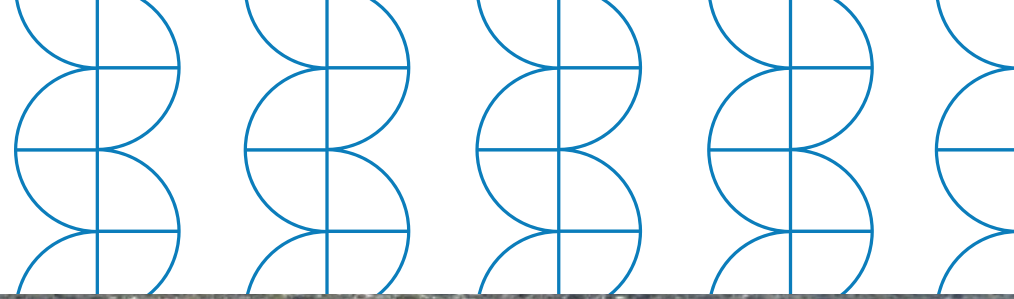




GROUND + SPACE

TD Bank

Coconut Creek, Florida
\$8,171,429 + 3.85%



Top-Performing TD Bank Branch

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Fast Fact: Deposits at this TD Bank branch have increased by 98% over the past five years, making it a top performer in Broward County, Florida.



Investment Highlights

Exceptional Investment Opportunity

This TD Bank asset features a long-term Ground lease with scheduled rental increases within the base term of the lease and multiple options to renew. This provides the investor with an attractive increase in revenue and a hedge against inflation. Additionally, there are no landlord maintenance responsibilities for ease of ownership, a perfect quality for the passive real estate investor. This bank branch also features two drive-thru lanes and a 24-hour ATM for added customer convenience.

Top-Performing Bank Branch

This TD Bank branch is a top performer in this market, boasting deposits of nearly \$234 million (as of June 2021). Deposits at this TD Bank branch have increased by 98 percent over the past five years. TD Bank, America's Most Convenient Bank, is one of the 10 largest banks in the United States. 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 (NYSE/TSX: TD).

Highly Connected Retail Site

The subject property sits at the corner of Johnson Road and State Road 7 North, which sees more than 66,900 cars passing daily. This TD Bank branch is surrounded by a plethora of national retailers, including Publix, Walgreens, Kohl's, Walmart and more. The site is just minutes from major area attractions like The Promenade at Coconut Creek, Seminole Casino Coconut Creek and Butterfly World and is only 22 miles from the heart of Fort Lauderdale.



Rent Schedule

Lease Years	Base Rent	Increase
1-5 (Base Term)	\$260,000 (\$65.66/SF)	N/A
6-10 (Base Term)	\$286,000 (\$72.22/SF)	10%
11-15 (Base Term)	\$314,600 (\$79.44/SF)	10%
16-20 (Base Term)	\$346,060 (\$87.39/SF)	10%
Option Periods	Fair Market Value	Varied

Ask Price: \$8,171,429 + 3.85% Cap Rate

Investment Summary

Tenant	TD Bank, N.A. DBA TD Bank
Guarantor	Corporate
Address	6700 N State Road 7 Coconut Creek, FL 33073
Rentable Area	± 3,960 SF
Land Size	± 0.89 AC
Year Built	2010
2021 Deposits	\$233,998,000 98% Increase Over Past 5 Years
Features	2 Drive-Thru Lanes; 24/7 ATM
Current NOI	\$314,600 (\$79.44/SF)
Commencement	September 17, 2009
Expiration	September 16, 2029
Lease Term	20 Years
Lease Type	Ground
Options	4 x 5-Year Options
Increases	10% Every 5 Years Within Base Term
ROFR to Lease	Yes (15 Business Days)
ROFR to Purchase	No
Landlord	No Responsibilities

Deposits at this TD Bank branch have increased by 98% over the past five years, making it a top performer in this market.



