demographics feature 121K+ residents earning an average household income over \$89K within 3 miles. The Property presents a long-term opportunity to acquire a brand-new bank asset in a highly desirable trade area.

\$3,182,000
ASKING PRICE

4.40%
CAP RATE

1,900 SF
GLA

0.91 AC
Site Size

2025
Year Built

GROUND LEASE
Ownership Interest

20 YEARS
Lease Term Remaining

ABSOLUTE NNN
Expenses

FOUR, 5-YEAR
Renewal Options

10% EVERY 5 YRS
Rental Increases



INVESTMENT HIGHLIGHTS

Brand-New, Long-Term Lease

Fifth Third Bank is operating under a brand-new 20-year lease, giving investors the benefit of multiple years of cash flow and 10% rent escalations every 5 years.

Absolute NNN Ground Lease

The Lease is Absolute NNN with zero landlord responsibilities, offering ease of management and truly passive cash flow.

Corporate Guarantee from Investment Grade Rated Bank

Fifth Third Bank a \$8.45+ billion revenue organization with an investment grade rating from both S&P and Moody's of BBB+ and Baa1 rating respectively.

Shadow Anchored by Walmart and Crunch Fitness

The Property is shadow anchored by Walmart and Crunch Fitness. Walmart receives 1.8M and visits and generates \$57.9M annually per Placer.ai.

Outstanding Visibility and Access

The Property sits off the signalized intersection of Hypoluxo Road (43K+ VPD) and Military Trail (31K+ VPD) with another light signal providing convenient access to eastbound traffic via Adonis Drive.

Surrounded by National Retailers

The Properties are surrounded by other regional and national retailers including ALDI (90th percentile nationally), GalaFresh Farms, Public Storage, Chick-fil-A, Chipotle (72nd percentile nationally), Checker's (73rd percentile nationally), and more.

Located 1 Mile from Santaluces Community High School

The Property is located just 1 mile from Santaluces Community High School (2,667 students enrolled), which provides consistent morning and afternoon traffic.

