

FOR SALE

NEW DEVELOPMENT TD BANK

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

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PROPERTY OVERVIEW

HIGHLIGHTS

- **LONG TERM LEASE** - The Tenant is operating under a brand new 10-year
- **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 Lease with zero landlord responsibilities

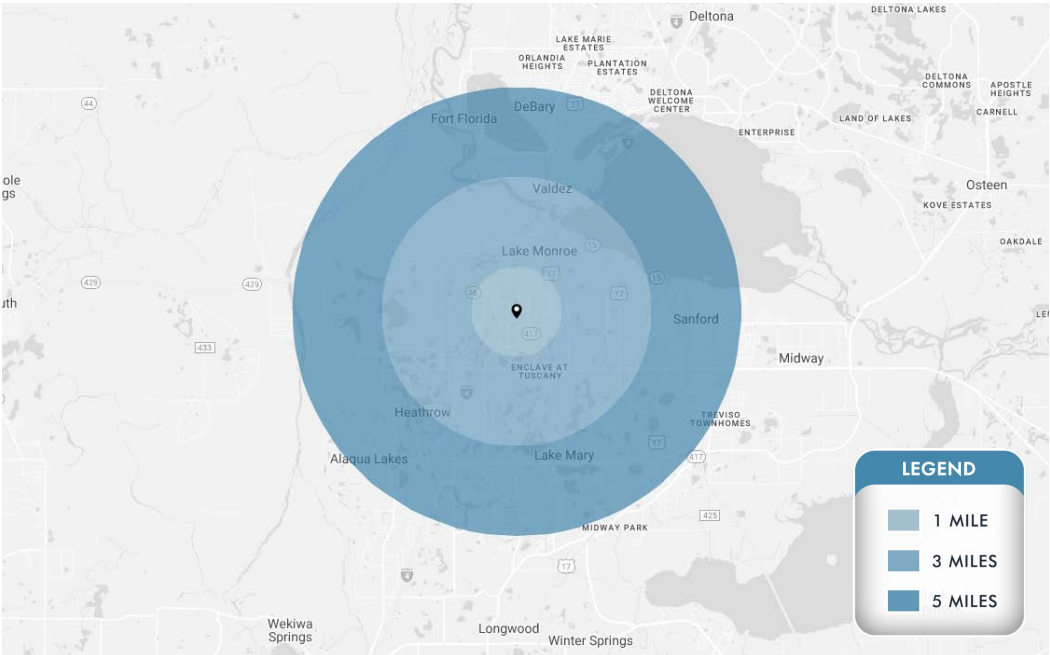
PROPERTY SUMMARY

Tenant:	TD Bank
Ownership Interest:	Fee Simple
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

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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



83 TOWNE CENTER BOULEVARD | MARKET AERIAL



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