

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 RETAIL LEASING

KATZ & ASSOCIATES

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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

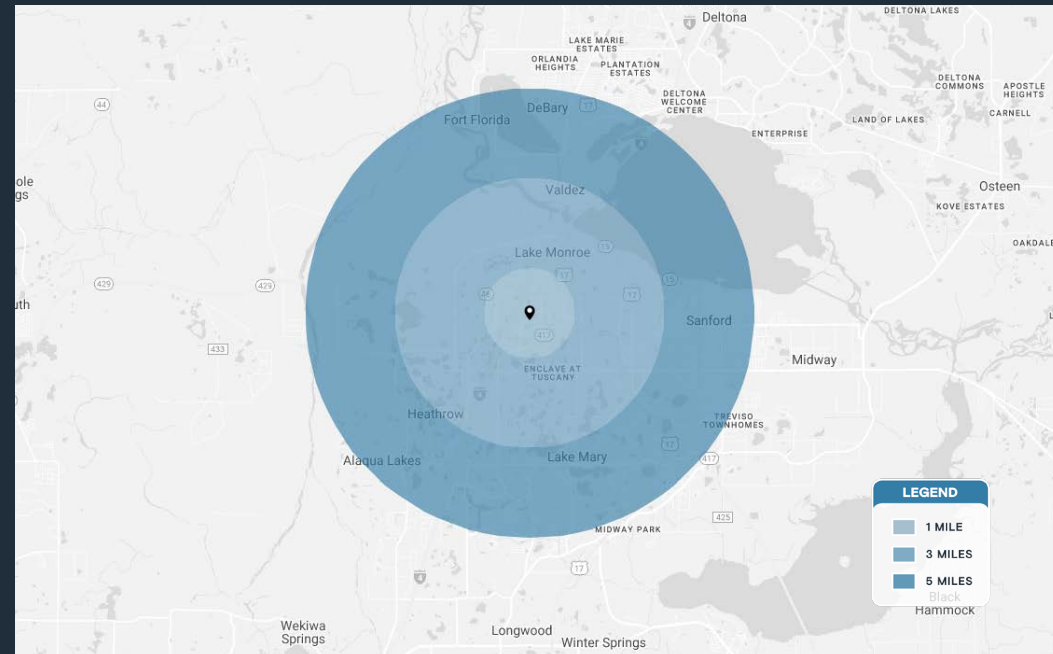
PROPERTY SUMMARY

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 Corpportate
NOTES:	Slated to open October 5th

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,108	47,988	120,811
HOUSEHOLDS	3,237	18,674	46,716
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
EMPLOYEES	22,128	75,751	166,452
AVERAGE HH INCOME	\$106,701	\$106,872	\$107,302







Katz & Associates is pleased to offer the opportunity to acquire the fee-simple interest in 2,500 SF freestanding, new construction single-tenant TD Bank located at 83 Towne Center Blvd, Sanford, FL. The investor benefits from the fee-simple ownership of the building and land. This investment is ideal for an investor looking for a management-free asset in a state with no state income tax.

This property is 100% leased to TD Bank Corporation with 10 years remaining on the initial primary term. TD Bank also has (3) 5 year renewal options. There's 10% rental increases every 5 years including initial term & option period. The property is slated to open October 5th.

The property is located in close proximity to direct on/off ramp access to Interstate-4 ($\pm 103,000$ VPD), a major commuter highway that connects Sanford to many Florida population centers, including Tampa and Orlando. The property is nearby by numerous multi-family complexes including Stratford Point (384 units), Vista Haven Apartments (336 units), and Westlake Apartments (379 units).

More than 121,000 residents and $\pm 70,000$ employees support the trade area with an average household income of approx. \$92,000.

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.



