

STUART, FLORIDA
TD Bank



Asking Price: \$3,218,391

Cap Rate: 4.35%

Michael Zimmerman

919.391.9901

mzimmerman@atlanticretail.com

BOSTON, MA | CHAPEL HILL, NC | CHARLOTTE, NC | JUPITER, FL | LOS ANGELES, CA | PITTSBURGH, PA | ATLANTICRETAIL.COM



ATTRACTIVE INVESTMENT

The Property sits at a prominent location along Southeast Federal Highway (40,000 ADT) adjacent to Wawa with multiple points of ingress/egress on Southeast Johnson Avenue and East Florida Street. The site is across from the Stuart Shopping Center and is near major national retailers like McDonald's, Burger King, Bank of America and Quality Inn. The lease features a strong tenant with a corporate guarantee, multiple options to renew, rent increases and no landlord responsibilities.

LOCATED ON THE TREASURE COAST

The Property is located in the city of Stuart, which sits along Florida's Treasure Coast and is included in the larger Port St. Lucie MSA. The economy is driven by retail service, hospitality, construction and government sectors. U.S. Highway 1 connects Stuart to nearby metropolitan centers like Fort Pierce and West Palm Beach.



98,531
EST POPULATION
IN 5-MILE RADIUS



\$2.66 B
AVG HH SPENDING
IN 5-MILE RADIUS



\$82,592
AVG HH INCOME
IN 5-MILE RADIUS



40,000
ADT ON SOUTHEAST
FEDERAL HIGHWAY



TD Bank

TD Bank is known as America's Most Convenient Bank®, and is one of the 10 largest banks in the United States, with approximately 26,000 employees and deep roots in the communities it serves dating back more than 150 years.

TD Bank offers a broad array of retail, small business and commercial banking products and services to more than 8.5 million customers through its extensive network of 1,300 locations and ATMs on the East Coast. In addition to banking products, TD Bank and its subsidiaries provide clients with customized private banking and wealth management services through TD Wealth®, and vehicle financing and dealer commercial services through TD Auto Finance.

Founded in 1852 TD Bank is now has its headquarters in Cherry Hill, New Jersey. TD Bank is a member of TD Bank Group and is a subsidiary of The Toronto-Dominion Bank of Toronto, Canada, a Top 10 financial services company in North America. The Toronto-Dominion Bank trades on the New York and Toronto stock exchanges under the ticker symbol "TD."

During the second quarter of 2017, U.S. retail net income was approximately \$845 million, an increase of 18 percent compared with the second quarter of 2016. Additionally, Wholesale Banking net income was \$248 million in the second quarter of 2017, an increase of 13 percent over the 2016 quarter results, which reflects strong revenue growth from increased client activity in equity trading and lower credit losses. Overall, Company reported earnings were \$2.5 billion.

Representative Photo



ATTRACTIVE INVESTMENT

This TD Bank property is a highly attractive fee-simple investment that allows for depreciation and is a relocation to a new prototype. TD Bank is a strong global tenant (S&P: AA-) with a growing network of bank branches in highly visible locations in both urban and suburban settings. *This particular TD Bank branch has reported deposits of more than \$140 million since 2016, an increase of nearly 40 percent since 2015.*

