

# OFFERING MEMORANDUM



COLLISON CAPITAL



## TRUIST

5080 NEWBERRY ROAD, GAINESVILLE, FL 32607

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Collison Capital

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# Disclaimer

The representations contained in this offering memorandum are provided based on information deemed reliable; however, Collison Capital, LLC makes absolutely no representations or guarantees as to the reliability of the information provided herein. Principals are advised to conduct an independent and thorough investigation through a very thorough due diligence process. Principals are advised to evaluate the accuracy and suitability to them of every potential transaction. Collison Capital, LLC name and logo are used herein for information purposes only.

It is the buyer's responsibility to confirm the accuracy of all material information within this offering memorandum. This offering memorandum is not a substitute for the Buyer's investigation of this investment opportunity. Principals expressly deny any obligation to conduct a due diligence examination of the property for the buyer. Furthermore, the buyer should work with tax, financial, legal and construction advisors through an independent investigation to determine the buyer's satisfaction with the suitability of the property.

By accepting this offering memorandum, you agree to release principals and hold them harmless from any kind of claim, cost, expense or liability arising out of either the investigation and/or purchase of this property.





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# The Offering

Collison Capital is pleased to offer a corporate guaranteed ABSOLUTE NNN leased Truist Bank in Gainesville, FL. The premises has continuously operated as a bank branch/financial center by Truist Bank or predecessor companies since 2008. The lease has built-in 1.5% annual increases.

The corporate guarantee lease is from a strong credit tenant. Truist Financial (NYSE: TFC) is the 7th largest bank in the United States. Truist holds over \$543B in assets and has a S&P rating A. The company provides deposit, credit, trust, investment, mortgage, asset management, security brokerage and capital market services.

The well established location has been served well due to its strategic position. It is located on Newberry Road which is a thoroughfare with an average of 53,000 cars per day. The University of Florida is less than 3 miles away. The property is less than 1-mile away from the Oaks Mall, the only regional mall in the trade area.





# Property Information



**LAND AREA**  
1.48 ACRES



**BANK TRANSITION**  
2020



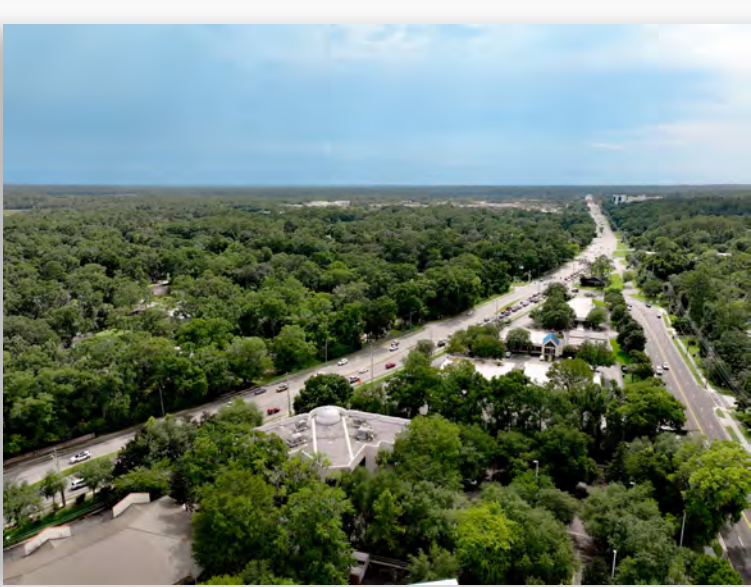
**BUILDING SF**  
12,628

<b>ADDRESS</b>	5080 Newberry Road, Gainesville, FL 32607
<b>YEAR BUILT</b>	2003
<b>ASKING PRICE</b>	\$3,300,000
<b>CAP RATE</b>	6.3%
<b>ANNUAL RENT</b>	\$207,892
<b>ANNUAL RENT PSF</b>	\$16.46
<b>RENT INCREASES</b>	1.5% annual base rent bumps
<b>REMAINING TERM</b>	2.7 Years
<b>LEASE TYPE</b>	NNN (ABSOLUTE)
<b>GUARANTY</b>	Corporate
<b>TENANT EXPENSE RESPONSIBILITY</b>	Taxes, Insurance, Common Area Maintenance, Operating Expenses
<b>RENEWAL OPTIONS</b>	6 Five-year Options
<b>LEASE COMMENCEMENT DATE</b>	03/28/2008
<b>LEASE EXPIRATION DATE</b>	03/31/2028





