

## **TD Bank** 1175 South Federal Highway | Pompano Beach FL

exclusive listing



Phone: 212.972.3947 dan@hmx1031.com www.hmx1031.com Price: \$5,555,000 | Cap Rate: 4.50% | NOI: \$250,000

- New corporate TD Bank | NYSE: TD | S&P: AA-
- Long term, triple net lease with 10% increases every 5-years
- Located at top performing Walmart Neighborhood Market anchored center
- 238,668 s/f institutional quality shopping center
- Located on busy Federal Highway with high visibility and high traffic counts
- Strong demographics

### TD Bank- Pompano Beach, FL **Investment Overview**



#### PROPERTY OVERVIEW:

HMX Realty Advisors exclusively presents for sale a new TD Bank with approximately 18 years remaining on a 20-year lease. The property is located by the entrance to Pompano Market place, an institutional quality 240,000 +/- square foot community center located in Pompano Beach, FL. The shopping center is anchored by a Wal-Mart Neighborhood Market, one of the highest volume Wal-Mart Neighborhood Market's in their chain. Other major tenants include Stein Mart, Jo-Ann Fabrics, Bealls Outlet, and Ross Dress for Less. The center features a strong mix of anchor, restaurant, and shop tenants which establishes it as a key provider of retail goods and services in the dense trade area of Eastern Broward Country. The property is exceptionally located on busy Federal Highway in Pompano Beach, just north of Ft. Lauderdale. Pompano Marketplace's great visibility, high traffic counts, ample parking, and strong tenant mix make it an ideal site for any interested retailer's businesses. On average, ~40,000 cars per day travel on Federal Highway in front of the property.

### **LEASE SUMMARY:**

20 Years Original Lease Term:

Rent Commencement Date: March 1, 2017 (bank opened for business in mid 2019)

Lease expiration Date: February 28th, 2037

NOI: \$250,000

10% every 5 years **Escalations:** Options: Four (5) year renewals **Options Escalations:** 10% every 5 years Lease Type: **Absolute Triple Net** 

### **TENANT:** TD Bank, N.A | NYSE: TD | S&P Credit Rating: AA-

The Toronto-Dominion Bank, together with its subsidiaries, provides various personal and commercial banking products and services in Canada and the United States. The company operates through three segments: Canadian Retail, U.S. Retail, and Wholesale Banking. It offers personal deposits, such as checking, savings, and investment products; financing, investment, cash management, international trade, and day-to-day banking services to businesses. The company also provides capital markets, and corporate and investment banking services, including underwriting and distribution of new debt and equity issues; providing advice on strategic acquisitions and divestitures; and trading, funding, and investment services to companies, governments, and institutions, as well as automated teller machines, telephone, Internet, and mobile banking services. It offers its products and services under the TD Bank, America's Most Convenient Bank, and TD Ameritrade brand names. The company offers personal and business banking products and services through a network of 1,091 branches and 3,509 automated teller machines in Canada; and through a network of 1,241 stores. The Toronto-Dominion Bank was founded in 1855 and is headquartered in Toronto, Canada.



### **INVESTMENT SUMMARY**

TD Bank N.A. Tenant:

\$5,555,000 Price:

