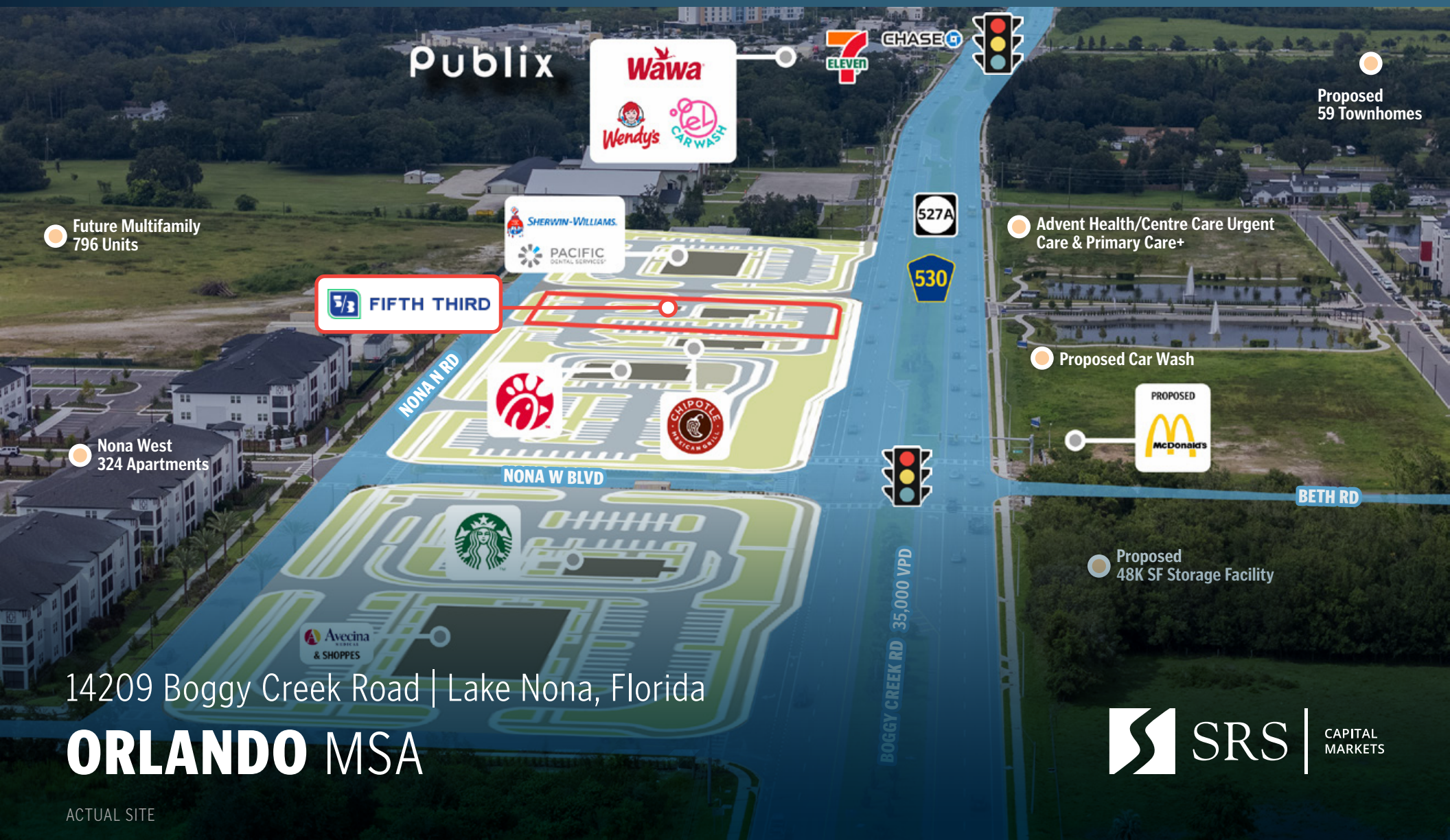


SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New 20-Year Lease | Part of New 75-AC Development | Lake Nona - "The Future of Cities"