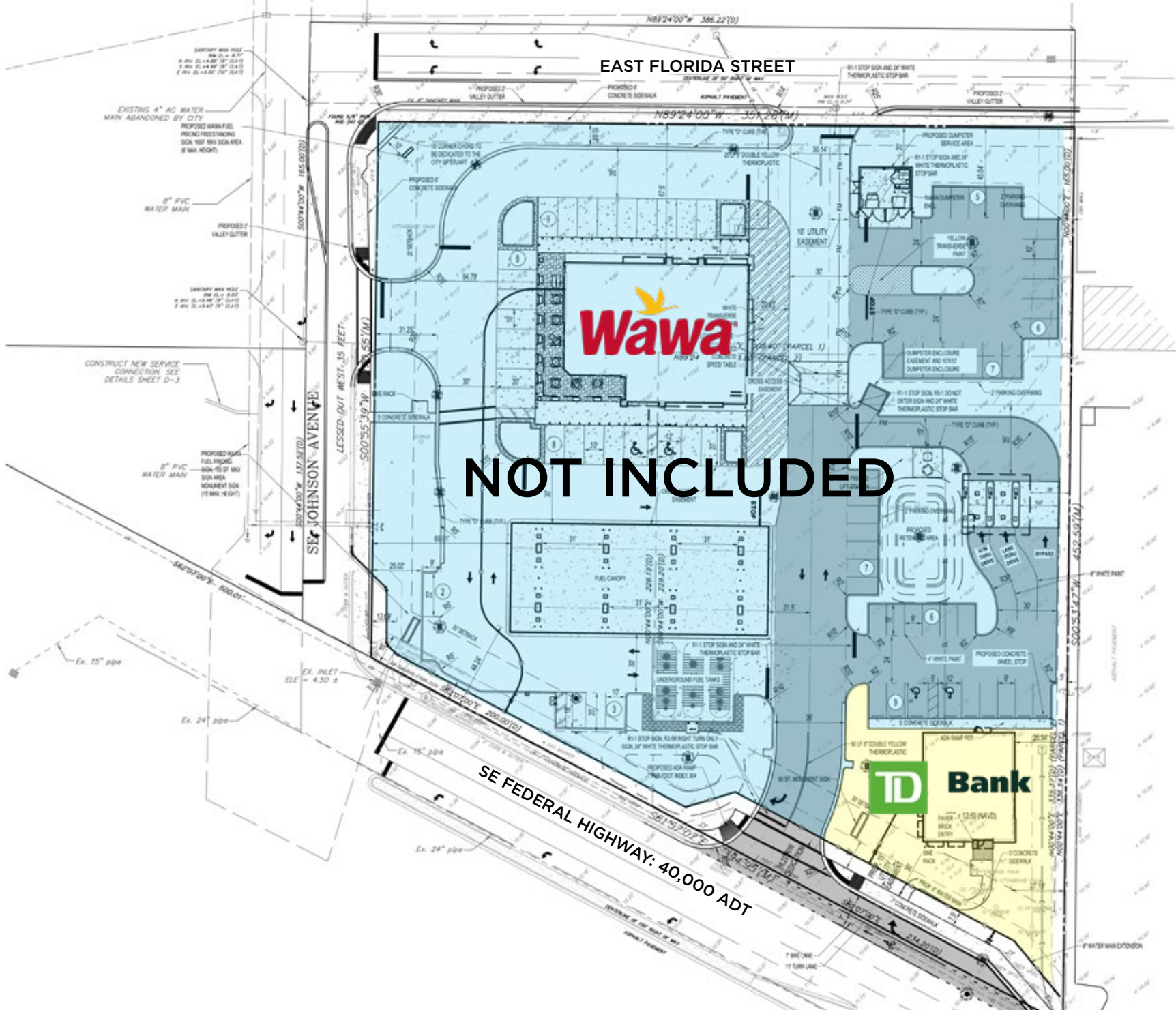
Rent Schedule

YEARS	ANNUAL RENT	INCREASE
1-5 (Base Term)	\$140,000	None
6-10 (Base Term)	\$154,000	10%
11-15 (Option 1)	\$169,400	10%
16-20 (Option 2)	\$186,340	10%

Lease Summary

ADDRESS	989 SE Federal Highway Stuart, FL 34994
TENANT	TD Bank, N.A.
GUARANTOR	Corporate
ASKING PRICE	\$3,218,391
CAP RATE	4.35%
DEPOSITS	\$141,606,000
LEASE TYPE	NNN
BUILDING	± 2,500 SF
LAND SIZE	± 0.78 acres
YEAR BUILT	2018 (Under Construction)
COMMENCEMENT	May 1, 2018 (Estimate)
EXPIRATION	April 30, 2028 (Estimate)
LEASE TERM	10 Years
ANNUAL RENT	\$140,000
OPTIONS	2 x 5-Year Options
INCREASES	10% Every 5 Years Starting in Year 6 of Base Term
LANDLORD	No Responsibilities

Right of First Refusal: If the Landlord obtains an offer from a third party to purchase the Premises which offer Landlord desires to accept, the Landlord must first offer to sell the Premises to Tenant upon the terms set forth in such offer. Tenant shall have the right, exercisable by written notice to Landlord given within 20 days following Tenant's receipt of Landlord's Right of First Refusal Offer, to elect to purchase the Premises, on the terms and conditions set forth in the offer.



