

# Regions Bank

Ground Lease | Melbourne, FL

**\$** Price: **\$3,737,000** **%** Cap Rate: **5.25%**

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## Investment Overview

**Stan Johnson Company** is pleased to offer for sale to qualified investors the opportunity to acquire a Regions Bank ground lease located in Melbourne, Florida. Regions (AMSOUTH Bank) executed a twenty (20) year ground lease in 2006 and has over six (6.5) years of base term remaining on the lease. The corporate-guaranteed lease features four (4), five (5) year option periods with rare 12.5% rental increases during the base term and option periods. Regions has excellent access and visibility with two points of ingress/egress. The subject property is located just 3.7 miles from Satellite Beach and sits on the corner of the busy intersection of Eau Gallie Blvd (38,721 VPD) and N Riverside Drive (22,796 VPD). The area boasts excellent demographics with strong population density and high household incomes.



## Investment Highlights



**Strong Corporate Guaranty**



**Upcoming Rental Increase**



**Attractive Retail Market**

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