



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.







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	4.65%
PRICE	\$3,441,000

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	















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 1-26 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

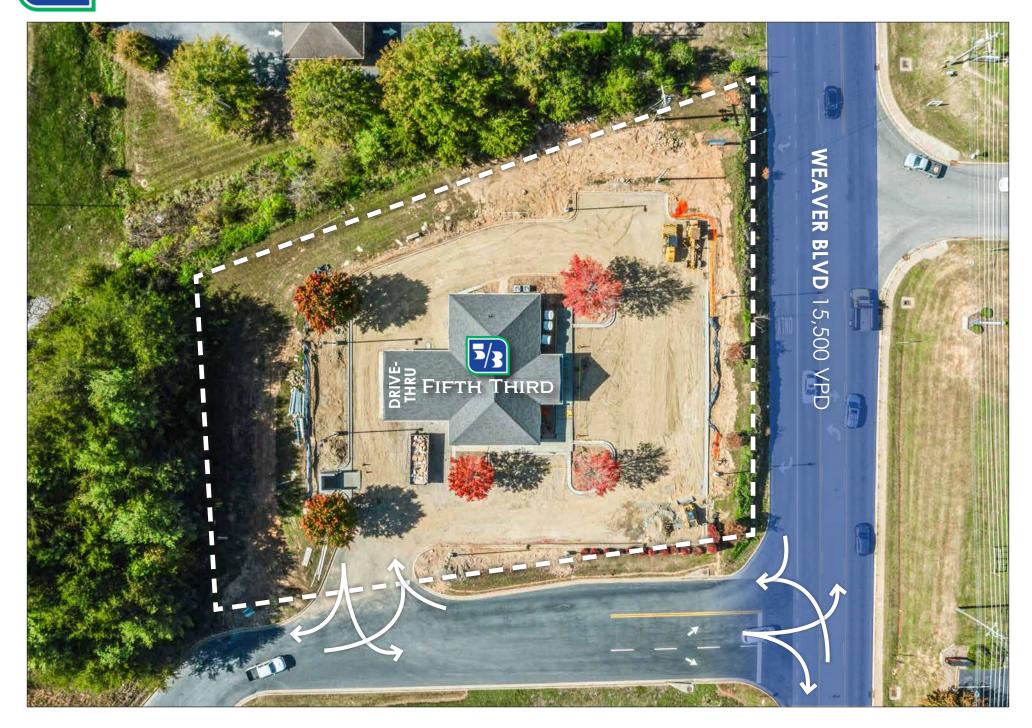
Located on Weaver Boulevard, the primary retail artery in Weaverville Traffic counts exceed 15,000 vehicles per day (VPD) on Weaver Blvd | Over 917K SF of Retail boasting a 0.2% vacancy rate 11.6K SF of absorption | Immediate trade area includes Walmart Supercenter, Ingles, Lowe's, CVS, McDonald's, and Starbucks

LOCATED IN AFFLUENT MARKET OF ASHEVILLE MSA

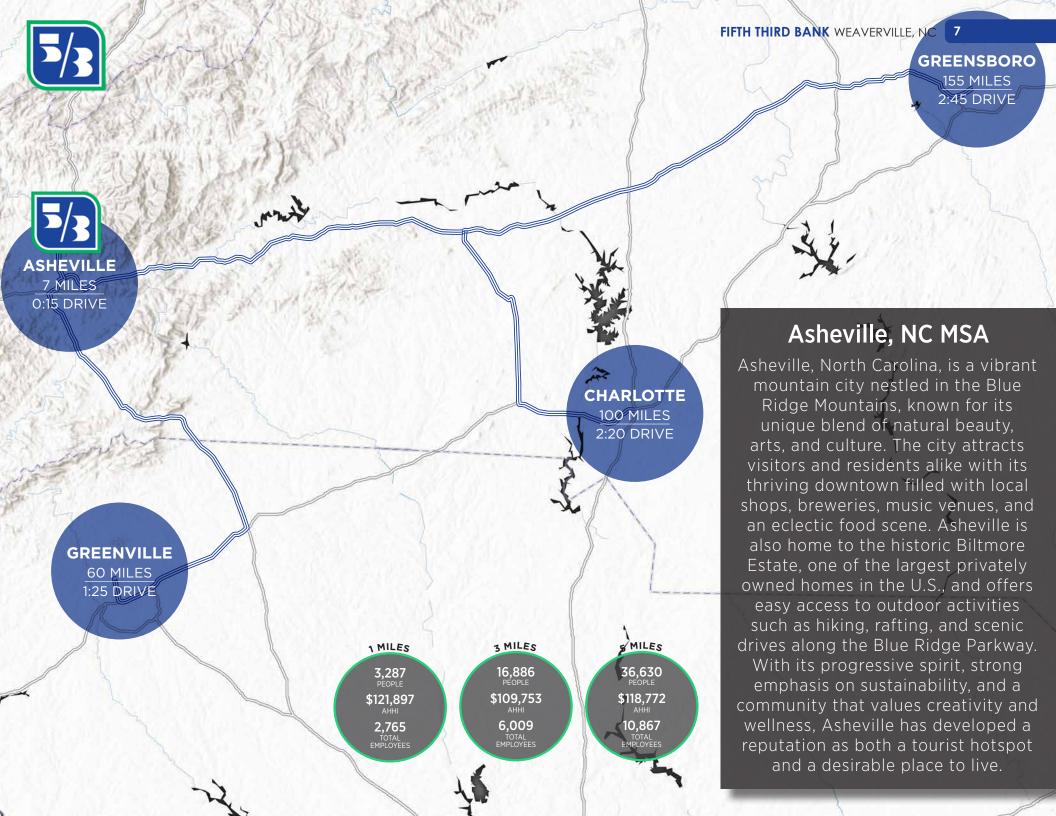
Just 15 minutes north of downtown Asheville | AHHI exceeds 105K in 1,3, and 5 mile radius | One of the fastest growing cities in the country with 13.4% growth from 2010 to 2020 | Asheville Regional Airport saw 2 million+ passengers in 2023 underscoring regional economic strength













TENANT OVERVIEW

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



150 WEAVER BLVDWeaverville, NC (Asheville MSA)

OFFERED FOR SALE \$3,441,000 | 4.65% CAP

FIFTH THIRD BANK

GROCERY STORE OUTPARCEL

Exclusively Offered By



PRIMARY DEAL CONTACTS

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