EAST FLORIDA STREET

Wawa

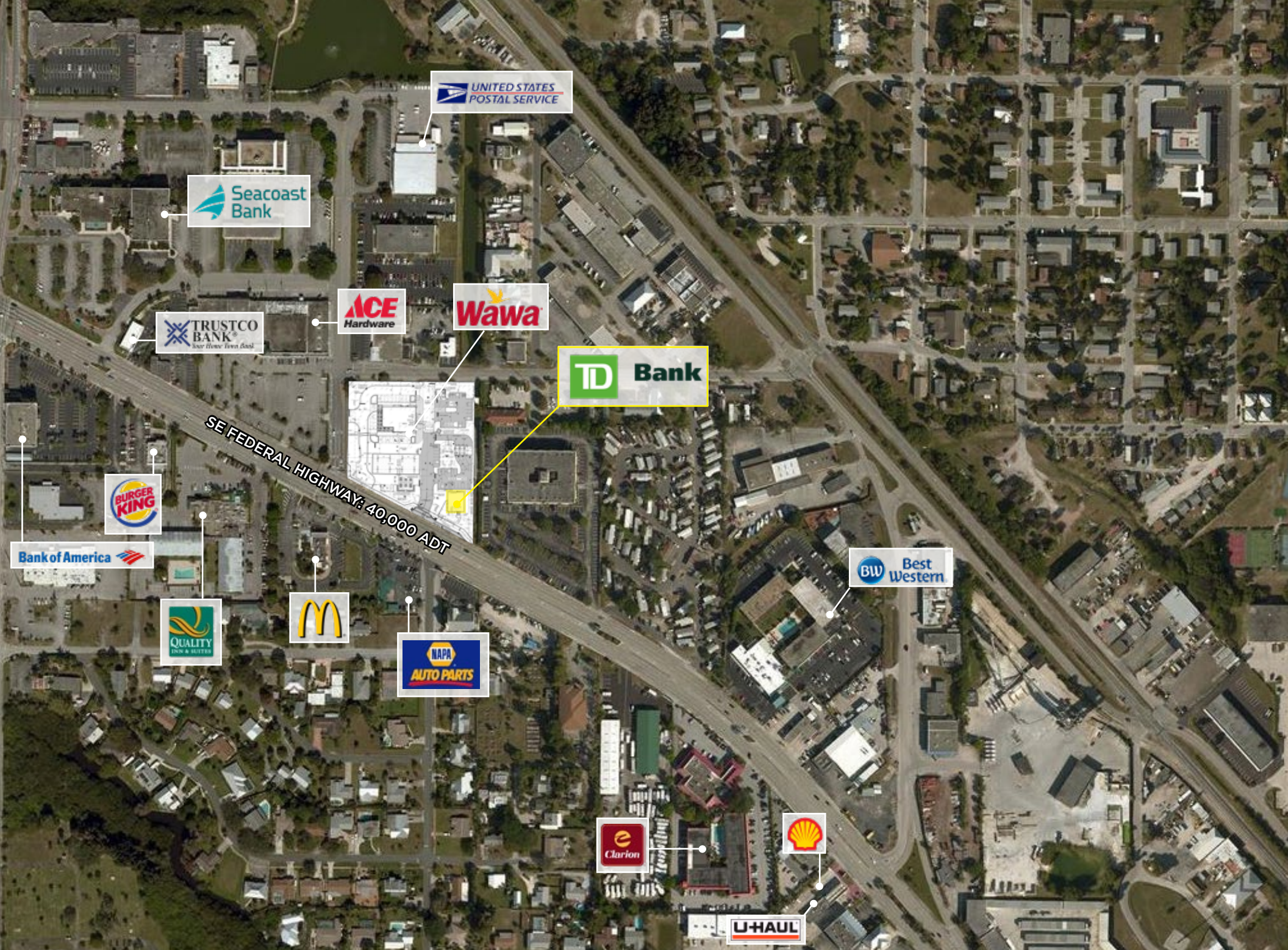
NOT INCLUDED

TD Bank

SE FEDERAL HIGHWAY: 40,000 ADT

SE JOHNSON AVENUE





UNITED STATES
POSTAL SERVICE

Seacoast
Bank

TRUSTCO
BANK
Your Place. Your Bank.