Cap Rate: 4.50%

NOI: \$250,000

Bld. Sq Ft: 2,560 sf +/-

**Lease Type:** Absolute Triple Net









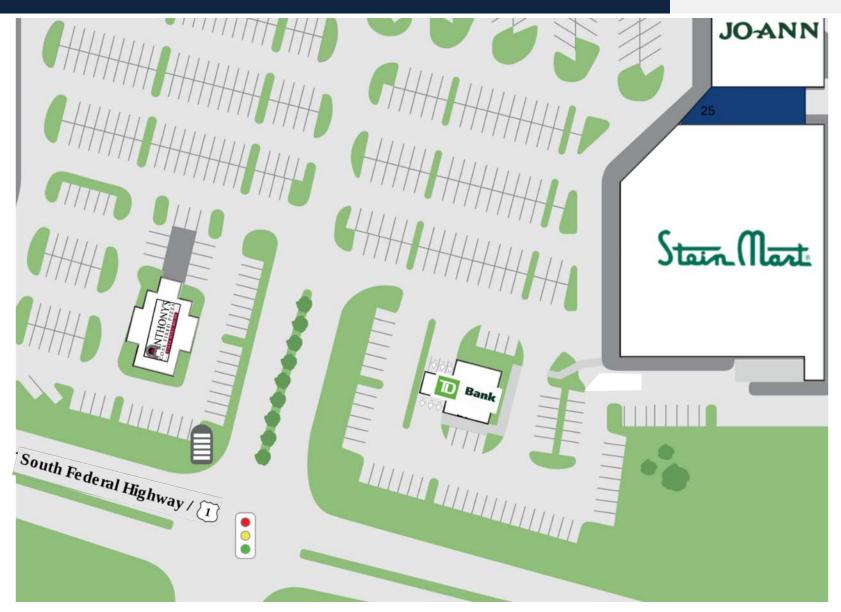
## TD Bank– Pompano Beach, FL Building Photo





