



**FIFTH THIRD BANK**

**13001 N Dale Mabry Hwy | Tampa, FL 33618**

**OFFERING MEMORANDUM**

## LISTED BY

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# TABLE OF CONTENTS

4 EXECUTIVE OVERVIEW

6 FINANCIAL OVERVIEW

8 TENANT OVERVIEW

12 AREA OVERVIEW



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# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

- **Absolute NNN – Fee Simple – ZERO Landlord Responsibilities**
- **Tampa MSA** – Being one of the fastest growing metros in the country, Tampa currently has roughly 1.1 million square feet under construction and ranks among the top markets in the country for total new retail space delivered over the last four quarters
- **Strong Deposits** – This location performs very well and reported deposits of \$105,794,000 in 2022 which puts this branch amongst the top 3 performing Fifth Third Bank branches in Hillsborough County
- **Passive Cash Flow** – Over ±4-Years Remaining on base term
- **10% Rent Increase in the option period** – Creating a consistent hedge against inflation should Fifth Third decide to renew
- **Industry Leading Tenant** with over **\$211 Billion in Assets** – Fifth Third Bank demands a heavy presence in the Florida Market occupying over 155 branches in 63 different cities
- **Investment-grade credit rating by S&P of “A+”** – Fifth Third Bank is one of the largest money managers in the Midwest with 1,090 Full-Service Banking Centers across the country
- **Excellent Visibility** – This bank is located on a heavily trafficked road experiencing ±74,500 VPD with nearby major tenants including Lowes, Wells Fargo, Publix, Chipotle, Chase and more
- **Limited Competition** – With the closest Fifth Third Bank being ±4 miles away and reporting deposits of \$17,617,000 in 2022, this branch services a specific consumer base local to the area
- **Strong Demographics** – Tampa MSA ranked fifth in the U.S. for net migrations in 2020. There is an expected 8.5% annual population increases expected by 2026 in Hillsborough County. The average household income is north of \$107,000 within a one-mile radius of the subject property



FIRST THIRD BANK

13001



\$25 FINE



\$25 FINE

Enter Here  
Bank  
Parking  
Only

# FINANCIAL OVERVIEW



**\$4,840,000**

LIST PRICE



**\$266,200**

NOI



**5.50%**

CAP RATE

## BUILDING INFO

Address	13001 N Dale Mabry Hwy Tampa, FL 33618
GLA (SF)	±6,367 SF
Lot Size (AC)	±1.28 AC

## TENANT SUMMARY

Tenant Name	Fifth Third Bank
Type of Ownership	Fee Simple
Lease Type	NNN
Guarantor	Fifth Third Bank
(Roof/Structure)	Tenant Responsible
Original Lease Term	20 Years
Lease Commencement Date	7/6/2007
Lease Expiration Date	7/31/2027
Term Remaining	±4 Years
Increases	10% Every 5 Years in the Option Period
Options	One (1), Ten-Year Option

## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
7/6/2022 - 7/31/2027	\$22,183	\$266,200	5.50%
Option 1 (Years 1 - 5)	\$24,402	\$292,820	6.05%
Option 1 (Years 6 - 10)	\$26,842	\$322,102	6.66%

## FINANCING INQUIRIES

For financing options reach out to:

Chad Plumly  
chad.plumly@matthews.com

# TENANT OVERVIEW



**FIFTH THIRD  
BANK**

## THE OFFERING

PROPERTY NAME	Fifth Third Bank
Property Address	13001 N Dale Mabry Hwy Tampa, FL 33618
SITE DESCRIPTION	
Number of Stories	One
Lot Size	±1.28 AC (55,756 SF)
GLA	±6,367 SF
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

## TENANT OVERVIEW

» <b>Company Name</b>	<b>Locations</b>	» <b>Headquarters</b>	» <b>Website</b>
Fifth Third Bank	±4,253	Cincinnati, OH	<a href="http://www.53.com">www.53.com</a>
» <b>Year Founded</b>	<b>Industry</b>	» <b>Employees</b>	
1858	Bank	20,000	

Fifth Third Bank (5/3 Bank) is a bank headquartered in Cincinnati, Ohio, at Fifth Third Center. It is the principal subsidiary of Fifth Third Bancorp, a diversified bank holding company. One of the largest consumer banks in the Midwestern United States, it operates 1,200 branches and 2,469 automated teller machines in Ohio, Kentucky, Indiana, Michigan, Illinois, Florida, Tennessee, West Virginia, Georgia, and North Carolina. Fifth Third Bank is incorporated in Ohio. It was state-chartered until late 2019 when it obtained a national charter. The name "Fifth Third" is derived from the names of the bank's two predecessor companies, Third National Bank and Fifth National Bank, which merged in 1909. The company is ranked 384th on the Fortune 500. It is on the list of largest banks in the United States.