ACE
Hardware

Wawa

TD Bank

SE FEDERAL HIGHWAY: 40,000 ADT

BURGER
KING

Bank of America

BW Best
Western

QUALITY
TINN & SISTERS

McDonald's

NAPA
AUTO PARTS

Clarion

Shell

U-HAUL

ST. LUCIE RIVER

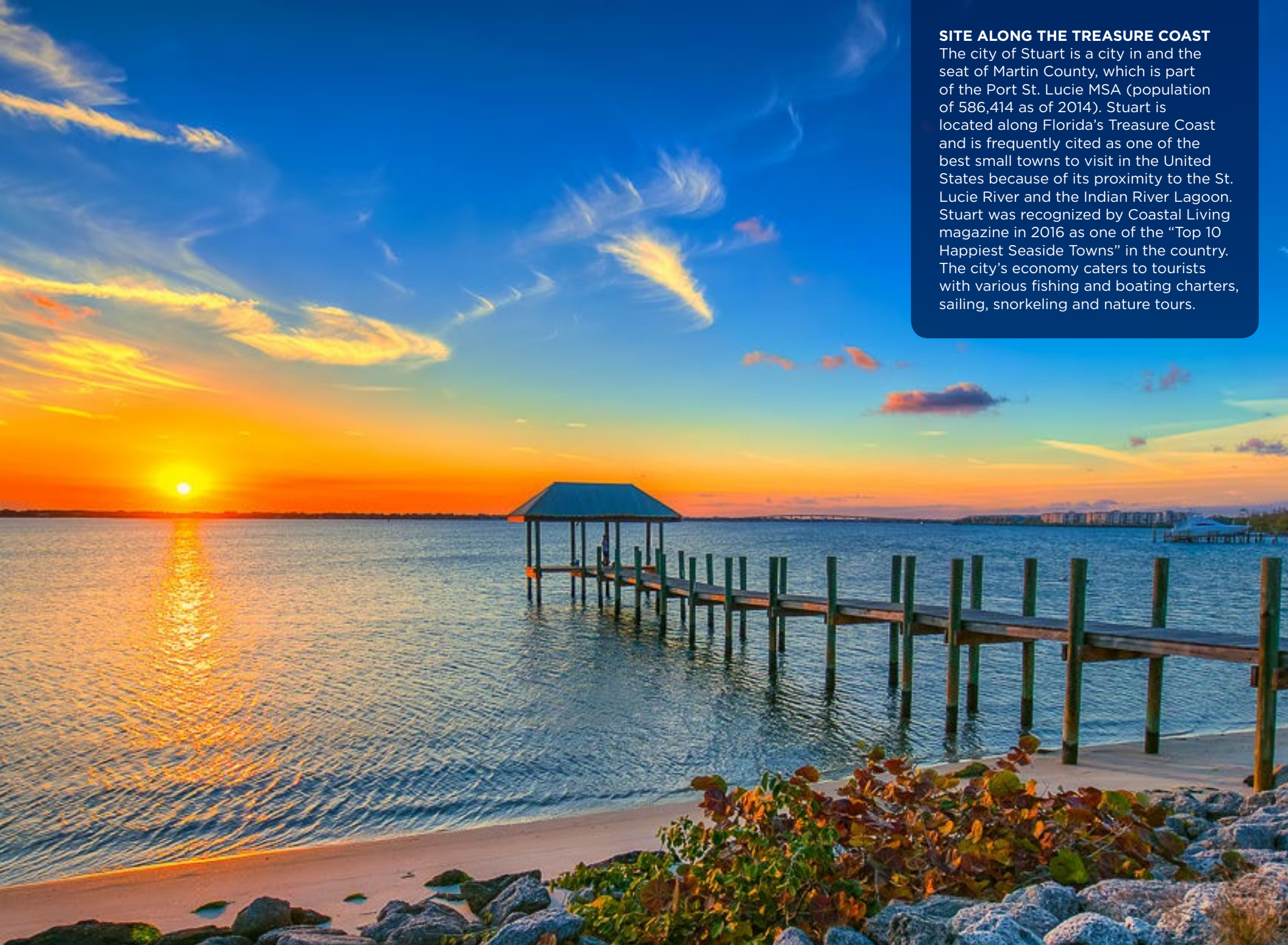
MARTIN MEDICAL CENTER



WITHAM FIELD

SE FEDERAL HIGHWAY 40,000 ADT

ST. LUCIE RIVER



SITE ALONG THE TREASURE COAST

The city of Stuart is a city in and the seat of Martin County, which is part of the Port St. Lucie MSA (population of 586,414 as of 2014). Stuart is located along Florida's Treasure Coast and is frequently cited as one of the best small towns to visit in the United States because of its proximity to the St. Lucie River and the Indian River Lagoon. Stuart was recognized by Coastal Living magazine in 2016 as one of the "Top 10 Happiest Seaside Towns" in the country. The city's economy caters to tourists with various fishing and boating charters, sailing, snorkeling and nature tours.



CLOSE TO PORT ST. LUCIE

The Property is 12 miles from Port St. Lucie, the eighth largest city in Florida with a population of nearly 180,000 residents. The city's strategic location between Miami and Orlando allows for diverse economic opportunities and a state-of-the-art infrastructure ready to support development and investment. In May 2017, personal finance outlet WalletHub.com named Port St. Lucie the 14th "Best Large City to Start a Business" for 2017.

Demographics

	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	Estimated Population	7,503	48,931	98,531
	2022 Projected Population	8,365	53,485	107,139
	2010 Census Population	6,879	45,488	89,973
	2000 Census Population	6,559	40,874	77,993
	Projected Annual Growth (2017-2022)	2.3%	1.9%	1.7%
	Historical Annual Growth (2000-2017)	0.8%	1.2%	1.5%
	Estimated Households	3,447	22,073	43,510
	2022 Projected Households	3,698	23,203	45,435
	2010 Census Households	3,202	20,718	40,179
	2000 Census Households	3,190	18,438	34,951