14209 Boggy Creek Road | Lake Nona, Florida

ORLANDO MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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



Meadow Woods Elementary School

417

67,000 VPD

Imperial Dade
SIEMENS

Orlando International Airport

inVISION

MCLANE **XPO**
STIHL **RXO**

Lake Nona Creekside
Publix
SUPERCUTS
REAL SMART HAIR

SHERWIN-WILLIAMS
PACIFIC DENTAL SERVICES

FIFTH THIRD

Future Multifamily
796 Units

Nona West
324 Apartments

Nona West Townhomes
188 TownHomes

JESSUP RD

NONA N RD

NONA W BLVD

HONEST WAY

BETH RD

Avecina
& SHOPPES



BOGGY CREEK RD 35,000 VPD

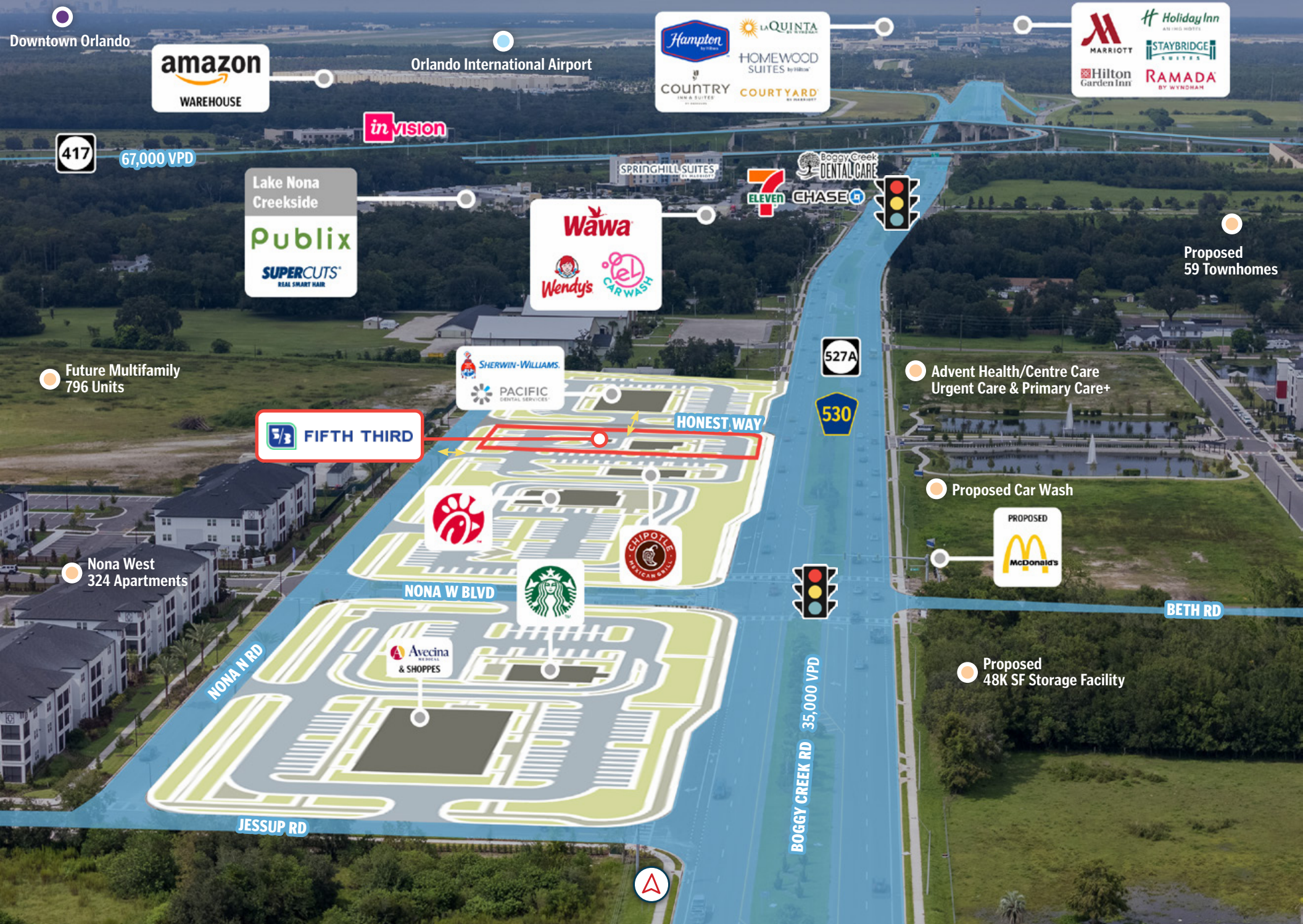
527A

530

Proposed
48K SF Storage Facility







OFFERING SUMMARY



OFFERING

Pricing	\$3,296,000
Net Operating Income	\$150,000
Cap Rate	4.55%

PROPERTY SPECIFICATIONS

Property Address	14209 Boggy Creek Road Lake Nona, Florida 32824
Rentable Area	2,036 SF
Land Area	0.61 AC
Year Built	2026
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	9/1/2026
Lease Expiration	9/30/2046

1,087+

LOCATIONS
GLOBALLY

\$8.25B

TOTAL
REVENUE

S&P: A-

CREDIT
RATING



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Fifth Third Bank	2,036 SF	9/1/2026	9/30/2046	Year 1	-	\$12,500	\$150,000	4 (5-Year)
(Corporate Guaranty)				Year 6	10%	\$13,750	\$165,000	
				Year 11	10%	\$15,125	\$181,500	
				Year 16	10%	\$16,637	\$199,650	

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

Signalized, Hard Corner Intersection | Several New Developments | High-Growth Corridor | Lake Nona - The Future of Cities

- The asset is located at the signalized, hard corner intersection of Boggy Creek Rd and Nona West Blvd
