

FOR SALE

NEW DEVELOPMENT TD BANK (GROUND LEASE)

83 TOWNE CENTER BOULEVARD, SANFORD, FL



Representative Photograph

LONG TERM 10-YEAR NNN LEASE | INVESTMENT-GRADE TENANT | 10% RENT INCREASES EVERY 5 YEARS

EXCLUSIVE SALES LISTING

KATZ & ASSOCIATES

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PROPERTY OVERVIEW

HIGHLIGHTS

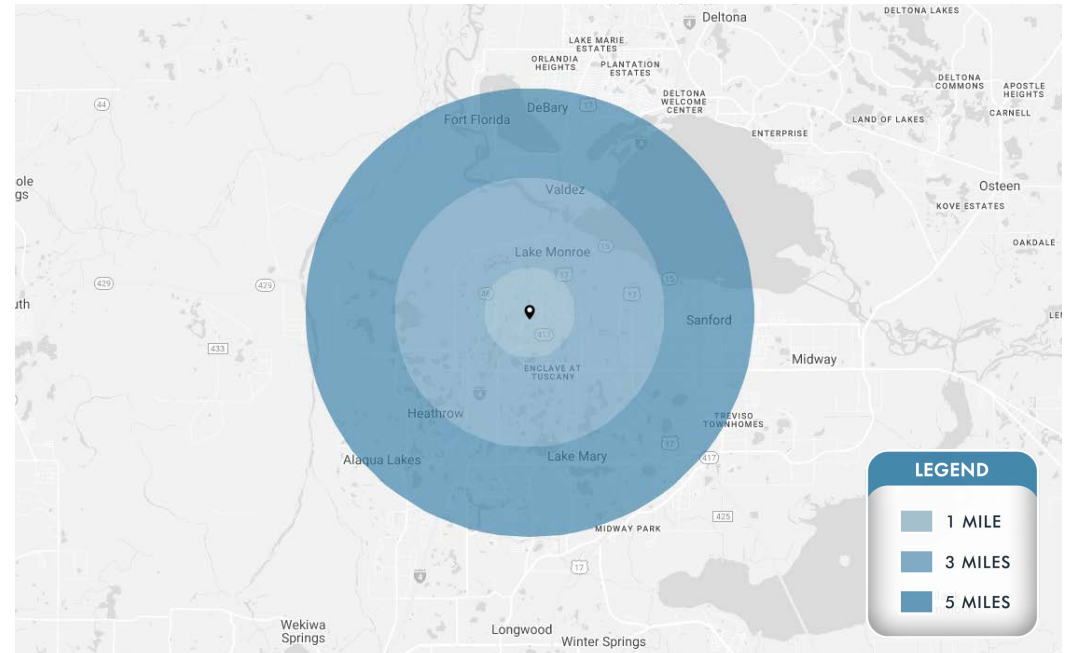
- **LONG TERM LEASE** - The Tenant is operating under a brand new 10-year ground lease
- **INVESTMENT-GRADE TENANT** - TD Bank has an A1 and AA-credit rating from Moody's and S&P, respectively
- **ZERO LANDLORD RESPONSIBILITIES** - The Tenant is operating under a highly passive Absolute NNN Ground Lease with zero landlord responsibilities

PROPERTY SUMMARY

Tenant:	TD Bank
Ownership Interest:	Ground Lease
Property Address:	83 Towne Center Boulevard Sanford, FL
Year Built:	2024
Lot Size:	0.94 Acres
Building Size:	2,500 SF
NOI:	\$175,000
Lease Term:	10 Year Initial Term
Increases:	10% increases every 5 years including options
Options:	(3) 5 year options
Price:	\$3,888,888 (4.5% Cap)
Guarantee:	TD Bank Corporate
Notes:	Open date is planned for late July

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	8,108	47,988	120,811
HOUSEHOLDS	3,237	18,674	46,716
DAYTIME EMPLOYEES	6,385	38,607	98,024
AVERAGE HH INCOME	\$101,120	\$115,392	\$111,687
	5 Minutes	10 Minutes	15 Minutes
POPULATION	27,637	93,584	203,559
HOUSEHOLDS	11,195	36,989	78,011
DAYTIME EMPLOYEES	22,128	75,751	166,452
AVERAGE HH INCOME	\$106,701	\$106,872	\$107,302



