



FIFTH THIRD BANK

GROCERY STORE OUTPARCEL

150 WEAVER BLVD
Weaverville, NC (Asheville MSA)

OFFERED FOR SALE
\$3,368,000 | 4.75% CAP



CONFIDENTIAL
OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS

REPRESENTATIVE PHOTO



FIFTH THIRD BANK

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Fifth Third Bank in Weaverville, NC. The Premises features a 20-year ground lease to Fifth Third Bank. It is strategically positioned just off I-26 and serves as an outparcel to a dominant grocery shopping center and sitting across from Weaverville Plaza, ensuring high visibility and strong traffic.



A-



**20-YR BONDABLE
LEASE**

**INVESTMENT
GRADE CREDIT**

**HIGH GROWTH
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$160,000
Rent Increase	6-10	\$176,000
Rent Increase	11-15	\$193,600
Rent Increase	16-20	\$212,960
1st Option Term	21-25	\$234,256
2nd Option Term	26-30	\$257,682
3rd Option Term	31-35	\$283,450
4th Option Term	36-40	\$311,795

NOI	\$160,000
CAP	4.75%
PRICE	\$3,368,000

FIFTH THIRD BANK WEAVERVILLE, NC

2

ASSET SNAPSHOT

Tenant Name	Fifth Third Bank
Address	150 Weaver Blvd, Weaverville NC, 28787
Building Size (GLA)	2,301 SF
Land Size	0.70 Acres
Year Constructed	2025
Signatory/Guarantor	Corporate
Rent Type	Abs. NNN Ground Lease
Landlord Responsibilities	None
ROFR	Yes, 10 Days
Rent Commencement Date	11/15/2025 (Estimated)
Lease Expiration	11/15/2045
Remaining Term	20 Years
Current Annual Rent	\$160,000

CONSTRUCTION AS OF NOVEMBER 2025



36,630 PEOPLE
IN 5 MILE RADIUS



\$121,897 AHHI
IN 1 MILE RADIUS



15,500 VPD
ON WEAVER BLVD



A-

INVESTMENT GRADE TENANT

Fifth Third Bank is a fortune 500 company with over \$164B held in deposits | Revenue increased 35% YoY | S&P Rating: A-



STRONG LEASE FUNDAMENTALS

10% rent increase every 5 years during option periods | Absolute NNN Ground lease with no Landlord Responsibilities | Four (4) - Five (5) year option periods



GROCERY ANCHORED OUTPARCEL

This Fifth Third Bank site is an outparcel to an Ingles grocery store | The Ingles is in the 90th percentile nationally in visits | Excellent visibility from Weaver Blvd, which serves as the connector between I-26 and downtown Weaverville



BANKING DEMAND DRIVER

Branch location adjacent to Ingles Markets headquarters and distribution hub (major regional employer) | Weaverville is a commuter town for Asheville professionals, supporting steady demand for financial services



LOCATED IN LOW VACANCY AND HIGH DEMAND RETAIL CORRIDOR

Located on Weaver Boulevard, the primary retail artery in Weaverville | Traffic counts exceed 15,000 vehicles per day (VPD) on Weaver Blvd | Over 917K SF of Retail boasting a 0.2% vacancy rate | 1.6K SF of absorption | Immediate trade area includes Walmart Supercenter, Ingles, Lowe's, CVS, McDonald's, and Starbucks



LOCATED IN AFFLUENT MARKET OF ASHEVILLE MSA

Just 15 minutes north of downtown Asheville | AHHI exceeds 105K in 1,3, and 5 mile radius | One of the fastest growing cities in the country with 13.4% growth from 2010 to 2020 | Asheville Regional Airport saw 2 million+ passengers in 2023, underscoring regional economic strength