2021

\$233,998,000

2020

\$194,480,000

2019

\$123,059,000

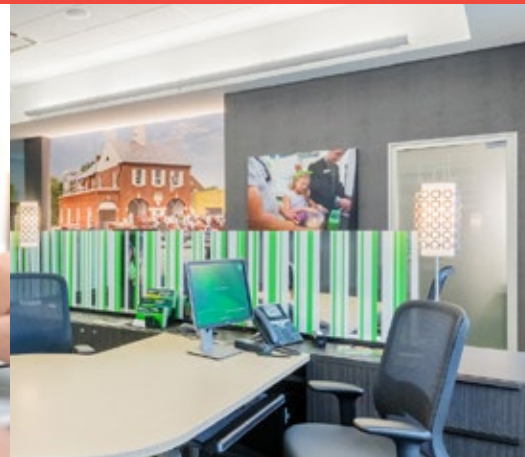
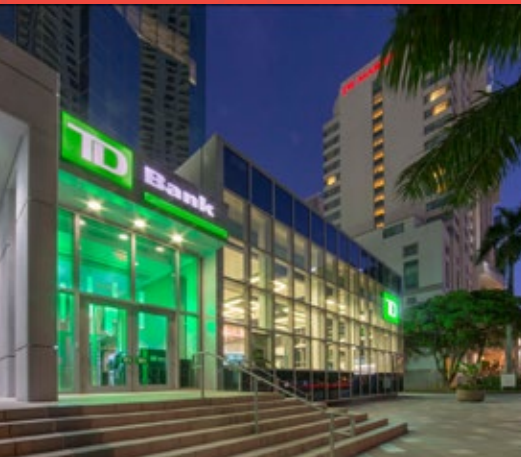
2018

\$125,195,000

2017

\$117,833,000

TD Bank ranked No. 1 for the fifth consecutive year in total number of approved U.S. Small Business Administration (SBA) loan units in its Maine-to-Florida footprint.



TD Bank

TD Bank, America's Most Convenient Bank®, is one of the 10 largest banks in the United States with 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 millions of customers through its extensive network of thousands of convenient locations and ATMs throughout the Northeast, Mid-Atlantic, Metro D.C., the Carolinas and Florida.

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.

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."

FAST FACTS

Parent Company: TD Bank Group
Founded: 1852
Locations: ± 1,220
Headquarters: Cherry Hill, NJ
NYSE: TD
Employees: ± 26,000
Customer Base: ± 9.6 Million



TD Bank has pledged to dedicate \$750 million (\$1 billion CAD) to four key areas that can help drive positive change, nurture progress and help make communities better and more inclusive by 2030.

Visit [TD.com](https://www.td.com) to read more about TD Bank's TD Ready Commitment.