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

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

THE LOFTS AT SAVANNAH PARK
138 UNITS

HEATHROW ER
CENTRAL FLORIDA
REGIONAL HOSPITAL

NOVEL PARKWAY BY
CRESCENT COMMUNITIES
325 UNITS
COMING SOON

THE CROSBY AT
TOWNE CENTER
360 UNITS

417 - 39,300 AADT

SITE

46 - 33,500 AADT

GATEWAY PLAZA
Michaels Ashley
FLOOR DECOR HOMESTORE

STORY APARTMENTS
20 MULTI-FAMILY UNITS
COMING SOON

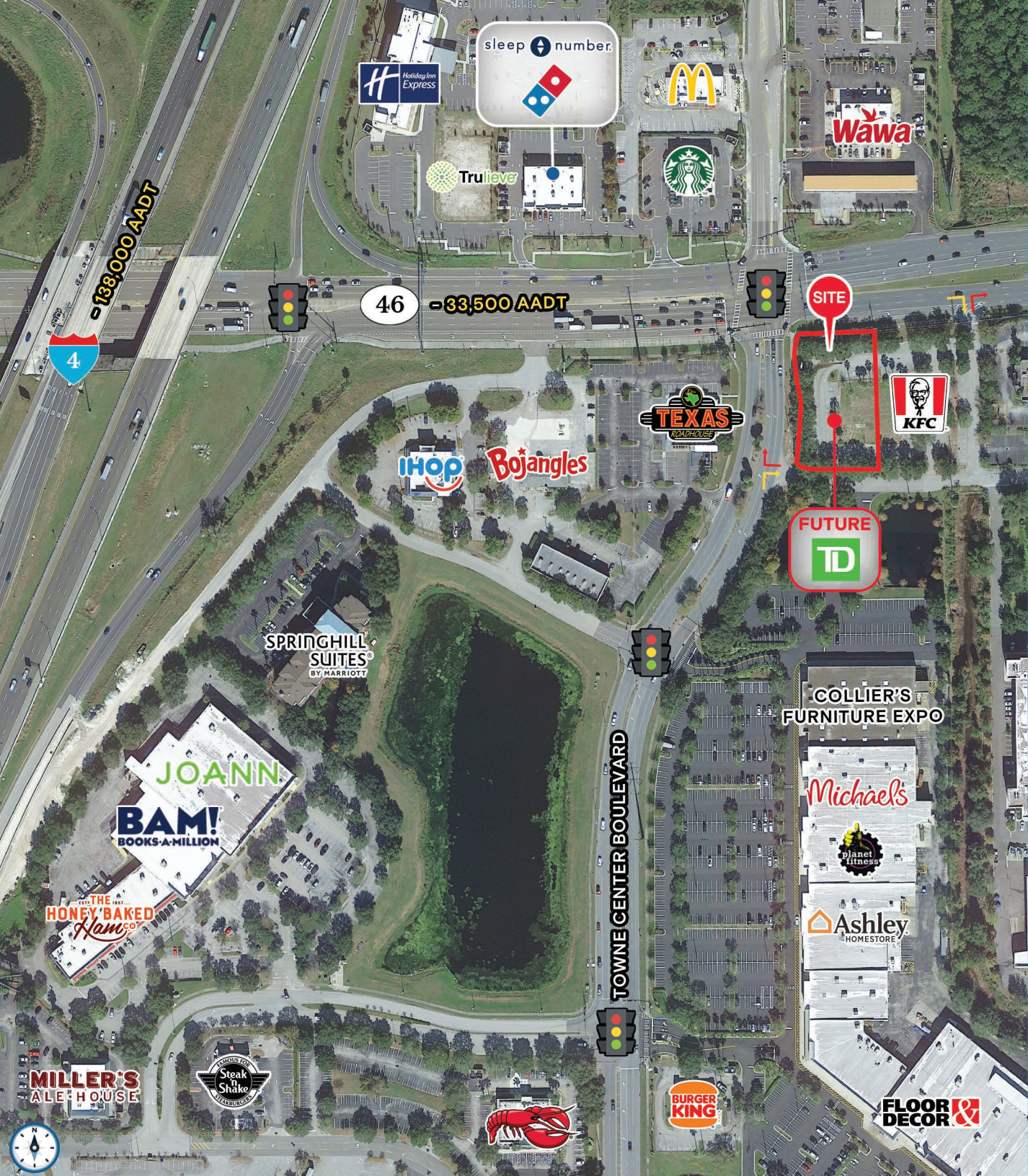
TUSCANY VILLAGE
420 MULTI-FAMILY UNITS
COMING SOON

WESTLAKE APARTMENTS
LUXURY HOMES
379 UNITS

AFTON PALMS APARTMENTS
352 MULTI-FAMILY UNITS
COMING SOON

REGENCY OAKS
330 HOMES

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



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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 09.24.24