



TRUIST BANK | 3643 N LECANTO HWY, BEVERLY HILLS FL 34465

NNN INVESTMENT

OPPORTUNITY 'A' RATED TENANT

TRUIST 

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3643 N LECANTO HWY, BEVERLY HILLS FL 34465



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- **Priced to sell at \$2,835,000**
- **5.50% cap rate**
- **Lease Commencement: 3/2008**
- **Lease Expiration: 9/2028**
- **Lease Term Remaining: 5.5+ years**
- **Base Rent: \$156,028**
- **Rent Escalations: 1.5% annually**
- **Renewal Options: Six, 5 year renewal options**
- **Land size: .93 SF**
- **Building size: 4,664 SF**
- **Year built: 1989**
- **Tenant: Truist Bank, 2,100 branch locations with assets over \$548 billion**
- **Tenant is A rated**
- **No. 155 on the Fortune 500**
- **Strong branch deposits over \$138M**

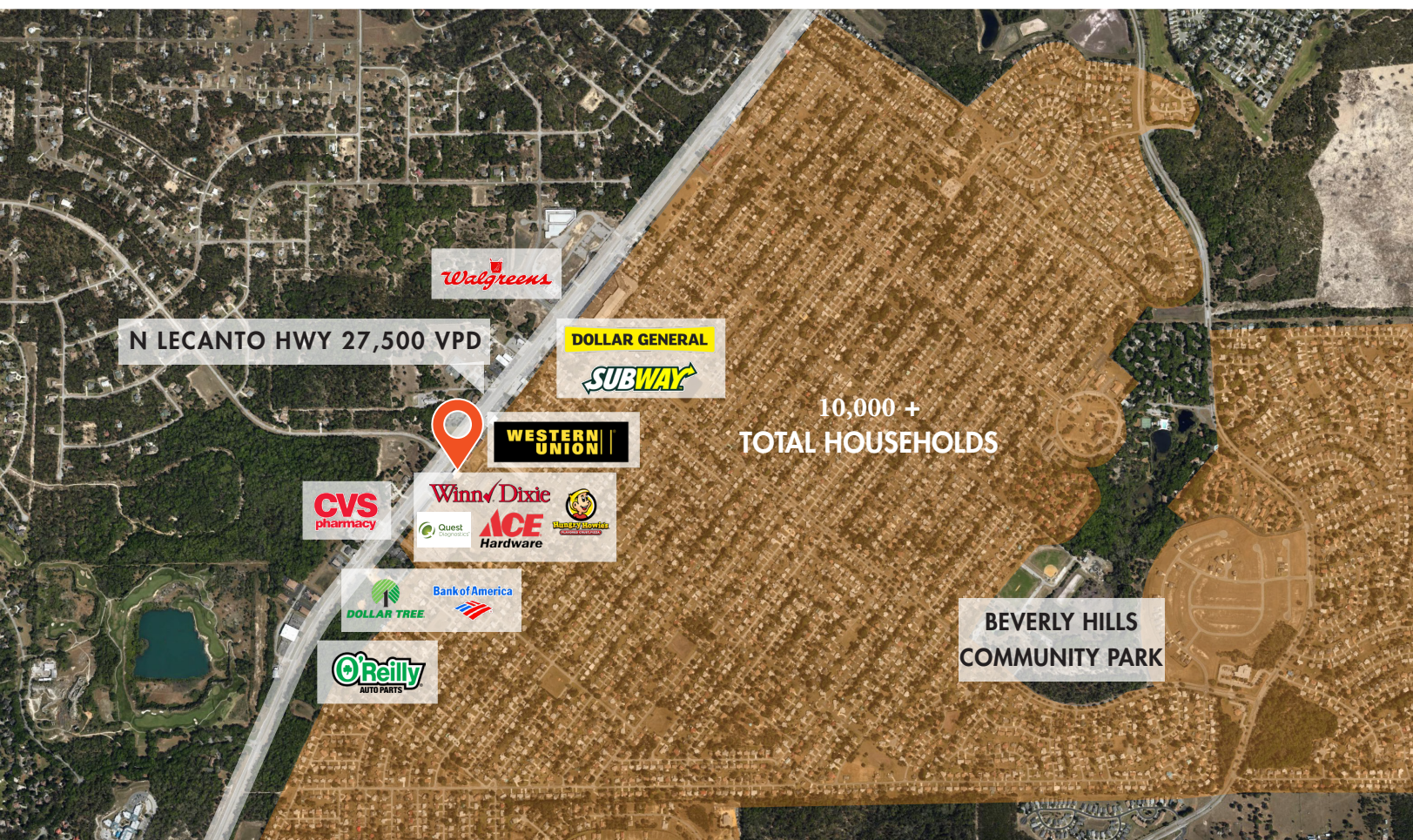
For more information, please contact:
Mercedes Martin, Property Owner's Assistant 954-881-9580
martinrealtyusa@gmail.com

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MARKET ARIEL



PROPERTY FEATURES

Prime NNN Investment Opportunity.

The Property Owner is pleased to announce the sale of this Truist Bank in Beverly Hills, FL . Branch deposits are very strong \$138M. Long term tenant since 2008. The location was rebranded to the new Truist Financial prototype following the merger of BB&T/SunTrust; demonstrating the tenant's commitment to the location. This offering is a NNN sale of a 4,664 SF building located on .93 acres of land in Beverly Hills, FL.

Offering good visibility and access along N Lecanto Hwy, a major north-south artery with over 27,500 vehicles per day. The lease has fixed rent increases of 1.5% annually and renewal options providing investors with a advantage against inflation. The investment is a management free asset. Tenant pays all repair, maintenance, taxes and operating expenses.

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MARKET AERIAL



INVESTMENT HIGHLIGHTS

Cap Rate: 5.50%

Net Operating Income: \$144,836

Rentable Square Footage: 4,664

Lot Size: 0.93

Type of Ownership: Fee Simple

LEASE SUMMARY

Lease Type: Absolute NNN

Roof & Structure: Tenant

Lease Expiration: September 2028

Rent Increases: 1.5% Annually

Renewal options: Six, 5-year Renewal

Right Of First Refusal: Yes- Tenant has 10-

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TENANT OVERVIEW

Truist Financial Corporation (NYSE: TFC) is a purpose-driven financial services company committed to inspiring and building better lives and communities. Truist has leading market share in many high-growth markets in the country, and offers a wide range of products and services through our retail and small business banking, commercial banking, corporate and investment banking, insurance, wealth management, and specialized lending businesses. Headquartered in Charlotte, North Carolina, Truist is a top 10th U.S. commercial bank with total assets of \$548 billion as of December 31, 2022. Truist Bank, Member FDIC. Learn more at [Truist.com](https://www.truist.com).

AREA DESCRIPTION

The subject property is located in an outparcel to a grocery anchored center. Alongside the major north-south road, Lecanto Hwy, within Citrus County. The surrounding area is predominately residential. Sought-after due to it's popular golf courses, equestrian and commercial uses. Centered in the heart of Citrus County, FL, Beverly Hills is named for the undulating hillside. Mixed with (newer & older) residential communities, including beautiful estates. Convenient to everything...shopping, equestrian/ hiking/biking trails, lakes plus freshwater rivers for kayaking, fishing and swimming. Offering the best of the Naturecoast.

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