# Property Photos



# Tenant Overview

Truist Financial Corporation, the result of the 2019 merger between BB&T and SunTrust Banks, is a top-10 U.S. commercial bank with total assets of \$544 billion. Truist operates primarily in the Southeastern United States, offering a wide array of financial services to individuals, small businesses, and corporations. Its offerings encompass consumer and small business banking, commercial and corporate banking, investment banking, capital markets, wealth management, payments, and specialized lending. Headquartered in Charlotte, NC, Truist Financial Corporation is supported by its network of over 2,000 branches and digital banking capabilities.

In the first quarter of 2025, Truist reported net income of \$1.2 billion and revenue of \$4.9 billion, continuing its strong financial performance, supported by a diversified loan portfolio. The company maintains an investment grade credit rating from Fitch Ratings of A with a stable outlook.

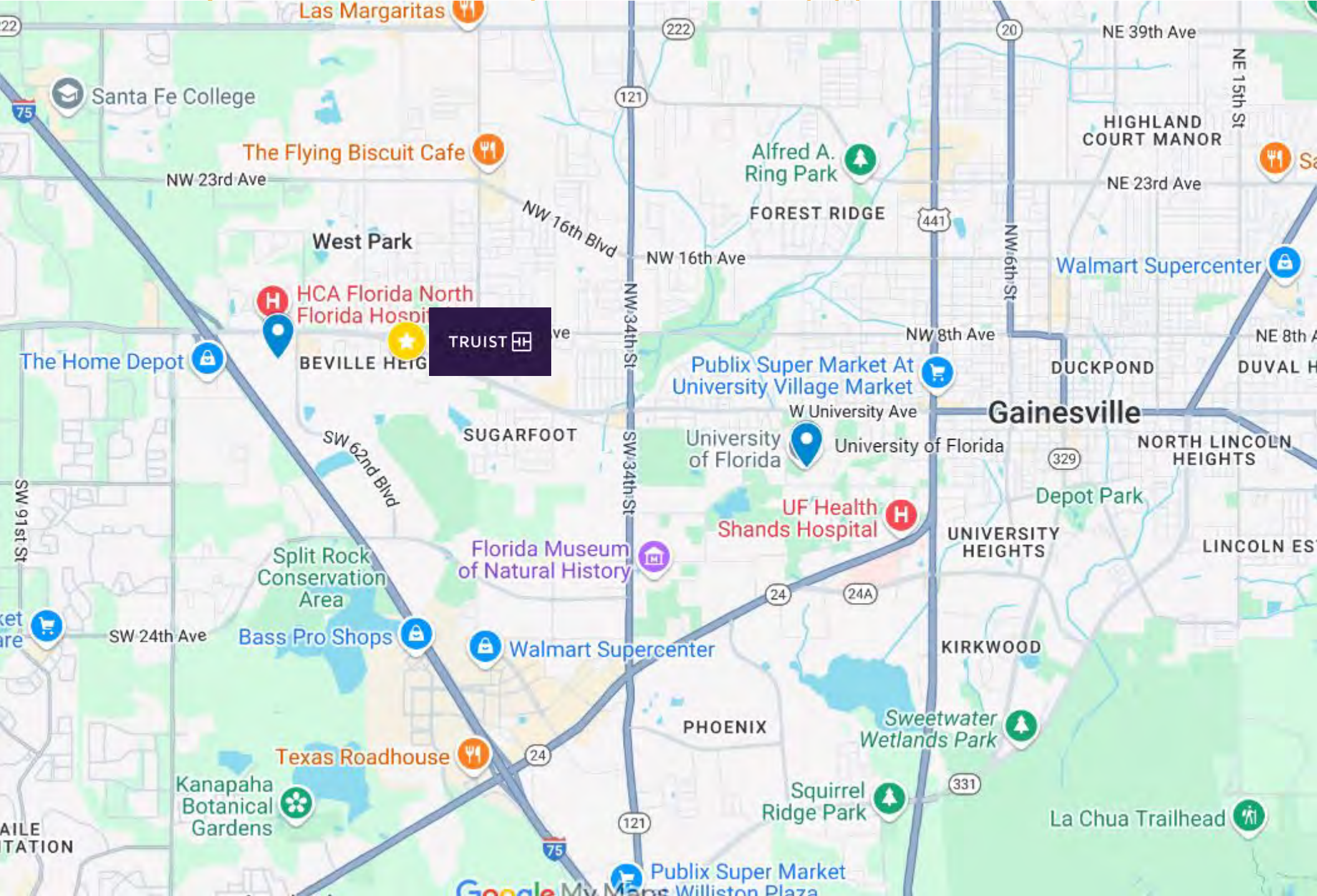
In recent years, Truist has completed a number of bolt-on insurance acquisitions and added to the consumer point of sale lender Service Finance. These strategic acquisitions have diversified the company's revenue streams and made the bank financially stronger. The bank's risk management practices and focus on expense control position it for continued financial stability. Analyst' average twelve-month stock price forecast for Truist Financial is \$48.65, representing a potential upside of 13.24% from the current price of \$42.96