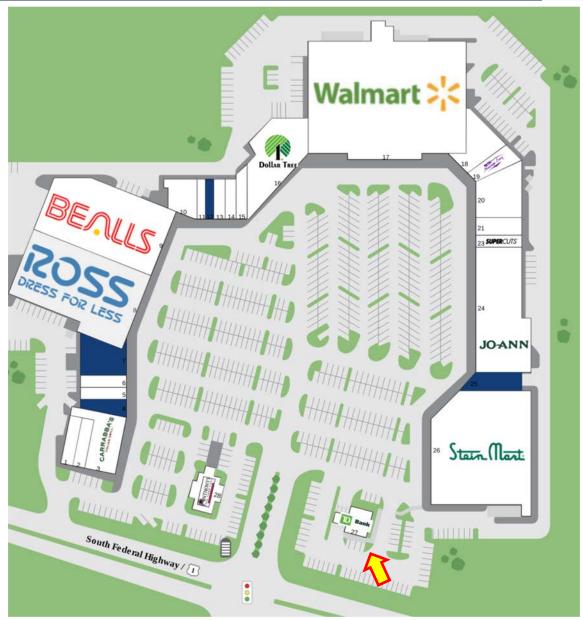








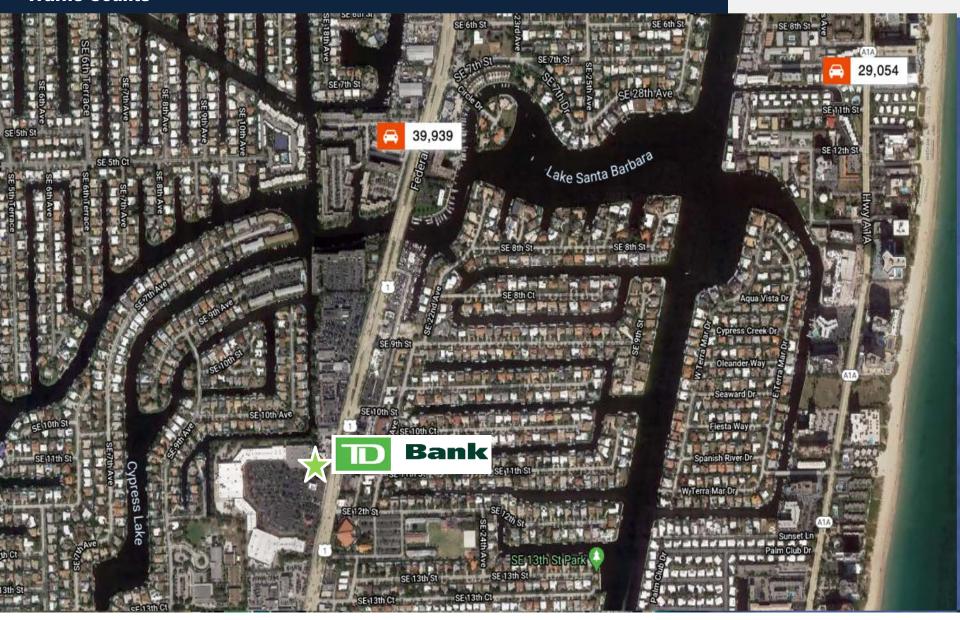






# TD Bank- Pompano Beach, FL Traffic Counts

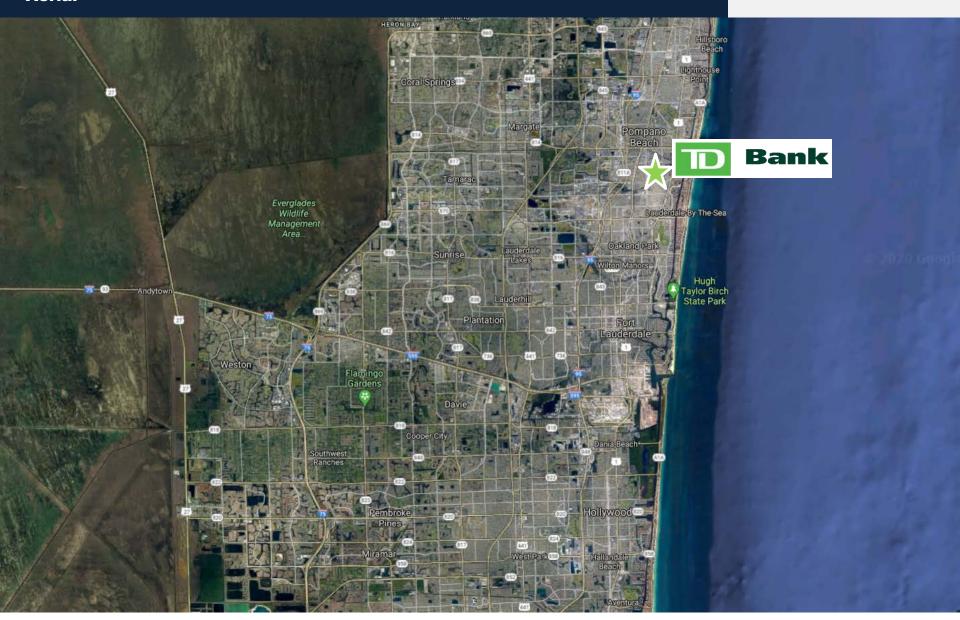






## TD Bank- Pompano Beach, FL Aerial







### TD Bank – Pompano Beach, FL Demographic Data



1175 South Federal Highway Pompano Beach FL	1 Mile	3 Miles	5 Miles
Demographics (2019)			
Population	18,832	99,888	233,582
Households	10,086	47,589	104,467
Families	4,629	23,006	51,246
Avg. Household Size	1.86	2.08	2.19
Owner Occupied Housing Units	6,201	26,865	59,541
Renter Occupied Housing Units	3,885	20,724	44,926
Median Age	55.2	50.4	47.3
Median Household Income	\$66,140	\$56,213	\$53,955
Avg. Household Income	\$102,083	\$89,259	\$85,492
Projections (2024)			
Population	19,887	105,002	244,661
Household	10,631	49,682	108,628
Families	4,858	23,984	53,287
Avg. Household Size	1.86	2.09	2.20
Owner Occupied Housing Units	6,487	28,290	62,827
Renter Occupied Housing Units	4,145	21,391	45,800
Median Age	56.9	51.2	47.8
Median Household Income	\$78,456	\$65,608	\$61,862
Avg. Household Income	\$117,439	\$102,641	\$98,029







#### **Contact Us**

### **HMX Realty Advisors**

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### **Our Team**

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