## VILLAGE CENTER SHOPPING MALL



## CARROLLWOOD VILLAGE SHOPPES SHOPPING CENTER



DALE MABRY HWY  
± 68,000 VPD



## CARROLLWOOD VILLAGE EXECUTIVE CENTER



W. FLETCHER AVE.  
± 30,000 VPD



## PALMS OF CARROLLWOOD SHOPPING CENTER



BAY LAKE

MAIN STREET  
SHOPPING CENTER

BARNES  
& NOBLE



URBAN ROOTS  
GARDEN SUPPLY • ORGANIC • HORTICULTURE



THE ORIGINAL COOKIE BOUQUET COMPANY

Essentials  
Carrollwood  
MASSAGE & FACIALS

TAMPA WINE ROOM



Better Homes  
and Gardens.  
REAL ESTATE

EDWIN WATTS GOLF  
SERVING GOLFERS SINCE 1968

PLAY IT AGAIN  
SPORTS

Saki  
Endless Sushi and Hibachi Eatery



FLORIDA MEDICAL  
LAB  
PDQ  
YOGURTOLGY

TRUIST

CARROLLWOOD VILLAGE SHOPPES  
SHOPPING CENTER

s' PAINTING WITH A  
Twist  
d'LITES EMPORIUM  
MICKEY'S RESTAURANT & TRADESHOW  
ANTHONY'S COAL FIRED PIZZA  
PIZZA WELL DONE  
MAPLE STREET  
BROOKFIELD  
UPS