Market Overview

TD Bank

Coconut Creek, Florida
Market Overview



SUBJECT PROPERTY

U.S. 441 South/State Road 7 North

Johnson Road

6,400 ADT

60,500 ADT

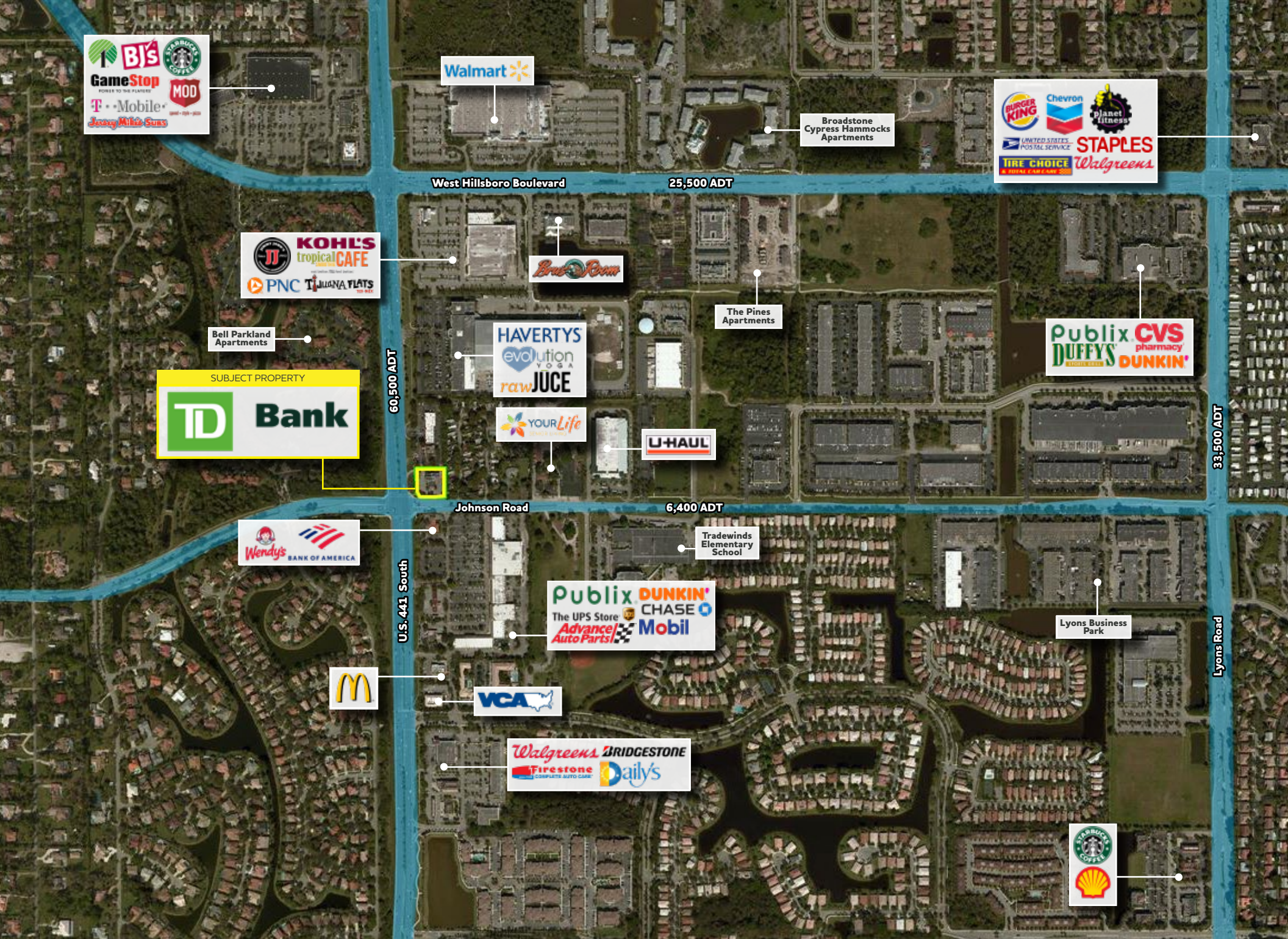
Holmberg Road

Tradewinds Elementary
1,201 Students

U-HAUL

YOUR Life

CORAL CREEK SHOPS
Publix DUNKIN'
Advance Auto Parts CHASE
The UPS Store
GNC BANK OF AMERICA
Wendy's Mobil





Points of Interest

Butterfly World

6.4 miles from TD Bank site

Located within Tradewinds Park in Coconut Creek, Florida, Butterfly World celebrated its 33rd anniversary in March 2021. Opened in 1988, Butterfly World is now the largest butterfly park in the world, and the first park of its kind in the Western hemisphere. The facility houses around 20,000 live butterflies, the largest free-flight hummingbird aviary in the United States, a Lorikeet Encounter and an aviculture research center.

Promenade at Coconut Creek

3.3 miles from TD Bank site

Opened in November 2008, The Promenade at Coconut Creek is a 23-acre open-air upscale shopping center that has made a name for itself as Broward County's premier shopping experience. Shopping, food and fun await visitors at the shopping center's more than 45 stores, boutiques and restaurants. Notable retailers include DSW Shoes, J.Jill, Lane Bryant, Sephora and more. Silverspot Cinema operates an 11-screen luxury theater, featuring a combination of first-run blockbuster, 3D, concerts, foreign and independent films, all presented with state-of-the-art projection and sound technology. Silverspot Cinema also features stadium-style seating, a high-end restaurant, a bar and a lounge where theatergoers can enjoy "dinner and a movie" in one place.

Seminole Casino Coconut Creek

2.6 miles from TD Bank site

This property offers an energized and upscale local's casino experience featuring nearly 2,200 Las Vegas-style slot machines and more than 70 live table games with real dealers and cards, including: Blackjack, Baccarat, three-card Poker and more. Open daily, Seminole Casino Coconut Creek also offers world-class dining options, including its award-winning steakhouse, NYY Steak, as well as the New York-style 1st Street Deli and the newly updated Sunset Grill.

Tradewinds Park

4.9 miles from TD Bank site

Tradewinds Park is located on both the north and south side of Sample Road in northern Broward County. Tradewinds is one of the largest parks in the area at over 600 acres. Tradewinds Park is home to the popular Butterfly World attraction, as well as multiple athletic fields, an 18-hole disc golf course and a pier that's perfect for fresh-water fishing. The northern end of the park features a unique, small-scale steam railroad track, along with an educational "farm," a playground, a museum and numerous equestrian trails.



Seminole Casino Coconut Creek



Tradewinds Park



Promenade at Coconut Creek



Butterfly World





Location Overview

Coconut Creek: A City Open for Business

Coconut Creek is known as the Butterfly Capital of the World® and is one of the most environmentally-aware cities in Florida. Incorporated in 1967, the city has grown into a vibrant, beautiful community of spacious parks, greenway trails, cutting-edge industry, award-winning schools and thriving commerce. Coconut Creek is widely recognized for its strong commitment to environmental preservation and is the first in Florida history to be certified as a Community Wildlife Habitat by the National Wildlife Federation.