Stellar Demographics

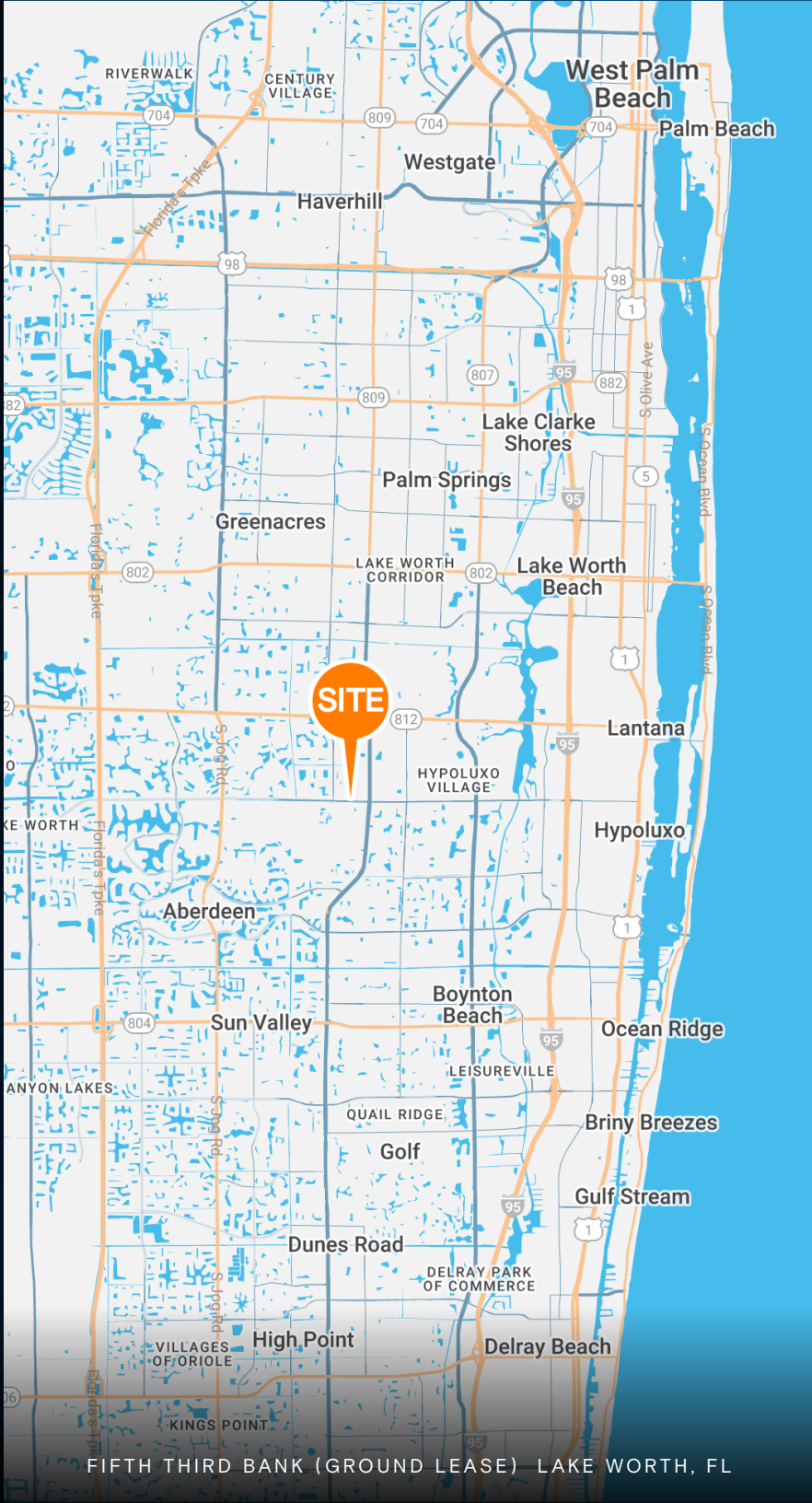
The surrounding area has a population within a 1- and 3-mile radius of 16K and 134K earning an average household income of \$135K and \$117K, respectively.

PROPERTY OVERVIEW

Tenant	Fifth Third Bank
County & Parcel ID	Palm Beach County: 00-42-45-01-25-001-0020
Ownership Interest	Ground Lease
Encumbrances	Free & Clear
Property Type	STNL Retail
Building GLA (SF)	1,900 SF
Total Land Area (Acres)	0.91 acres (39,600 SF)
Year Built	2025
Parking	14 parking spaces; 2 ADA
Parking Ratio	7 spaces per 1,000 SF

DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
2025 POPULATION	16,274	134,915	361,910
2025 HOUSEHOLDS	5,403	49,670	143,093
2025 AVG HOUSEHOLD INCOME	\$135,788	\$117,306	\$108,898



LEASE ABSTRACT

Tenant	FIFTH THIRD BANK, N.A.
Guarantor Profile	Corporate
Tenant DBA	Fifth Third Bank
Building GLA (SF)	1,900 SF
Total Land Area (Acres)	0.91 acres (39,600 SF)
Rent Commencement	5/22/2025
Lease Expiration Date	4/30/2045
Initial Term	20 Years
Initial Term Remaining	20 Years
Renewal Term(s)	4, 5-year options (225 days notice)
Rental Increases	10% every 5 years
Lease Type	Absolute NNN
Landlord Responsibility	None
Administrative Fee	None
Purchase Option	None
Financial Reporting	None
Termination Option	None
Assignment/ Subletting	Tenant may assign/sublet with Landlord consent, but Tenant/ Guarantor remains responsible for lease obligations. Tenant may assign/sublet to another entity with net worth at least \$5M, another franchisee with at least 10 stores, or a related entity