TERM	DATES	ANNUAL RENT	CAP RATE	INC. %
Base	Current - 3/27/2026	\$207,891.64	6.30%	
Base	3/28/2026 - 3/27/2027	\$211,010.01	6.39%	1.5%
Base	3/28/2027 - 3/31/2028	\$214,175.16	6.49%	1.5%
Options	6 - 5 Year Renewals			

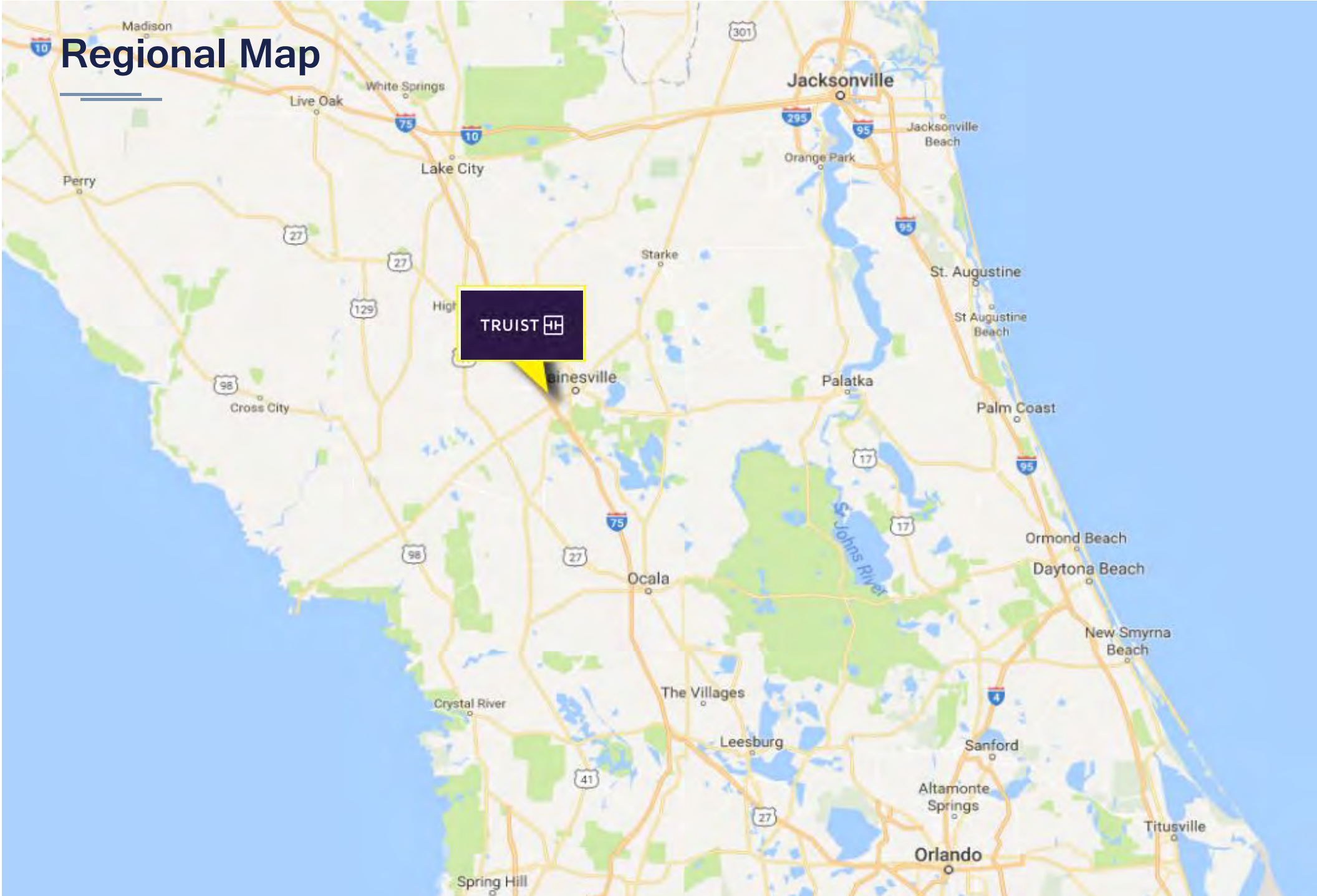








# Regional Map





# Gainesville Market Summary

West Gainesville is amongst the most sought-after submarkets in the Gainesville MSA, reporting the market's highest average market rents. As of 2Q'25, West Gainesville reported an impressive 96.6% retail occupancy rate due to high tenant demand and limited space delivery. The submarket includes approximately 6.2M SF of retail space and over the last ten years has only averaged 8,700 SF annually of new retail construction, contributing to the submarket's consistent retail strength. As of July 2025, West Gainesville retail market rents were \$32.00/SF, nearly \$7.00/SF above the greater Gainesville market, and are expected to continue increasing to \$35.71/SF by 2030 according to CoStar.

Over the next five years, CoStar estimates that West Gainesville's vacancy rate will approach 3.5%, nearly 100 basis points better than overall Gainesville. Removing mall and strip center space and including only general retail like the Property further reduces the five-year retail vacancy rate forecast to 1.5%.

