



EVERBANK NNN LEASE INVESTMENT OPPORTUNITY

PRICE \$3,692,522 CAP: 5.55%

- Tenant executed 5-year new lease commencing Nov 1, 2025, with two 5-year options to extend
- Lease provides for 3% annual base rent increases throughout term and options
- 2,411 SF building with drive-through and bypass lane
- Hard corner position with full access
- Fronting busy Commercial Blvd between US1 and Bayview Drive
- EverBank boasts total assets more than \$34.6 billion and has held the naming rights to EverBank Stadium, home of the NFL's Jacksonville Jaguars since 2010

PROPERTY SPECIFICATIONS

| | |
|---------------------------|--|
| Address | 2521 East Commercial Blvd, Fort Lauderdale, FL 33308 |
| Rentable Area | 2,411 SF |
| Lot Size | 0.57 acres (24,829 SF) |
| Year Built | 2008 |
| Tenant | EverBank |
| Guaranty | Corporate |
| Lease Type | NNN |
| Landlord Responsibilities | Roof and Structure |
| Lease Term | 5 Years |
| Increases | 3% Annual Increase |
| Options | 2x (5 years) |
| Rent Commencement | 11/1/2025 |
| Lease Expiration | 10/31/2030 |



Presented by
Dan Coyle
Senior Vice President

954.618.3460

Building Better Retail Experiences



NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

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