RENT SCHEDULE & EXPENSES

TERM	START	END	ANNUAL	MONTHLY	PSF	INCREASE
Base	5/22/2025	4/30/2030	\$140,000	\$11,667	\$73.68	-
	5/1/2030	4/30/2035	\$154,000	\$12,833	\$81.05	10%
	5/1/2035	4/30/2040	\$169,400	\$14,117	\$89.16	10%
	5/1/2040	4/30/2045	\$186,340	\$15,528	\$98.07	10%
Option 1	5/1/2045	4/30/2050	\$204,974	\$17,081	\$107.88	10%
Option 2	5/1/2050	4/30/2055	\$225,471	\$18,789	\$118.67	10%
Option 3	5/1/2055	4/30/2060	\$248,019	\$20,668	\$130.54	10%
Option 4	5/1/2060	4/30/2065	\$272,820	\$22,735	\$143.59	10%

RESPONSIBILITY	FINANCIALLY	MANAGERIALLY	NOTES
Real Estate Taxes	Tenant	Tenant	Tenant directly responsible
Insurance	Tenant	Tenant	Tenant to maintain property and liability insurance
Common Area Maintenance Expenses	Tenant	Tenant	Tenant directly responsible
Building Repairs & Maintenance	Tenant	Tenant	Tenant directly responsible
Parking Lot	Tenant	Tenant	Tenant directly responsible
Roof and Structure	Tenant	Tenant	Tenant directly responsible
HVAC	Tenant	Tenant	Tenant directly responsible
Utilities	Tenant	Tenant	Tenant directly responsible



IMMEDIATE AREA




Savona Grand
Luxury Apartments
214 Units


Colony Lake
Townhomes
53 Homes

Public Storage

ExtraSpace Storage


Trinity Christian Academy
581 Students (K-12)

Denny's
Chipotle Mexican Grill
Checkers
McDonald's
TD Bank
CVS

smalls SLIDERS
Coming Soon

SEVEN 7 BREW
DRIVE THRU COFFEE

AQUASONIC
Car Wash Coming Soon

ALDI


Casa Brera
Apartments
206 Units


Hypoluxo Rd
43,970 VPD


Lantern Key
Gated Community
186 Homes & Townhomes

FIFTH THIRD BANK



Fifth Third Bancorp is a diversified financial services company headquartered in Cincinnati, Ohio. As of June 30, 2025, the company reported \$210 billion

in assets, reflecting its strong financial position and operational scale. Fifth Third operates 1,089 full-service banking centers and 2,170 branded ATMs across eleven states in the Midwestern and Southeastern United States, serving millions of customers.

The Bancorp is organized into three primary business segments: Commercial Banking; Consumer and Small Business Banking; and Wealth and Asset Management. This structure enables Fifth Third to deliver comprehensive financial solutions to a broad range of clients, from individuals and small businesses to large corporations. The bank's longstanding reputation, regional footprint, and diversified services make it a stable and creditworthy tenant.

