



FIFTH THIRD

502 POOLER PKWY POOLER, GA
(SAVANNAH MSA)

REPRESENTATIVE PHOTO



CONFIDENTIAL
OFFERING MEMORANDUM



**OFFERED
FOR SALE**

\$2,054,000 | 5.60% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Fifth Third Bank Ground Lease in Pooler, GA. The Premises has a 15 year ground lease to Fifth Third Bank which commences in 2025. The Asset is well positioned in a major retail hub of Savannah, GA next to busy I-95.



15-YR
LEASE



POSITIONED IN
RETAIL NODE



HIGH GROWTH
MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-15	\$115,000
1st Option Term	16-20	\$120,750
2nd Option Term	21-25	\$126,787
3rd Option Term	26-30	\$133,127
4th Option Term	31-35	\$139,783

NOI	\$115,000
CAP	5.60%
PRICE	\$2,054,000

ASSET SNAPSHOT

Tenant Name	Fifth Third Bank
Address	502 Pooler Pkwy, Pooler, GA 31322
Building Size (GLA)	2,200 SF
Land Size	0.88 Acres
Year Built/Renovated	2025
Signatory/Guarantor	Corporate
Rent Type	Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	2/1/2026 (estimated)
Lease Expiration	1/31/2041 (estimated)
ROFR	Yes - 10 Days
Remaining Term	15 Years
Current Annual Rent	\$115,000

CONSTRUCTION AS OF OCTOBER 2025



 **56,910** PEOPLE
IN 5 MILE RADIUS

 **\$112,981** AHHI
IN 5 MILE RADIUS

 **36,000** VPD
ON POOLER PKWY



INVESTMENT HIGHLIGHTS

FIFTH THIRD BANK POOLER, GA 3



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-



LOCATED IN AFFLUENT TRADE AREA

AHHI exceeds \$100K in 1,3, and 5 mile radii | Within a 1-mile radius of the site is more than 2.5 MSF of retail space | Nearby national tenants include: Walmart Supercenter, The Home Depot, Sam's Mart, Costco Wholesale, and the Tanger Outlet Mall



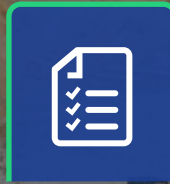
LOCATED OFF OF I-95

Site is well positioned just 1.5 miles from busy commuter route I-95 (96.6 K VPD) | I-95 runs up and down the east coast, connecting major cities like Miami up to D.C. and more



SAVANNAH, GA MSA

The Savannah, GA MSA is the third most populated MSA in Georgia behind only Atlanta and Augusta | From 2010 to 2020 the Savannah, GA MSA was the fastest growing area in all of Georgia



STRONG LEASE FUNDAMENTALS

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



SAVANNAH/ HILTON HEAD INTERNATIONAL AIRPORT

3 Miles to the Savannah-Hilton Head International Airport | Over 20K people are employed at the airport with \$2.5 billion dollars contributed in economic output | The airport sees more than 113K flights a year with an average of 309 flights a day





TANGER OUTLETS-SAVANNAH

OLD NAVY	GAP	H&M	rue21
FOREVER 21	RALPH LAUREN	LOFT	
NIKE	UNDER ARMOUR	adidas	PUMA
PANDORA	CHICO'S	TORRID	
JARED	The Galleria Of Jewelry	Brooks Brothers	kate spade
AMERICAN EAGLE	OUTFITTERS	●	sunglass hut
BANANA REPUBLIC	francesca's		
ANN TAYLOR	OFF BROADWAY	SHOE WAREHOUSE	
Vera Bradley	J.CREW		
TALBOTS	MERCANTILE		
VICTORIA'S SECRET	HOT TOPIC	JOURNEYS	
SKECHERS			
Bath & Body Works			
TOMMY HILF	crocs		
			RACK ROOM SHOES



Recent Economic Development News:

Hyundai motors plans to build a \$5.5 Billion, 16M SF EV batter manufacturing facility near Savannah. The site will employ 8,100 workers. The facility plans to become online in January 2025

Daniel Corp, a real estate development, management, and investment firm, have broke ground on a 288 unit, four story, 6-building rental community. Estimated to be a \$100M project.

ROOKER properties has broken ground on a 797 acre, Class A industrial development, coined Seaport 16 Trade Center. The development will accommodate up to 7.1M SF of industrial space.

#1

Largest Single
Container
Terminal in the US

\$122.4B

Economic Impact
of Savannah and
Brunswick Ports

11.4%

of International-
Loaded Containers
Pass Through
Savannah

410K

People in
Savannah, GA

15.2M

Annual Visitors to
Savannah (2021)

\$5.9B

New Capital
Investments
in 2022

29K

Total Military
Employment
in Savannah



Macon, GA
145 Miles | 2:20 Drive

Charleston, SC
90 Miles | 2:00 Drive

Pooler
(Savannah MSA)

Savannah, Georgia, is a historic city known for its rich past, charming Historic District, and warm Southern hospitality. The city's historic district features cobblestone streets, well-preserved architecture, and picturesque squares like Forsyth Park. Savannah offers a diverse culinary scene, with Southern comfort food and fresh seafood taking the spotlight. Cultural attractions, such as museums and theaters, add depth to the city's appeal, and ghost tours explore its haunted history.

