

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



**FIFTH THIRD**

(Drive-Thru Equipped)

Brand New Construction | 20 Year Lease | Off US-441 (46,000 VPD)



SEC US 441 and JW Simpson Way

**MOUNT DORA** FLORIDA

REPRESENTATIVE PHOTO



**SRS**

CAPITAL  
MARKETS



**EXCLUSIVELY MARKETED BY**



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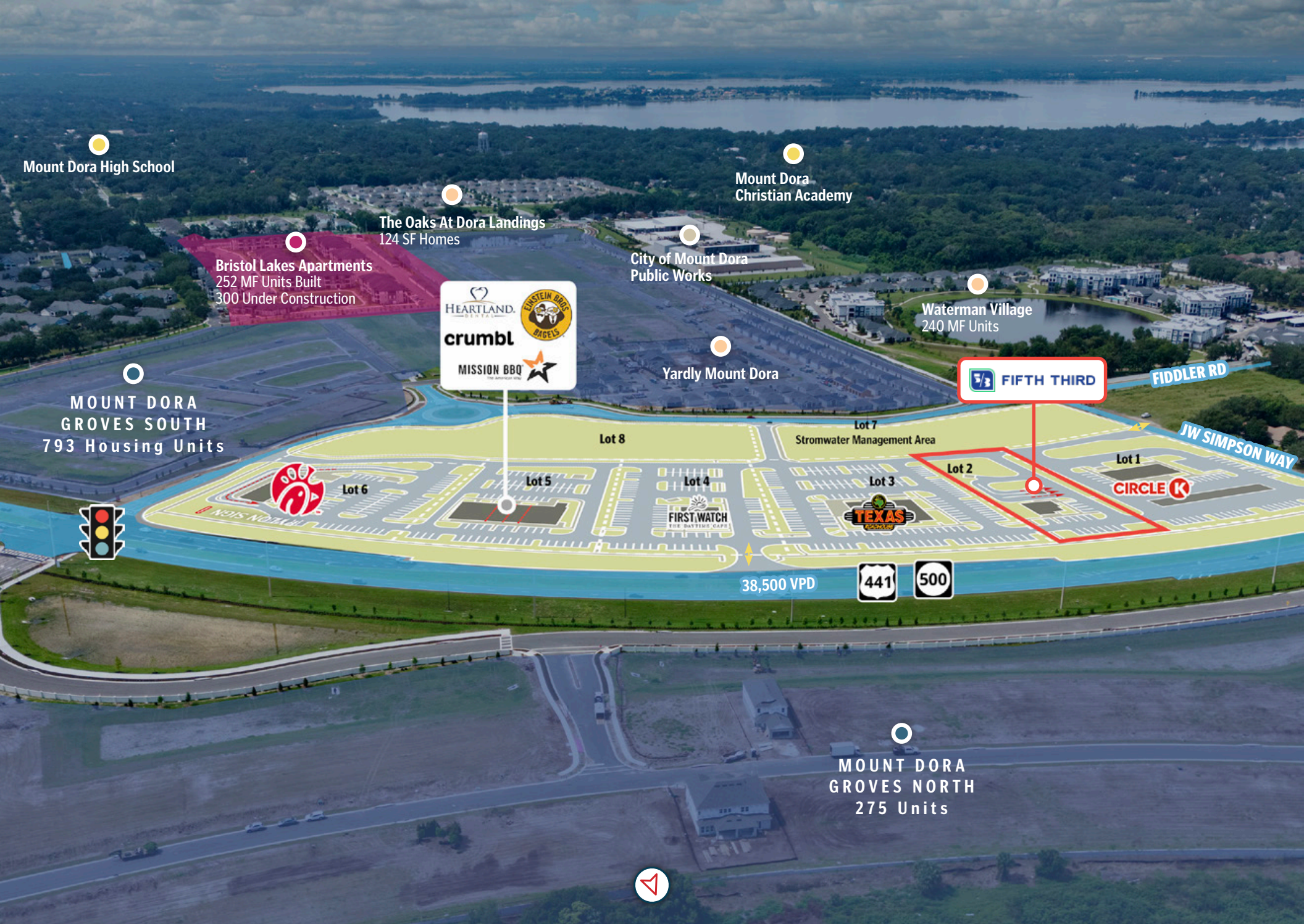
**NATIONAL NET LEASE**