**CLICK TO READ: FIFTH THIRD
REPORTS SECOND QUARTER
2025 RESULTS**

COMMERCIAL BANKING

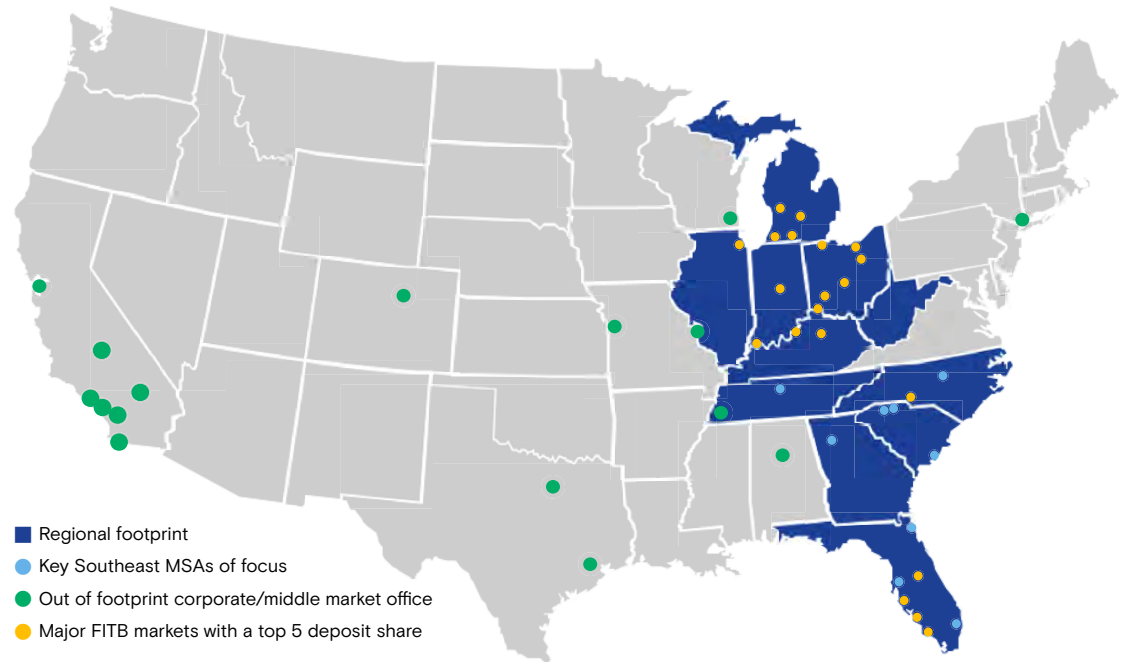
Financial services for businesses, including loans, cash management, and capital markets

CONSUMER & SMALL BUSINESS

Personal and small business banking: deposits, credit, mortgages, and indirect lending

WEALTH & ASSET MANAGEMENT

Investment, trust, and advisory services for individuals and institutions



\$8.25B

2024 REVENUE



\$2.23B

2024 NET INCOME



\$28.321B

2024 MARKET CAP



18.6K

TOTAL EMPLOYEES



1084

BANK LOCATIONS

LAKE WORTH, FL

Lake Worth, located in Palm Beach County, is a vibrant coastal city known for its eclectic charm, strategic location, and growing commercial appeal. Positioned between West Palm Beach and Boynton Beach, Lake Worth offers direct access to major transportation corridors including I-95, US-1, and State Road 802, making it highly accessible for both local and regional traffic. Lake Worth Beach draws a diverse mix of weekend tourists from across South Florida, seasonal snowbirds, and families or cultural travelers who are attracted to its vibrant arts scene, annual festivals, and beachside lifestyle. The city's revitalized downtown – centered around Lake Avenue and Lucerne Avenue – is known for its bohemian atmosphere, colorful murals, and locally owned boutiques, galleries, and restaurants. Signature attractions like the Lake Worth Playhouse, Snook Islands Natural Area, and the Lake Worth Beach & Casino Complex further enhance the area's appeal as a cultural and recreational destination.

MARKET SUMMARY

County	Palm Beach County
State	Florida
Land Area	6.81 sq mi
Population	42,219
Population Density	7,164.26/sq mi
Website	www.lakeworthbeachfl.gov

NEARBY DEVELOPMENTS

Amara by PulteGroup

Luxury single-family homes with resort-style amenities, located just 0.3 miles south of Subject Property on Hwy 441; sales begin mid-2025