- This is [part of a new 75-acre development](#), which will deliver a mix of single-family houses, townhomes, apartments, hotels, and commercial space. DHI Communities, the multifamily division of D.R. Horton is wrapping up construction on the first phase of Ascend NonaWest, a two-phase project that will deliver 756 apartments and 188 townhomes
- See Pages 11 and 12 for more new development info
- This surge of development in the Lake Nona / Boggy Creek corridor highlights the strength and demand for control of land throughout the area
- Lake Nona, referred to as “[the Future of Cities](#)” by Fortune magazine, ranks among the fastest-growing, best-selling communities in America

Strong Demographics In 5-mile Trade Area

- More than 151,000 residents and 27,000 employees support the trade area
- \$122,167 average household income within a 1-mile radius

BRAND PROFILE



FIFTH THIRD BANK

53.com

Company Type: Public (NASDAQ: FITB)

Locations: 1,087+

2024 Employees: 18,786

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



LOCATION



Lake Nona, Florida
Orange County
Orlando MSA

ACCESS



Nona N. Road: 1 Access Point
Honest Way: 1 Access Point

TRAFFIC COUNTS



Boggy Creek Road/State Highway 527A: 35,000 VPD
Central Florida GreeneWay/State Highway 417: 67,000 VPD

IMPROVEMENTS



There is approximately 2,036 SF of existing building area

PARKING



There are approximately 15 parking spaces on the owned parcel.
The parking ratio is approximately 7.36 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 33-24-30-6061-34-062
Acres: 0.61
Square Feet: 26,572