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739















## OFFERING SUMMARY



## OFFERING

Pricing	\$2,667,000
Net Operating Income	\$120,000
Cap Rate	4.50%

## PROPERTY SPECIFICATIONS

Property Address	SEC US 441 & JW Simpson Way Mount Dora, Florida 32575
Rentable Area	2,137 SF
Land Area	1.30 AC
Year Built	2025
Tenant	Fifth Third Bank
Guaranty	Corporate
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	12/17/2025
Lease Expiration	12/31/2045
Misc.	17 Parking Spaces

**1,087+**

LOCATIONS  
GLOBALLY

**\$8.25B**

TOTAL  
REVENUE

**S&P: A-**

CREDIT  
RATING



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Fifth Third  (Corporate Guaranty)	2,137 SF	Q1 2026	Q1 2046	Year 1	-	\$10,000	\$120,000	4 (5-Year)
				Year 6	10%	\$11,000	\$132,000	
				Year 11	10%	\$12,100	\$145,200	
				Year 16	10%	\$13,300	\$159,700	

10% Rental Increases Beg. of Each Option Period Thereafter

## Brand New 20-Year Lease | 2026 Construction | Options To Extend | Corporate Signed | Scheduled Rental Increases

- Brand new 20-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The tenant, Fifth Third Bank, is an investment grade tenant (S&P: A-) with more than 1,100 locations
- The lease features 10% rental increases every 5 years and at the beginning of each option period, boosting NOI and hedging against inflation

## Absolute NNN Ground Lease | Leased Fee (Land Ownership) | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays and maintains all aspects of the premises
- No landlord responsibilities
- Prime investment opportunity in a state with no state income tax

## Strong Demographics In 5-mile Trade Area

- More than 70,422 residents and 24,475 employees support the trade area
- \$92,755 average household income within a 5-mile radius

## Part of Larger Development | New Commercial and Residential | Surrounding Retailers | Strong Real Estate Value

- The asset is part of a larger 17-Acre retail development that front US-441, Mount Dora Groves
- The retail development will feature Circle K (Lot 1), Fifth Third Bank (Lot 2), Texas Roadhouse (Lot 3), First Watch (Lot 4), a multi-tenant strip (Lot 5), and Chick-fil-A (Lot 6)
- “Mount Dora South was approved for a total of 783 housing units across product types. That includes the gated Yardly community along with a 360-unit mid-rise apartment complex and about 100 detached single family homes and townhomes”
  - Mount Dora’s 441 corridor has attracted new hotel development in recent years. Construction started this year on a pair of five-story hotels
    - <https://www.growthspotter.com/2021/10/08/developer-files-plans-for-two-new-hotels-on-us-441-in-mount-dora/>
    - <https://www.growthspotter.com/2023/10/30/developer-files-plans-for-mount-dora-groves-commercial/>
  - “ABR Mount Dora, led by hotelier Jayesh Patel, has filed construction plans for a Townplace Suites by Marriott with the St. Johns River Water Management District. This 88-key all-suites hotel would be next door to Mount Dora Groves at the intersection of U.S. 441 and N. Donnelly Street, just north of Lakeside at Waterman Village”
  - “Taylor Morrison is also under contract for the Build-to-Rent section of Mount Dora Groves South and filed plans for one of its Yardly-branded communities with 309 one-story cottages, along with a clubhouse, pool, fitness center, pickleball courts and two dog parks”
- The site will benefit from strong intrinsic value in the underlying real estate with all of the new development underway in this corridor

## BRAND PROFILE



## FIFTH THIRD BANK

### 53.com

**Company Type:** Public (NASDAQ: FITB)

**Locations:** 1,087+

**2024 Employees:** 18,690

**2024 Revenue:** \$8.25 Billion

**2024 Net Income:** \$2.31 Billion

**2024 Assets:** \$212.93 Billion

**2024 Equity:** \$17.53 Billion

**Credit Rating:** S&P: A-

Fifth Third is a bank that's as long on innovation as it is on history. Since 1858, they have been helping individuals, families, businesses and communities grow through smart financial services that improve lives. Their list of firsts is extensive, and it's one that continues to expand as they explore the intersection of tech-driven innovation, dedicated people and focused community impact. Fifth Third is one of the few U.S.-based banks to have been named among Ethisphere's World's Most Ethical Companies for several years. With a commitment to taking care of their customers, employees, communities and shareholders, their goal is not only to be the nation's highest performing regional bank, but to be the bank people most value and trust. Fifth Third Bank, National Association is a federally chartered institution. Fifth Third Bancorp is the indirect parent company of Fifth Third Bank and its common stock is traded on the NASDAQ Global Select Market under the symbol "FITB." Fifth Third services businesses and communities through 11 states with 1,087 full-service locations.