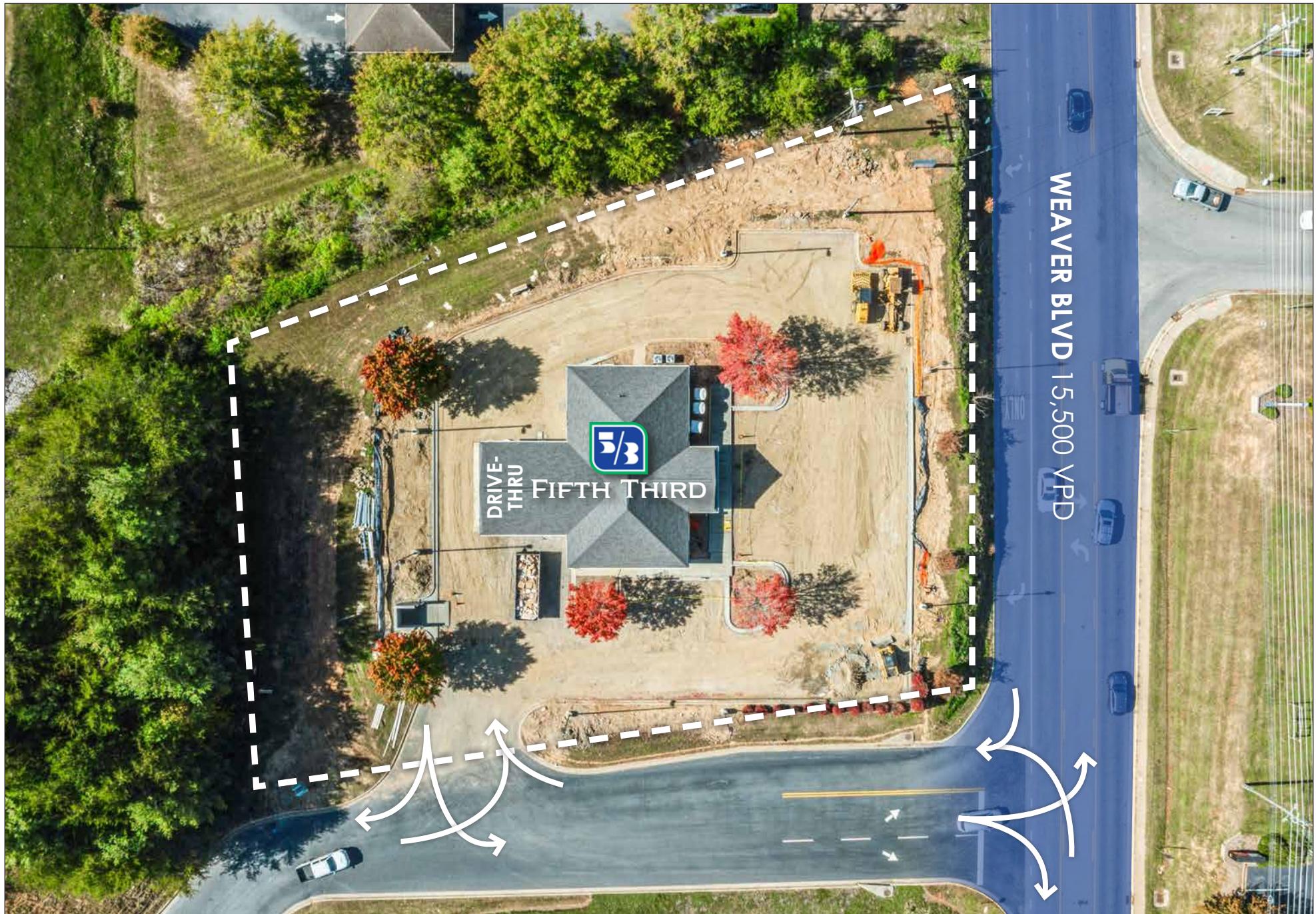




SITE PLAN

FIFTH THIRD BANK WEAVERVILLE, NC

5







ASHEVILLE

7 MILES
0:15 DRIVE

CHARLOTTE

100 MILES
2:20 DRIVE

GREENVILLE

60 MILES
1:25 DRIVE

1 MILES

3,287
PEOPLE
\$121,897
AHHI
2,765
TOTAL
EMPLOYEES

3 MILES

16,886
PEOPLE
\$109,753
AHHI
6,009
TOTAL
EMPLOYEES

5 MILES

36,630
PEOPLE
\$118,772
AHHI
10,867
TOTAL
EMPLOYEES

Asheville, NC MSA

Asheville, North Carolina, is a vibrant mountain city nestled in the Blue Ridge Mountains, known for its unique blend of natural beauty, arts, and culture. The city attracts visitors and residents alike with its thriving downtown filled with local shops, breweries, music venues, and an eclectic food scene. Asheville is also home to the historic Biltmore Estate, one of the largest privately owned homes in the U.S., and offers easy access to outdoor activities such as hiking, rafting, and scenic drives along the Blue Ridge Parkway. With its progressive spirit, strong emphasis on sustainability, and a community that values creativity and wellness, Asheville has developed a reputation as both a tourist hotspot and a desirable place to live.



TENANT OVERVIEW

FIFTH THIRD BANK WEAVERVILLE, NC

8

Fifth Third Bank is an American bank holding company headquartered in Cincinnati, OH. Fifth Third Bank was founded in 1858 and is one of the largest consumer banks in the US with over \$205 billion in assets. Fifth Third Bank offers a full range of retail, small business, and commercial banking products and services as well as private banking and wealth management. Fifth Third Bank operates more than 1,200 +/- branches and 50,000 ATMs across 11 states. Fifth Third Bank has an investment grade credit rating (S&P: A-) and is publicly traded on the NASDAQ under the ticker "FITB". Fifth Third Bank Awarded on Fortune's America's Most Innovative Companies List for 2023,



FIFTH THIRD BANK QUICK FACTS

Founded:	1858
Ownership:	Public
# of Locations:	1,200+
Headquarters:	Cincinnati, OH
Credit Rating:	S&P: A-
Market Cap:	\$31.7B



FIFTH THIRD BANK

GROCERY STORE OUTPARCEL

150 WEAVER BLVD
Weaverville, NC (Asheville MSA)

OFFERED FOR SALE
\$3,368,000 | 4.75% CAP

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

BEN OLSTEAD

Associate

980.498.3296

bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Fifth Third Bank - Weaverville, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.