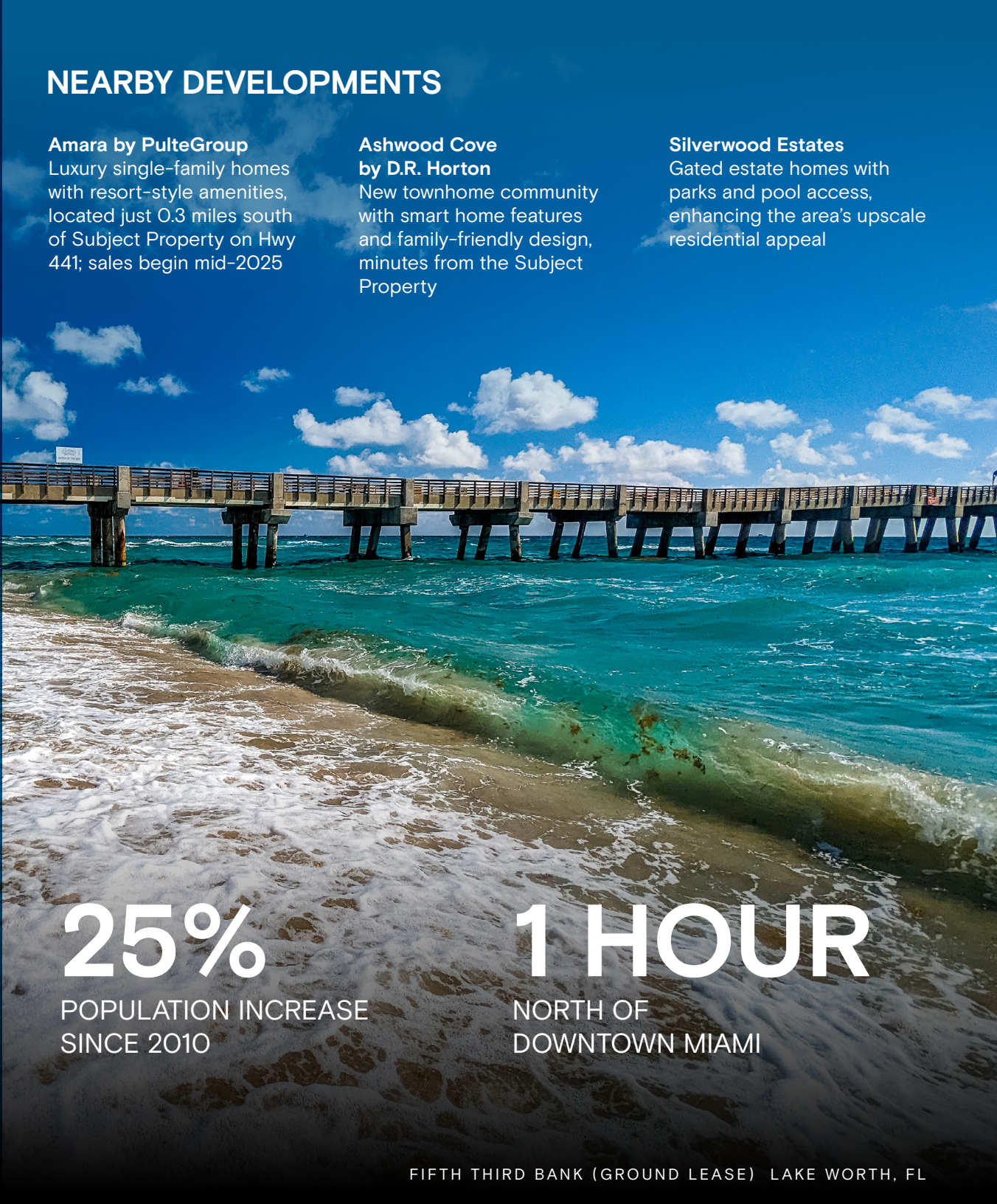
Ashwood Cove

by D.R. Horton

New townhome community with smart home features and family-friendly design, minutes from the Subject Property

Silverwood Estates

Gated estate homes with parks and pool access, enhancing the area's upscale residential appeal