The Gainesville market includes the counties of Alachua and Gilchrist and is connected to the greater Florida region by numerous major roadways including I-75, U.S. 301, and U.S. 441, as well as rail access via CSX. The market is located in close proximity to the major metropolitan areas of Jacksonville, Orlando, and Tampa, each of which can be reached within a two-hour drive. The Gainesville MSA continues to benefit from the University of Florida's 54,800 undergraduate and graduate students and associated medial research facilities.





# Demographics



POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
2020 Population	8,673	61,229	155,141	207,723
2023 Population	8,452	61,026	153,965	205,703
2028 Population	8,888	64,414	160,676	214,398
2023 Male Population	3,854	28,969	73,817	98,686
2023 Female Population	4,598	32,057	80,148	107,017
2023 Median Age	29.9	32.7	29.3	29.7

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	7 MILES
2020 Avg Household Income	\$58,574	\$85,653	\$81,690	\$77,831
2023 Avg Household Income	\$68,216	\$96,636	\$95,634	\$88,627
2028 Avg Household Income	\$73,843	\$104,558	\$104,617	\$97,192
2020 Med. Household Income	\$53,581	\$64,365	\$62,581	\$59,367
2023 Med. Household Income	\$41,182	\$61,682	\$60,442	\$54,523
2028 Med. Household Income	\$44,129	\$68,724	\$67,712	\$62,373
2020 Per Capita Income	\$23,997	\$35,773	\$34,834	\$33,455
2023 Per Capita Income	\$30,222	\$42,827	\$41,218	\$39,153
2028 Per Capita Income	\$33,032	\$46,636	\$45,316	\$43,141

HOUSEHOLDS	1 MILE	3 MILES	5 MILES	7 MILES
2020 Households	3,597	25,769	62,407	85,782
2023 Households	3,731	26,776	64,418	88,432
2028 Households	3,963	28,482	67,828	92,943







COLLISON CAPITAL

TRUIST 

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