CONSTRUCTION



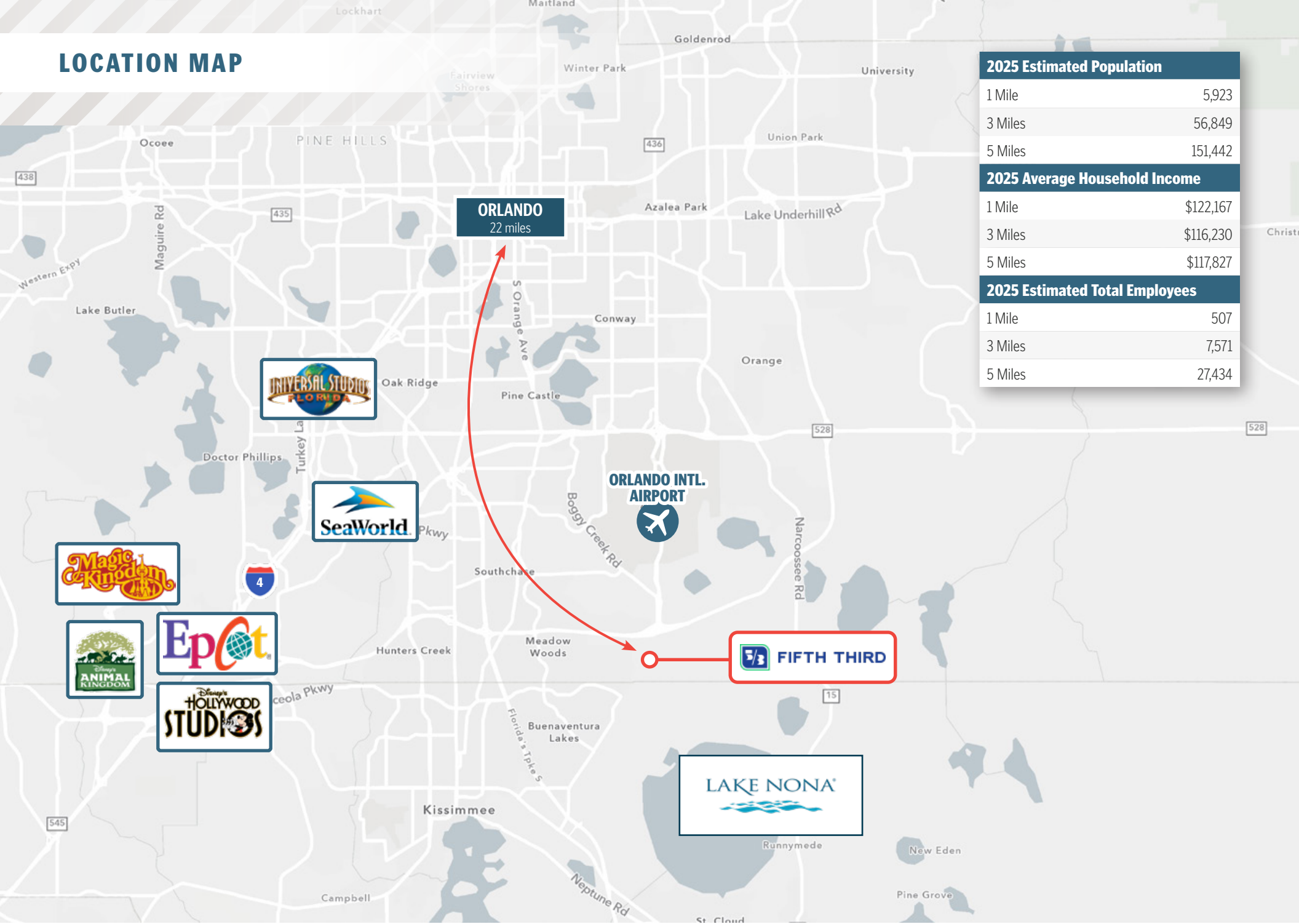
Year Built: 2026

ZONING



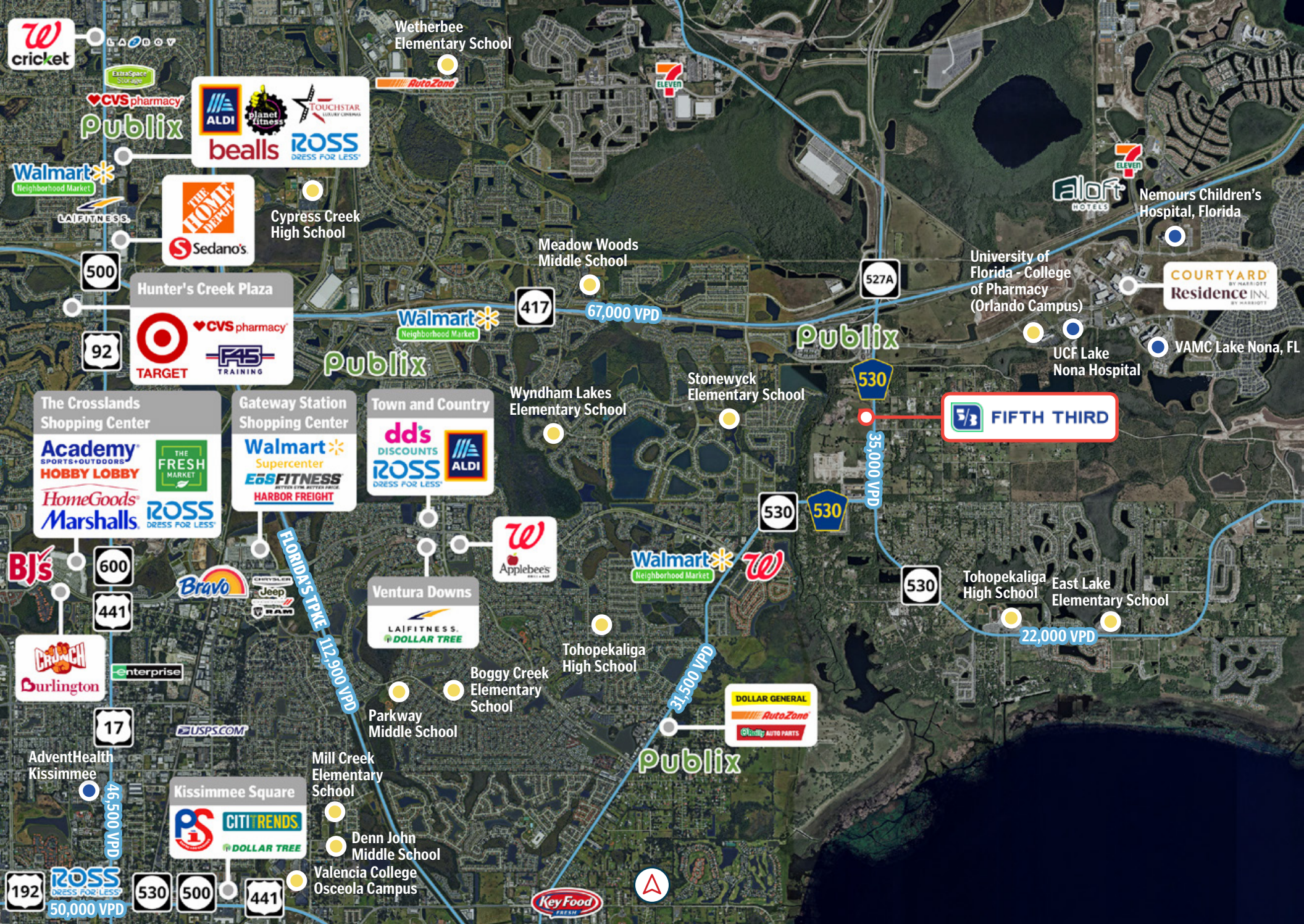
PD:- Planned Development

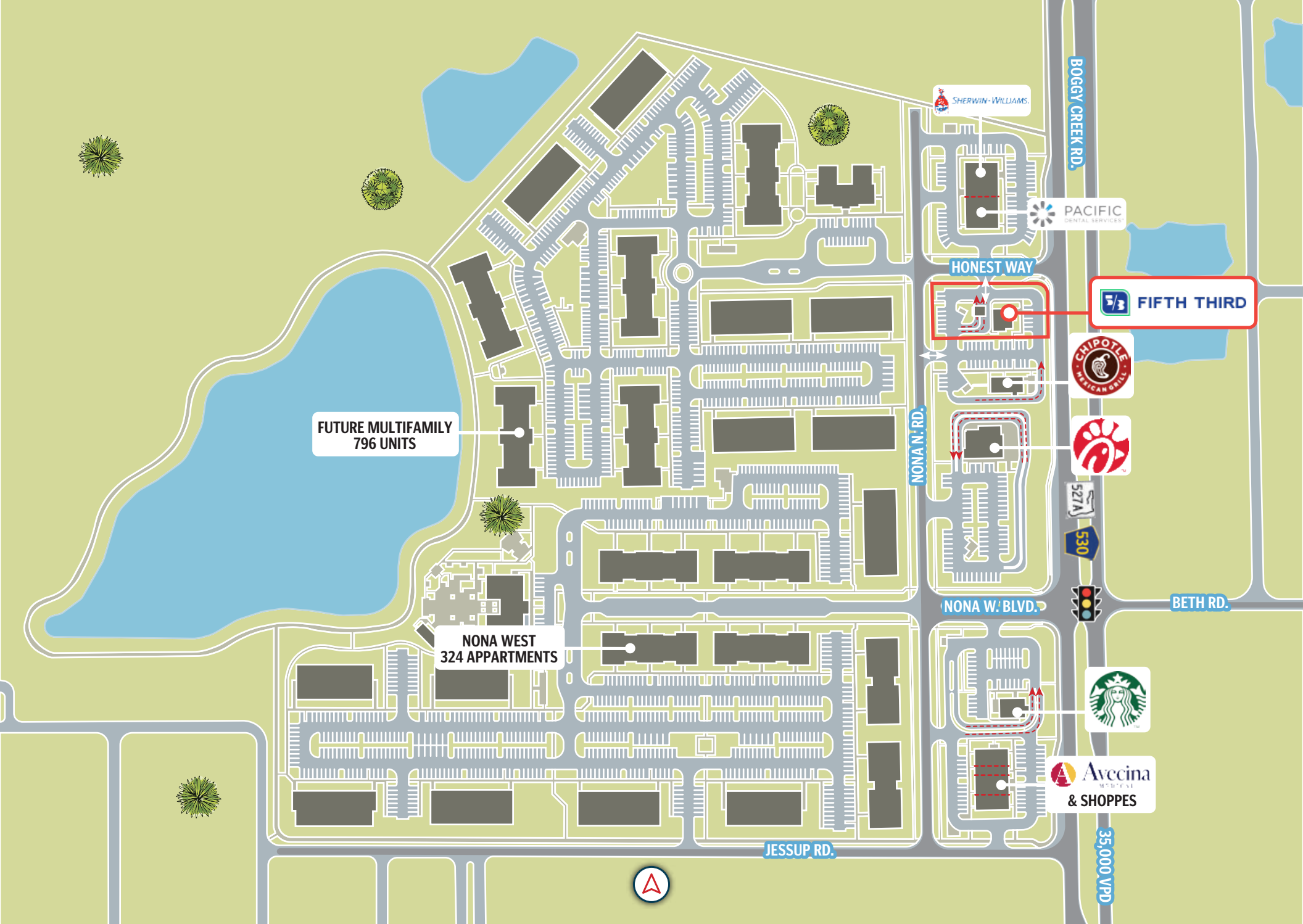
LOCATION MAP



2025 Estimated Population	
1 Mile	5,923
3 Miles	56,849
5 Miles	151,442
2025 Average Household Income	
1 Mile	\$122,167
3 Miles	\$116,230
5 Miles	\$117,827
2025 Estimated Total Employees	
1 Mile	507
3 Miles	7,571
5 Miles	27,434







**FUTURE MULTIFAMILY
796 UNITS**

**NONA WEST
324 APPARTMENTS**

FIFTH THIRD





	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	5,923	56,849	151,442
2030 Projected Population	7,794	64,797	169,320
2025 Median Age	35.6	37.2	37.8
Households & Growth			
2025 Estimated Households	1,858	17,513	48,248
2030 Projected Households	2,447	19,934	53,884
Income			
2025 Estimated Average Household Income	\$122,167	\$116,230	\$117,827
2025 Estimated Median Household Income	\$103,508	\$96,857	\$90,913
Businesses & Employees			
2025 Estimated Total Businesses	82	1,069	2,991
2025 Estimated Total Employees	507	7,571	27,434



LAKE NONA, FLORIDA

Lake Nona is a fast-growing, master-planned community located in southeastern Orlando, Florida. It is considered that the Lake Nona area is bordered by Florida Toll Road 528 to the North, The Orlando International Airport to the East, the Osceola Country Line to the South and Lake Mary Jane to the East. The current population of the city is estimated to be 22,533.