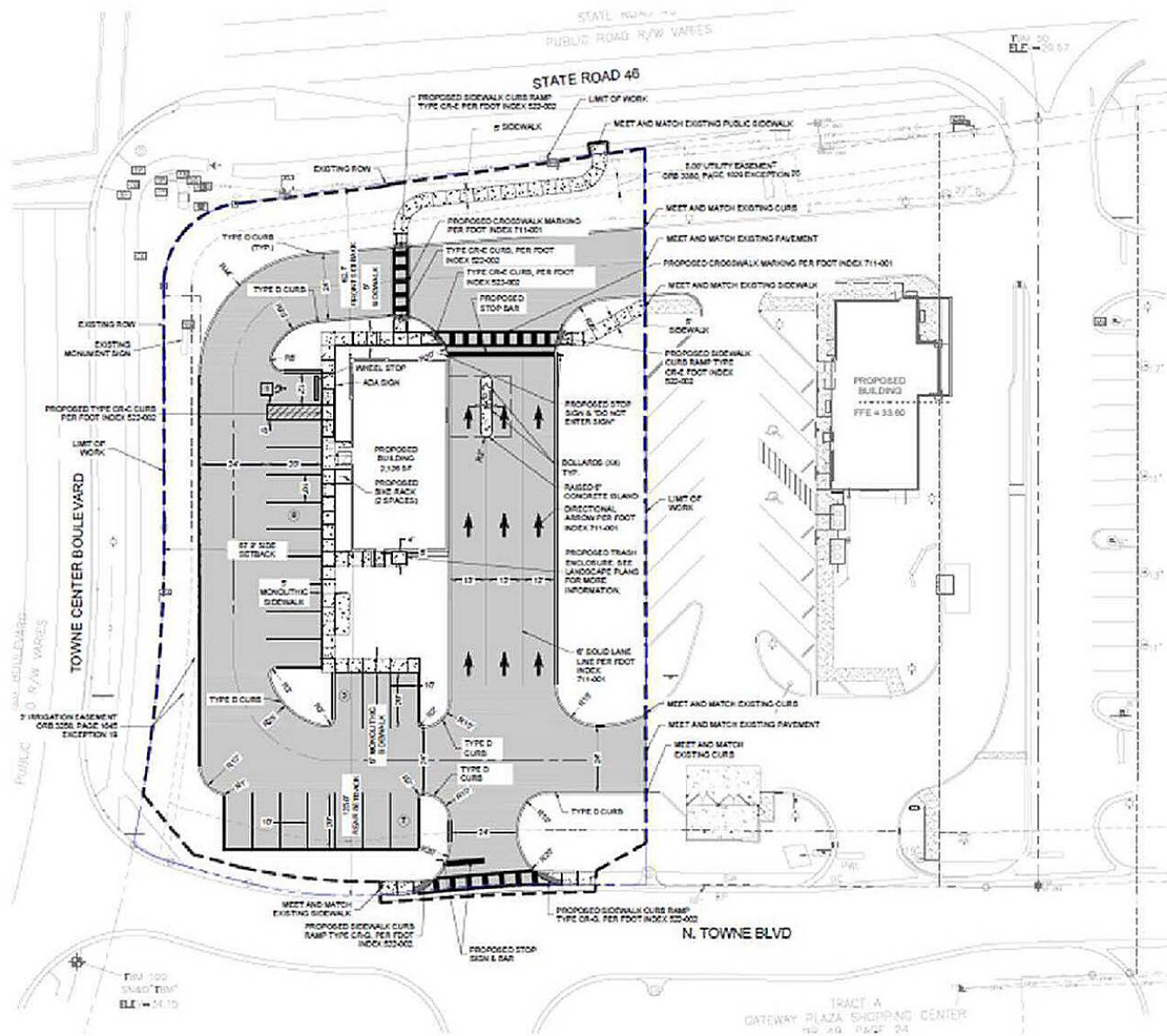
83 TOWNE CENTER BOULEVARD | EXECUTIVE SUMMARY



83 TOWNE CENTER BOULEVARD | PROGRESS PHOTOS



83 TOWNE CENTER BOULEVARD | PROGRESS PHOTOS



83 TOWNE CENTER BOULEVARD | SITE PLAN

TD Bank, America's Most Convenient Bank, is one of the largest banks in the U.S. providing over 10.0 million customers with a full range of retail, small business and commercial banking products and services at more than 1,100 convenient locations throughout the Northeast, Mid-Atlantic, Metro D.C., the Carolinas and Florida. In addition, TD Auto Finance, a division of TD Bank, N.A., offers vehicle financing and dealer commercial services. TD Bank and its subsidiaries also offer customized private banking and wealth management services through TD Wealth. TD Bank is headquartered in Cherry Hill, New Jersey. TD Wealth offers integrated, comprehensive and customized financial solutions to help high net worth individuals and institutions build, preserve and transition wealth. They provide expertise in Private Client services including Private Banking, Private Trust and Private Investment Counsel, and Institutional Trust Services.

* 11th Largest Bank in the U.S. by Assets

* 1,100 Branches

* Locations in 15 States

* 10 Million Customers

* 26,700 Employees

Q3 2023 Update:

TD's U.S. Retail Bank division delivered another strong quarter, with personal loan growth of 11% and business loan growth of 9%, reflecting new customer acquisition and deepening relationships in core franchise businesses. Total personal and business deposit balances remained resilient in a challenging environment, further strengthened by strong account acquisition in checking and term deposits.