pure barre®  
PEI WEI  
ASIAN DONE A BETTER WAY™  
EUROPEAN  
WAX CENTER™

TWISTEE TREAT

FIFTH THIRD BANK

W. FLETCHER AVE.  
± 30,000 VPD

DALE MABRY HWY  
± 68,000 VPD



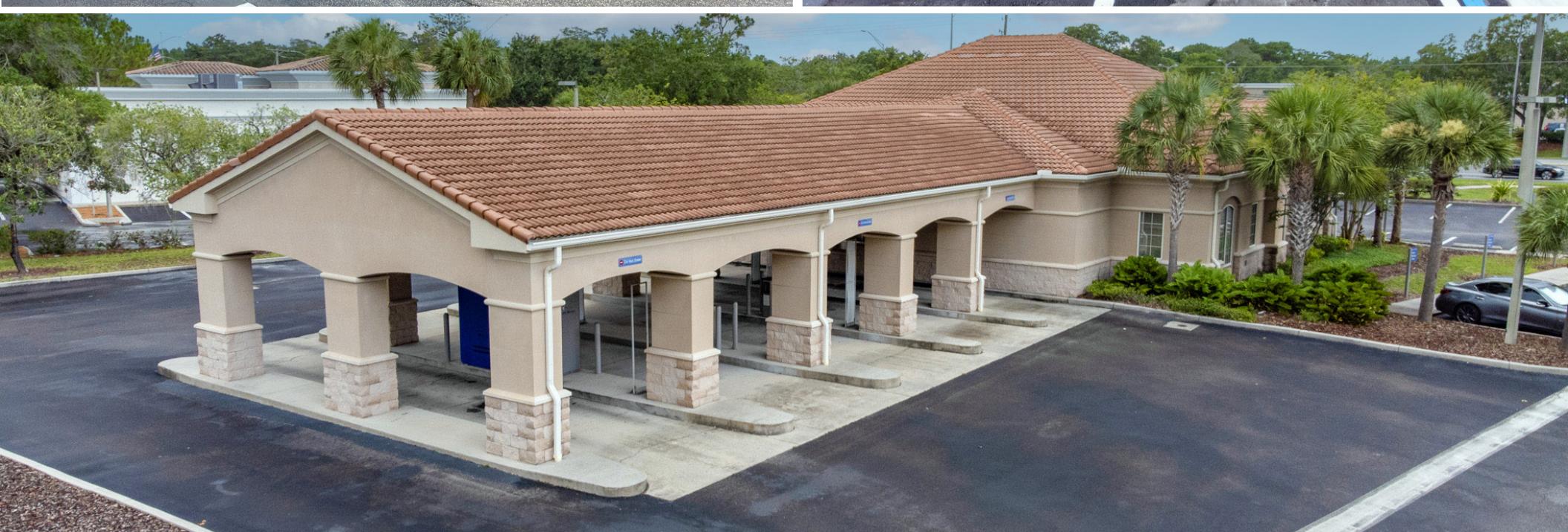
LOWE'S



CHIPOTLE  
MEXICAN GRILL

PNC

WELLS  
FARGO



# AREA OVERVIEW

## TAMPA, FL

Tampa is the largest city in Hillsborough County and is the third-most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The population of the city represents approximately one-third of the total population of Hillsborough County. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, healthcare, government, technology, and the port of Tampa.

Tampa is part of the metropolitan area commonly known as the "Tampa Bay Area". Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 2.9 million residents, making it the second-largest metropolitan statistical area in the state, and the fourth largest in the Southeastern United States, behind Miami, Washington, D.C., and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas. To add, the Tampa-St. Petersburg-Clearwater, Florida area has been ranked as the third most fiscally fit city in the United States. This means that the area has desirable investments, quality of life, and insurance coverage.

## PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	9,816	108,718	291,018
2023 Estimate	9,249	104,204	277,649
Growth %	6.13%	4.33%	4.82%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	4,352	45,355	114,460
2023 Estimate	4,136	43,703	109,763
Growth %	5.24%	3.78%	4.28%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$111,534	\$91,215	\$75,483





ADVENTURE ISLAND



LOWRY PARK ZOO



HYDE PARK VILLAGE



## TAMPA TOURISM

The city of Tampa operates over 165 parks and beaches covering 2,286 acres within city limits; 42 more in surrounding suburbs covering 70,000 acres are maintained by Hillsborough County. These areas include Hillsborough River State Park, just northeast of the city. Tampa is home to a number of attractions and theme parks, including Busch Gardens Tampa, Adventure Island, the Lowry Park Zoo, and the Florida Aquarium.

The Lowry Park Zoo features over 2,000 animals, interactive exhibits, rides, educational shows and more. The zoo serves as an economic, cultural, environmental and educational anchor in Tampa. Well-known shopping areas include International Plaza and Bay Street, Westshore Plaza, the SoHo district, and Hyde Park Village. Palma Ceia is home to the Palma Ceia Design District.

The Tampa Port Authority currently operates three cruise ship terminals in Tampa's Channel District. The Port of Tampa is the year-round home port for Carnival Cruise Lines' MS Carnival Inspiration and MS Carnival Legend.

Seminole Hard Rock Hotel & Casino, also known as "The Guitar Hotel" has 12-stories and 469 guest rooms and suites. The 69th edition of the Miss Universe competition was held on May 16, 2021 at the casino.



## CULTURE

Tampa is home to many different performing arts venues, theaters, and museums. Popular theaters include David A. Straz Jr. Center for the Performing Arts, Tampa Theatre, and Gorilla Theatre. Some popular Tampa organizations include the Florida Orchestra, Opera Tampa, and Stageworks Theatre. One of the most popular museums in the area is the Museum of Science and Industry. It has several floors of exhibits that relate to science, as well as, the only domed IMAX theater in Florida.



## EVENTS

One of the most well-known events in Tampa is the celebration of “Gasparilla,” a mock pirate invasion held every year since 1904. Residents often refer to the event as Tampa’s “Mardi Gras.” The invasion is led by the pirate ship, “Jose Gasparilla,” and is followed by numerous parades and city activities. This event brings in over 400,000 attendees and contributes tens of millions of dollars to Tampa’s economy.



## SPORTS

Tampa has four professional sports teams: Tampa Bay Buccaneers (NFL), Tampa Bay Rays (MLB), Tampa Bay Lightning (NHL), and the Tampa Bay Rowdies (AFL). Each team has brought home victories and keep building a growing fan base, specifically in baseball. For decades, Major League Baseball has had spring training facilities and minor league baseball teams in the area. The New York Yankees hold their spring training in Tampa, which brings out a large crowd each year.

## **CONFIDENTIALITY AGREEMENT & DISCLAIMER**

This Offering Memorandum contains select information pertaining to the business and affairs of **Fifth Third Bank** located at **13001 N Dale Mabry Hwy, Tampa, FL** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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