25%

POPULATION INCREASE
SINCE 2010

1 HOUR

NORTH OF
DOWNTOWN MIAMI

SURROUNDING AREA

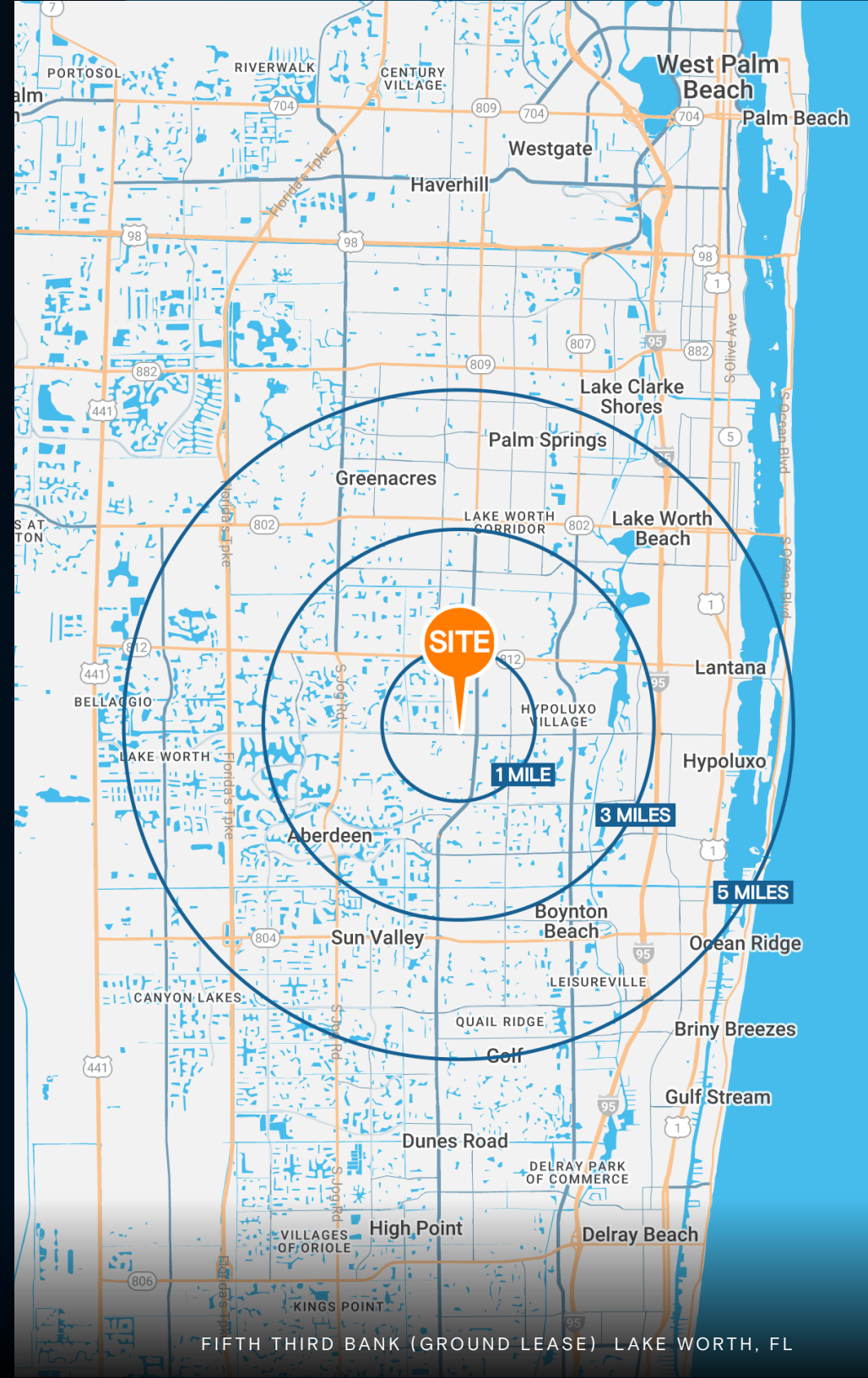


361K \$135K

2024 AVG HH INCOME
1 MILE RADIUS

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 HOUSEHOLDS	5,403	49,670	143,093
2030 HOUSEHOLDS	5,582	50,417	146,152
2020-2025 ANNUAL RATE	0.61%	0.25%	0.78%
2025-2030 ANNUAL RATE	0.65%	0.30%	0.42%

INCOME	1 MILE	3 MILES	5 MILES
2025 AVERAGE HOUSEHOLD INCOME	\$135,788	\$117,306	\$108,898
2030 AVERAGE HOUSEHOLD INCOME	\$159,689	\$134,271	\$123,594
2025-2030 ANNUAL RATE	3.30%	2.74%	2.56%
2025 WEALTH INDEX*	117	105	102



Contact Broker

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