83 TOWNE CENTER BOULEVARD | TD BANK OVERVIEW



TERRACINA AT LAKE FOREST
240 HOMES

DUNWOOD COMMONS
357 HOMES

VIRIDIAN RESERVE
260 UNITS

TOWNE CENTER PLAZA
BAM! BOOKS-A-MILLION
JOANN

INTEGRA CROSSINGS
348 HOMES

THE LOFTS AT SAVANNAH PARK
138 UNITS

SEMINOLE TOWNE CENTER
Dillard's JCPenney
DICK'S SPORTING GOODS OLD NAVY elev8 FUN

HEATHROW ER CENTRAL FLORIDA REGIONAL HOSPITAL

NOVEL PARKWAY BY CRESCENT COMMUNITIES
325 UNITS COMING SOON

INTERSTATE 4 - 138,000 AADT



TOWNE CENTER BOULEVARD



46 STATE ROAD 46 - 33,500 AADT



STORY APARTMENTS
20 MULTI-FAMILY UNITS COMING SOON

GATEWAY PLAZA
Michaels Ashley HOMESTORE
FLOOR DECOR &

THE CROSBY AT TOWN CENTER
360 UNITS



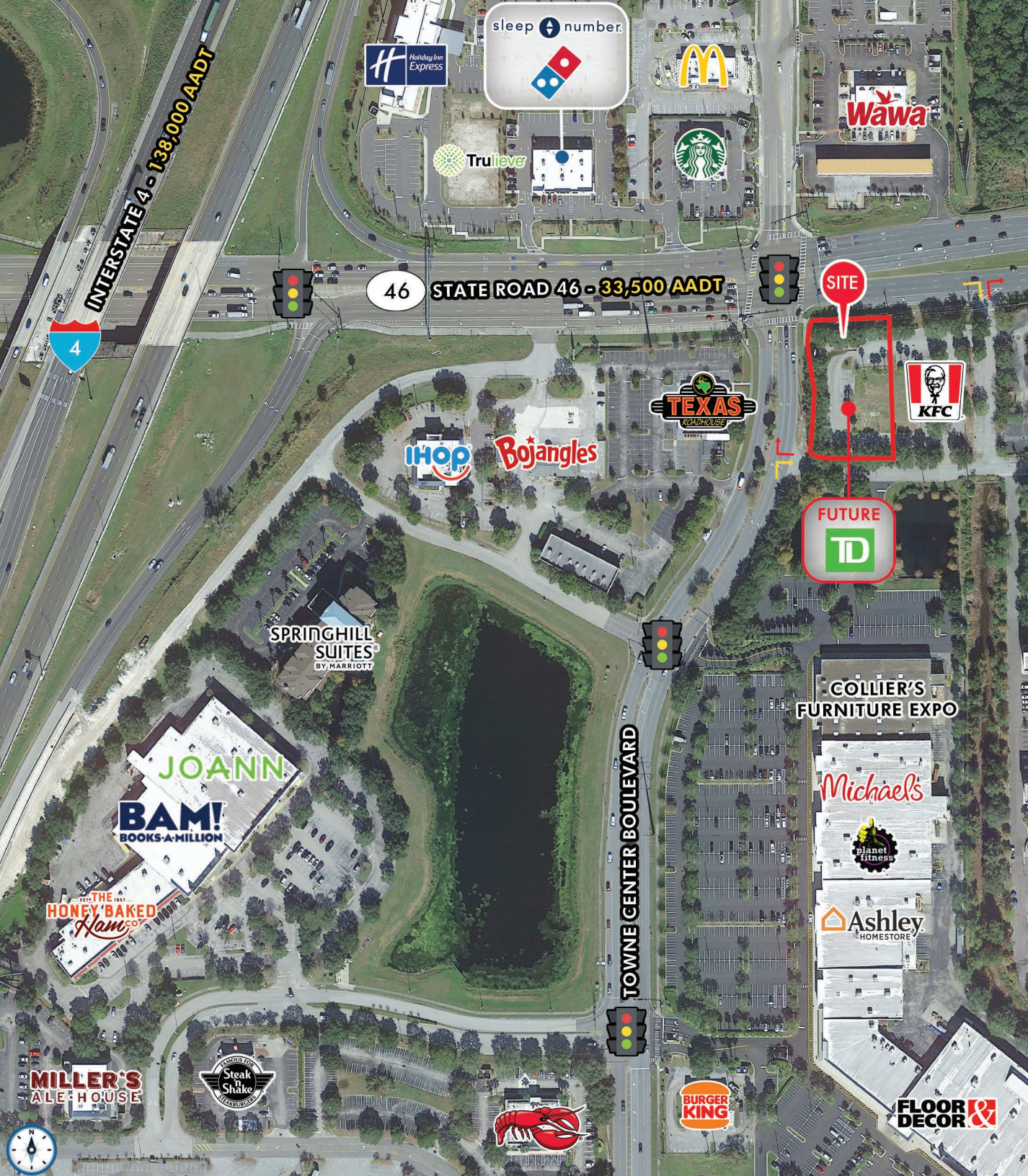
REGENCY OAKS
330 HOMES

MARKETPLACE AT SEMINOLE TOWNE CENTER
Target ROSS Dress for Less Marshalls
BIG LOTS! OLD NAVY
WORLD MARKET petco SHOE CARNIVAL
Party City ULTA BEAUTY five BELOW

417 STATE ROAD 417 - 39,300 AADT



83 TOWNE CENTER BOULEVARD | MARKET AERIAL



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