INCOME	Projected Annual Growth (2017-2022)	1.5%	1.0%	0.9%
	Historical Annual Growth (2000-2017)	0.5%	1.2%	1.4%
	Est. HH Income \$200,000+	4.3%	7.2%	8.0%
	Est. HH Income \$150,000-\$199,999	2.2%	4.5%	5.4%
	Est. HH Income \$100,000-\$149,999	10.7%	12.0%	12.9%
	Est. HH Income \$75,000-\$99,999	10.5%	11.3%	12.1%
	Est. HH Income \$50,000-\$74,999	10.5%	16.0%	16.5%
	Est. HH Income \$35,000-\$49,999	17.8%	15.9%	14.8%
	Est. HH Income \$25,000-\$34,999	10.5%	11.7%	10.5%
	Est. HH Income \$15,000-\$24,999	16.0%	11.0%	10.2%
Est. HH Income Under \$15,000	17.5%	10.4%	9.7%	
Est. Average Household Income	\$54,515	\$77,411	\$82,592	
Est. Median Household Income	\$38,192	\$58,327	\$62,740	

	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
RACE	Est. White	69.1%	84.5%	87.5%
	Est. Black	19.5%	6.5%	4.7%
	Est. Asian or Pacific Islander	1.0%	1.6%	1.8%
	Est. American Indian or Alaska Native	0.2%	0.6%	0.5%
	Est. Other Races	10.1%	6.9%	5.6%
	Est. Hispanic Population	1,370	6,708	11,687
	Est. Hispanic Population	18.3%	13.7%	11.9%
	2022 Projected Hispanic Population	19.2%	14.8%	13.1%
	2010 Hispanic Population	17.4%	13.1%	10.9%

Confidentiality & Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Atlantic Retail Investment Services and should not be made available to any other person or entity without the written consent of Atlantic Retail Investment Services. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Atlantic Retail Investment Services has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Atlantic Retail Investment Services has not verified, and will not verify, any of the information contained herein, nor has Atlantic Retail Investment Services conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

STUART, FLORIDA
TD Bank



Asking Price: \$3,218,391

Cap Rate: 4.35%

Michael Zimmerman

919.391.9901

mzimmerman@atlanticretail.com

BOSTON, MA | CHAPEL HILL, NC | CHARLOTTE, NC | JUPITER, FL | LOS ANGELES, CA | PITTSBURGH, PA | ATLANTICRETAIL.COM