Lake Nona has emerged as a major economic engine in the Orlando region, driven by healthcare, life sciences, education, technology, and innovation. At the core of its economy is the Lake Nona Medical City, home to premier institutions such as Nemours Children’s Hospital, VA Medical Center, University of Central Florida College of Medicine, and the UCF Lake Nona Hospital.

In addition to healthcare, Lake Nona is investing heavily in tech innovation and smart city infrastructure. It houses the VerdeXchange Innovation Center, Autonomous Vehicle Testing, and is home to Johnson & Johnson Human Performance Institute and KPMG’s Lakehouse Training Facility. Mixed-use developments and Class A office spaces are attracting startups, corporate headquarters, and remote professionals, positioning Lake Nona as a leader in next-generation urban development.

Lake Nona offers a range of lifestyle and recreational attractions. Boxi Park, a family-friendly outdoor venue made from repurposed shipping containers, features restaurants, bars, a stage for live music, and a beach volleyball court. The community is designed with health and wellness in mind, with over 40 miles of trails, fitness-focused parks, and art installations. Golf enthusiasts can enjoy the exclusive Lake Nona Golf & Country Club, and sports fans have access to the USTA National Campus, one of the largest tennis facilities in the world.



ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area. The city of Orlando is the 4th largest city in Florida with a population of 334,854 as of 2024. The city is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA). The city of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the seventh busiest airport in the United States and the 18th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. One of the main driving forces in Orlando’s economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.

The Orlando International Airport (MCO) is Orlando’s primary airport and currently the second busiest airport in the state of Florida closely behind Miami International Airport.



ORLANDO

“THE THEME PARK CAPITAL OF THE WORLD”

Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 48 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet ‘n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.



WALT DISNEY MAGIC KINGDOM PARK
17.7 MILLION VISITORS PER YEAR (2023)



UNIVERSAL STUDIOS ORLANDO
9.7 MILLION VISITORS PER YEAR (2023)



DISNEY'S HOLLYWOOD STUDIOS
10.3 MILLION VISITORS PER YEAR (2023)



UNIVERSAL ORLANDO RESORT
TWO THEME PARKS, ONE WATER PARK



THE WALT DISNEY WORLD RESORT
27,258 ACRES OF THEME PARKS, HOTELS, & GOLF COURSES



SEA WORLD ORLANDO
4.45 MILLION VISITORS PER YEAR (2023)



THE WALT DISNEY EPCOT CENTER
11.98 MILLION VISITORS PER YEAR (2023)



DISNEY'S ANIMAL KINGDOM
8.77 MILLION VISITORS PER YEAR (2023)



LARGEST EMPLOYERS

Company	Employees
Walt Disney World	80,000
Advent Health	37,600
Orange County Public Schools	28,125
Universal Orlando Resort	25,000
Orlando Health	24,978
Publix Supermarkets Inc.	19,783
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	10,000
Lockheed Martin	9,000



Ranked #1 in the Country for
JOB GROWTH

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018



Home to 334,854 Orlando Population as of 2024

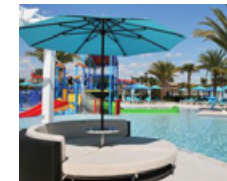
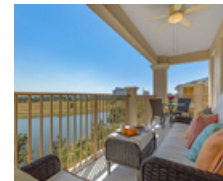
AVERAGE
HOUSEHOLD
INCOME
\$100,135

MEDIAN
CITY OF ORLANDO
AGE
35.1

MEDIAN
HOME
COST
\$407,440

MEDIAN
RENTAL
COST
\$1,815

OVER **132,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS**
& **22,000 VACATION-OWNERSHIP PROPERTIES**



\$217 Billion
GDP of Orlando MSA (as of 2023)

4TH MOST POPULOUS CITY
in Florida





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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