Source: 53.com, finance.yahoo.com



## PROPERTY OVERVIEW



### LOCATION



Mount Dora, Florida  
Lake County  
Orlando-Kissimmee-Sanford MSA

### ACCESS



U.S. Highway 441/State Highway 500: 1 Access Point  
Jw Simpson Way: 1 Access Point

### TRAFFIC COUNTS



U.S. Highway 441/State Highway 500: 38,500 VPD  
State Highway 44: 28,500 VPD

### IMPROVEMENTS



There is approximately 2,137 SF of existing building area

### PARKING



There are approximately 17 parking spaces on the owned parcel.  
The parking ratio is approximately 0.13 stalls per 1,000 SF of leasable area.

### PARCEL



Acres: 1.30  
Square Feet: 56,628

### CONSTRUCTION



Year Built: 2025

### ZONING



County PUD



LOCATION MAP

THE VILLAGES  
28 miles

FIFTH THIRD

DELTONA  
28 miles

ORLANDO SANFORD  
INTL AIRPORT

ORLANDO  
30 miles

2025 Estimated Population	
1 Mile	4,863
3 Miles	37,563
5 Miles	70,422
2025 Average Household Income	
1 Mile	\$90,731
3 Miles	\$93,901
5 Miles	\$92,755
2025 Estimated Total Employees	
1 Mile	3,416
3 Miles	13,722
5 Miles	24,475













	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	4,863	37,563	70,422
2030 Projected Population	6,235	42,958	80,101
2025 Median Age	53.4	47.4	46.7
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,278	16,158	29,852
2030 Projected Households	2,952	18,711	34,333
<b>Income</b>			
2025 Estimated Average Household Income	\$90,731	\$93,901	\$92,755
2025 Estimated Median Household Income	\$66,257	\$73,538	\$70,898
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	219	1,502	2,810
2025 Estimated Total Employees	3,416	13,722	24,475



## MOUNT DORA, FLORIDA

Mount Dora, Florida, in Lake county, is 24 miles W of Deltona, Florida and 77 miles NE of Tampa, Florida. The city is part of the Orlando metropolitan statistical area. Mount Dora has a 2025 population of 18,652. Along with nationally acclaimed art and crafts festivals, Mount Dora is a vibrant community with much to offer residents and visitors to which we live up to our reputation as “Someplace Special”.

Mount Dora is at the eastern border of the growth spreading from the Orlando-Metro area. Due to the proximity of the City to the new expressway connecting Lake County to the Orlando-Metro area, the City is expected to grow. Tourism plays vital role on the economy, Mount Dora is known as the “The New England of the South” and “The Festival City”. Outdoor festivals and art events take place throughout the year, including the Mount Dora Arts Festival. There’s also a lively antique trade and a Museum of Speed, dedicated to motorised vehicles of all types which attracts tourist and supports economy growth in the city. The largest industries in Mount Dora, FL are Retail Trade, Health Care & Social Assistance, and Educational Services, and the highest paying industries are Wholesale Trade, Transportation & Warehousing, and Transportation & Warehousing, & Utilities.

Mount Dora and Nearby Attractions are Albin Polasek Museum and Sculpture Gardens, Blue Spring State Park, Bulow Plantation Ruins State Historic Site, Mennello Museum of American Folk Art, Disney World. Local historical sites include the Old Mount Dora Atlantic Coast Line Railroad Station, Lakeside Inn, the John P. Donnelly House, the Royellou Museum and the Antique Boat Museum. Local parks include the Blue Spring State Park, the Lake Eola Park and many others. Local celebrations include the Annual Bicycle Festival and the Annual Craft Fair.





## THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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