Coconut Creek sits centrally within the Miami-Dade, Broward and Palm Beach tri-county area. This is Florida's most populous region, having a combined population of more than 5.6 million people. This offers endless opportunities for new and expanding businesses. Major transportation routes from Coconut Creek include Florida's Turnpike, the Sawgrass Expressway and Interstate 95, all of which link the community quickly to Port Everglades and the Fort Lauderdale-Hollywood International Airport.

This area of Broward County offers an outstanding quality of life, highlighted by a semi-tropical climate, abundant natural beauty and an array of cultural, entertainment and educational amenities. The subject property is just 22 short miles from the heart of Fort Lauderdale and its world-famous beaches. The Fort Lauderdale area has established itself as a world-class international business center while also offering premier opportunities for recreation, relaxation and enjoyment for visitors and residents alike.

Spotlighted as one of the “Best Cities to Live in America” by *Money* and a “Top 10 Place to Live in Florida” by Movoto and NerdWallet, Coconut Creek is home to 61,000 residents and supports a diverse, growing business community. The city’s MainStreet Project—home to the Seminole Casino Coconut Creek and The Promenade at Coconut Creek—has received the “Award of Excellence” for its design standards. When complete, the MainStreet area will cover 250 acres and will feature an array of LEED-certified businesses, upscale housing and beautifully landscaped parks.



Fort Lauderdale Overview

Notable International Tourist Destination

Long known as an international tourist destination, Fort Lauderdale hosts more than 13 million visitors annually, including nearly three million international tourists. Blessed with over 3,000 hours of sunshine annually and pleasant year-round ocean breezes, the world-famous Fort Lauderdale Beach offers premier opportunities for recreation, relaxation and enjoyment. This area of Florida is home to over 4,000 restaurants, 63 golf courses, 12 shopping malls, 16 museums and over 100 marinas.

Easy Access to Miami and Beyond

The city of Fort Lauderdale is the county seat of Broward County and is situated just 23 miles north of Miami and 42 miles south of Palm Beach. The Miami metropolitan area—which includes Fort Lauderdale—is home to an estimated 6.7 million people. Fort Lauderdale offers an extensive transportation network that includes Port Everglades, Fort Lauderdale-Hollywood International Airport, Fort Lauderdale Executive Airport, two major railways, highways, a mass transit system, water taxis and city trolleys.

Center of High-Growth Region

Fort Lauderdale has become the heart of a robust-high-growth region defined by a diversified and educated workforce; easy access to national and international markets; world-class educational opportunities; a population with high rates of disposable income; a business-friendly government; and an outstanding quality of life. The Fort Lauderdale area supports a workforce of more than three million people, and was named one of the “Best Places for Business and Careers” by *Forbes*.





Demographics Summary

	Demographics	1 Mile	3 Miles	5 Miles
Population	Estimated Population	12,433	116,936	323,670
	2026 Projected Population	13,029	120,392	333,842
	2010 Census Population	9,664	105,558	288,324
	Projected Annual Growth (2021–2026)	4.79%	2.96%	3.14%
	Historical Annual Growth (2010–2021)	28.65%	10.78%	12.26%
	Estimated Households	4,461	42,450	129,917
	2026 Projected Households	4,678	43,600	133,693
	2010 Census Households	3,436	38,788	116,973
	Projected Annual Growth (2021–2026)	4.86%	2.71%	2.91%
	Historical Annual Growth (2010–2021)	29.83%	9.44%	11.07%
Household Income	Est. HH Income \$200,000+	14.17%	11.19%	9.86%
	Est. HH Income \$150,000–\$200,000	17.69%	9.62%	7.48%
	Est. HH Income \$125,000–\$150,000	7.80%	8.57%	6.67%
	Est. HH Income \$100,000–\$125,000	9.82%	9.88%	8.59%
	Est. HH Income \$75,000–\$100,000	13.70%	14.05%	12.56%
	Est. HH Income \$50,000–\$75,000	15.62%	18.29%	17.47%
	Est. HH Income \$25,000–\$50,000	12.31%	18.12%	21.30%
	Est. HH Income Under \$25,000	8.90%	10.27%	16.06%
	Est. Average Household Income	\$124,285	\$106,458	\$94,510
Race/Ethnicity	Est. Median Household Income	\$99,038	\$80,897	\$67,600
	Est. White	73.91%	73.40%	74.68%
	Est. Black	15.62%	17.57%	17.55%
	Est. American Indian or Alaska Native	0.16%	0.28%	0.29%
	Est. Asian	7.89%	5.84%	4.88%
	Est. Hawaiian or Pacific Islander	0.08%	0.11%	0.09%
	Est. Other	2.35%	2.81%	2.51%

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