1 MILES

4,016
PEOPLE
\$102,837
AHHI
6,926
TOTAL
EMPLOYEES

3 MILES

24,166
PEOPLE
\$107,952
AHHI
17,074
TOTAL
EMPLOYEES

5 MILES

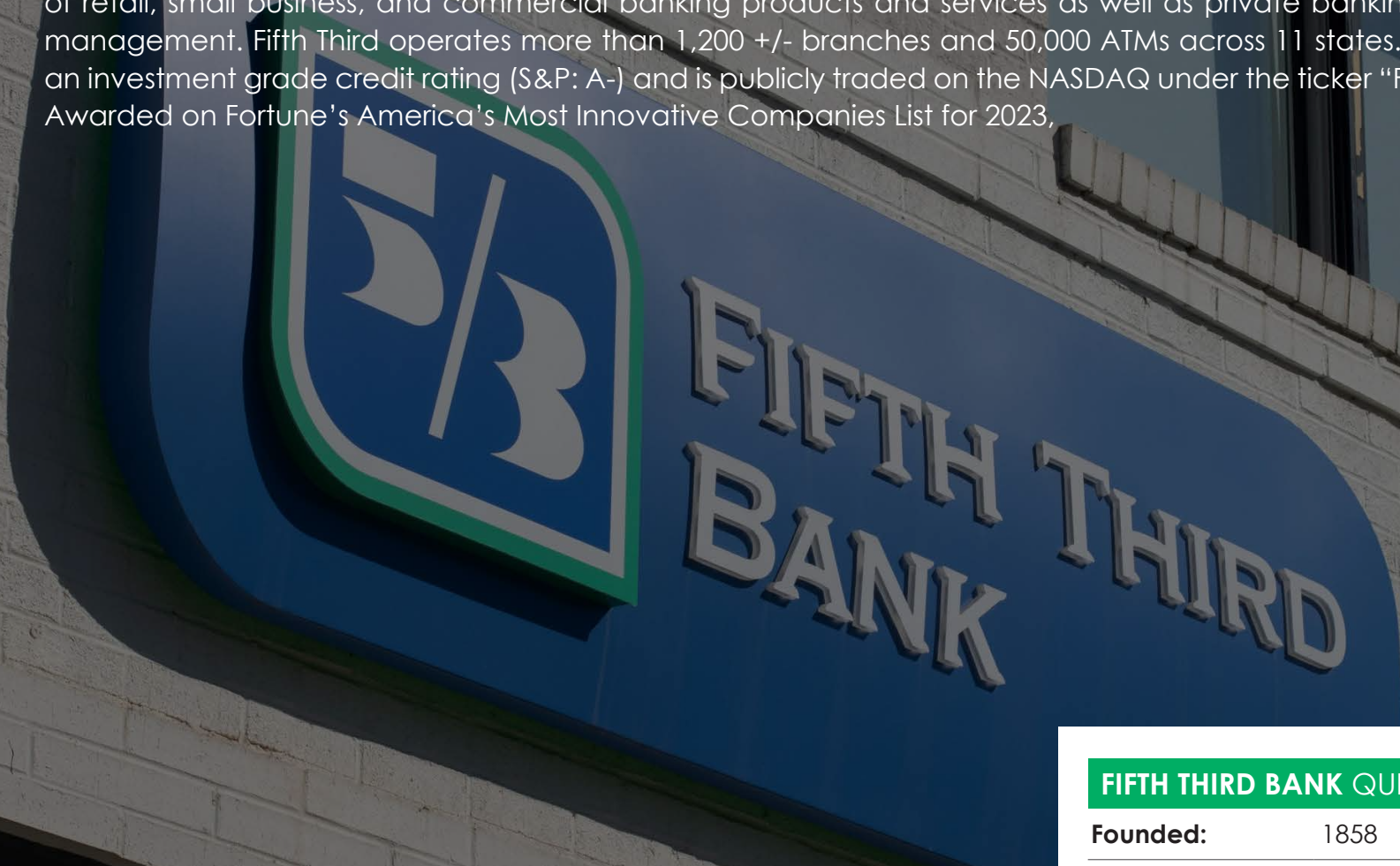
56,910
PEOPLE
\$112,981
AHHI
31,080
TOTAL
EMPLOYEES

Jacksonville, FL
125 Miles | 2:00 Drive



TENANT SUMMARY

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

502 POOLER PKWY POOLER, GA

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

MIKE LUCIER

Executive Vice President
980.377.4469
mlucier@atlanticretail.com

BOR:

Shelley Jordan Bell
Atlantic Capital Partners
Atlanta, GA

OFFERED FOR SALE

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