OFFERING MEMORANDUM

CBRE

TD Bank

5943 STIRLING ROAD, DAVIE, FL 33314

PUBLIX OUTPARCEL | ESTABLISHED SOUTH FLORIDA LOCATION

Property Photo

5943
STIRLING ROAD

Property Photo

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INTRODUCTION

CBRE is pleased to present the opportunity to acquire a premier single-tenant net leased TD Bank in the highly desirable South Florida community of Davie. The property is occupied by TD Bank, one of the ten largest banks in the United States, with approximately $2.09 trillion in assets and an **A+ investment-grade credit rating** from Standard & Poor's. Backed by more than **20 years of successful operating history** at this location, the asset offers investors the stability of a proven, long-term tenant.

Situated on a 2.04-acre outparcel to the Paradise Promenade Publix-anchored shopping center, the property benefits from exceptional visibility and access at a signalized intersection along a major commuter corridor with traffic counts exceeding 47,000 vehicles per day. The surrounding trade area features more than 142,000 residents, 56,000 daytime employees, and average household incomes exceeding $120,000 within a three-mile radius.

Located less than one mile from the Seminole Hard Rock Hotel & Casino, a major regional destination attracting millions of annual visitors, the property benefits from strong retail activity and economic fundamentals. Further enhancing the investment profile, the branch maintains **customer deposits exceeding $100 million**, underscoring its strong performance and deep community presence. Combining an investment-grade tenant, proven operating history, exceptional real estate fundamentals, and a premier South Florida location, this offering presents an attractive opportunity for investors seeking durable cash flow and long-term value appreciation.

INVESTMENT HIGHLIGHTS

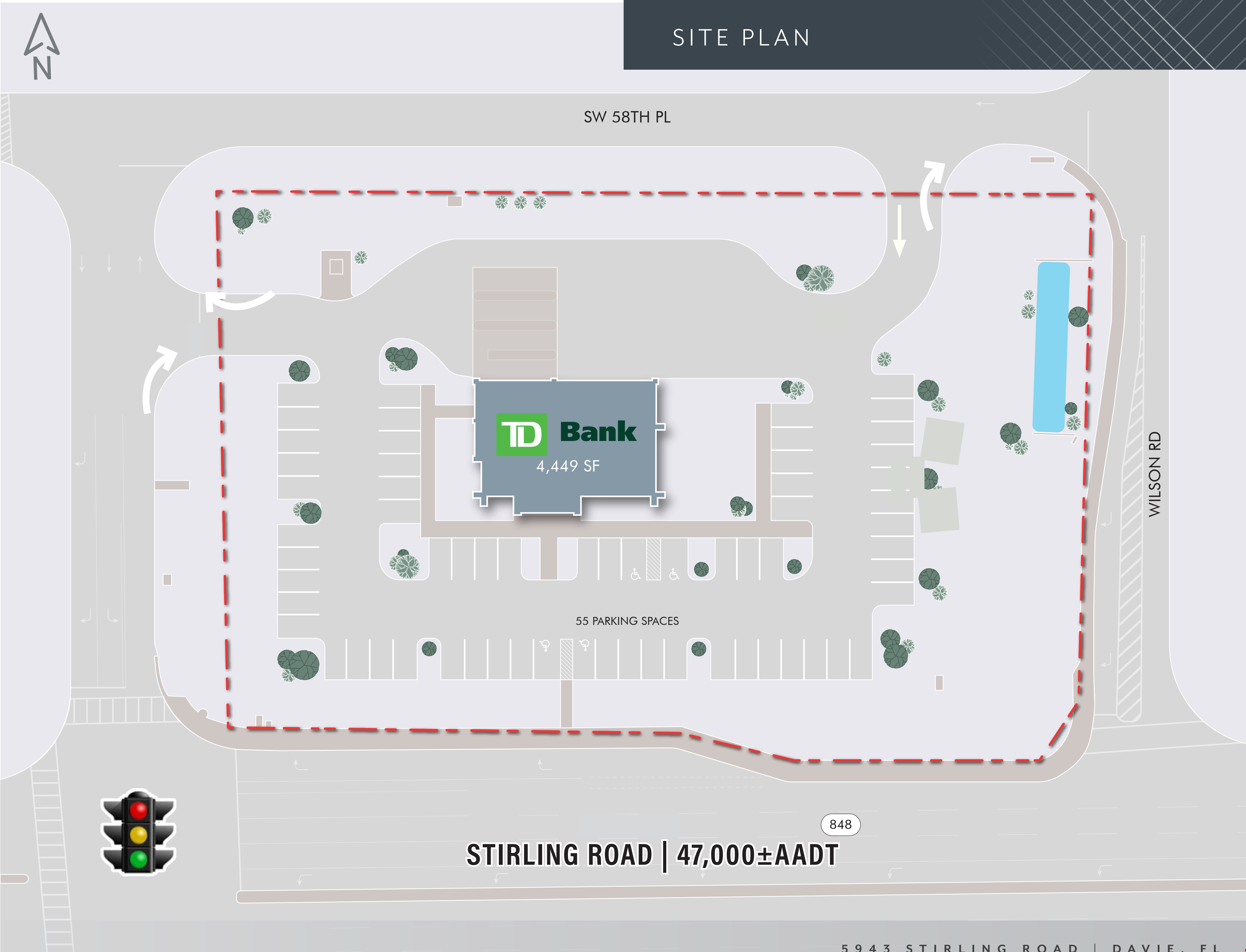
- Investment-Grade (S&P: A+) Tenant
- Top 10 U.S. Bank | $2.09 Trillion in Assets
- 20 Year Occupancy History
- $100+ Million in Deposits
- 2.04-Acre Corner Parcel at Signalized Intersection | 47,000 VPD
- Publix-Anchored Retail Location
- Affluent Broward County Demographics
- Less Than 1-Mile from Seminole Hard Rock Hotel & Casino
- Florida is a NO INCOME TAX STATE

INVESTMENT SUMMARY

PROPERTY ADDRESS:	5943 Stirling Road, Davie, FL 33314
PRICE:	**$5,845,600**
ANNUAL RENT:	**$292,280**
CAP RATE:	**5.00%**
TENANT:	TD Bank, N.A.
GUARANTOR:	Corporate (S&P: A+)
RENTAL INCREASES:	10% increases every 5-years and including options
INITIAL LEASE TERM:	20-Years
REMAINING LEASE TERM:	6± Years (1st Renewal Option exercised through May 31,2032)
OPTIONS:	(4) 5-year renewal options
RENT COMMENCEMENT:	June 1, 2007
LANDLORD OBLIGATIONS:	None - Absolute NNN Ground Lease
BUILDING SIZE:	4,449± SF
LAND SIZE:	2.04± acres
PARKING SPACES:	55 (12.36 per 1,000 SF)
YEAR BUILT:	2007

TD Bank
America's Most Convenient Bank®

SITE PLAN



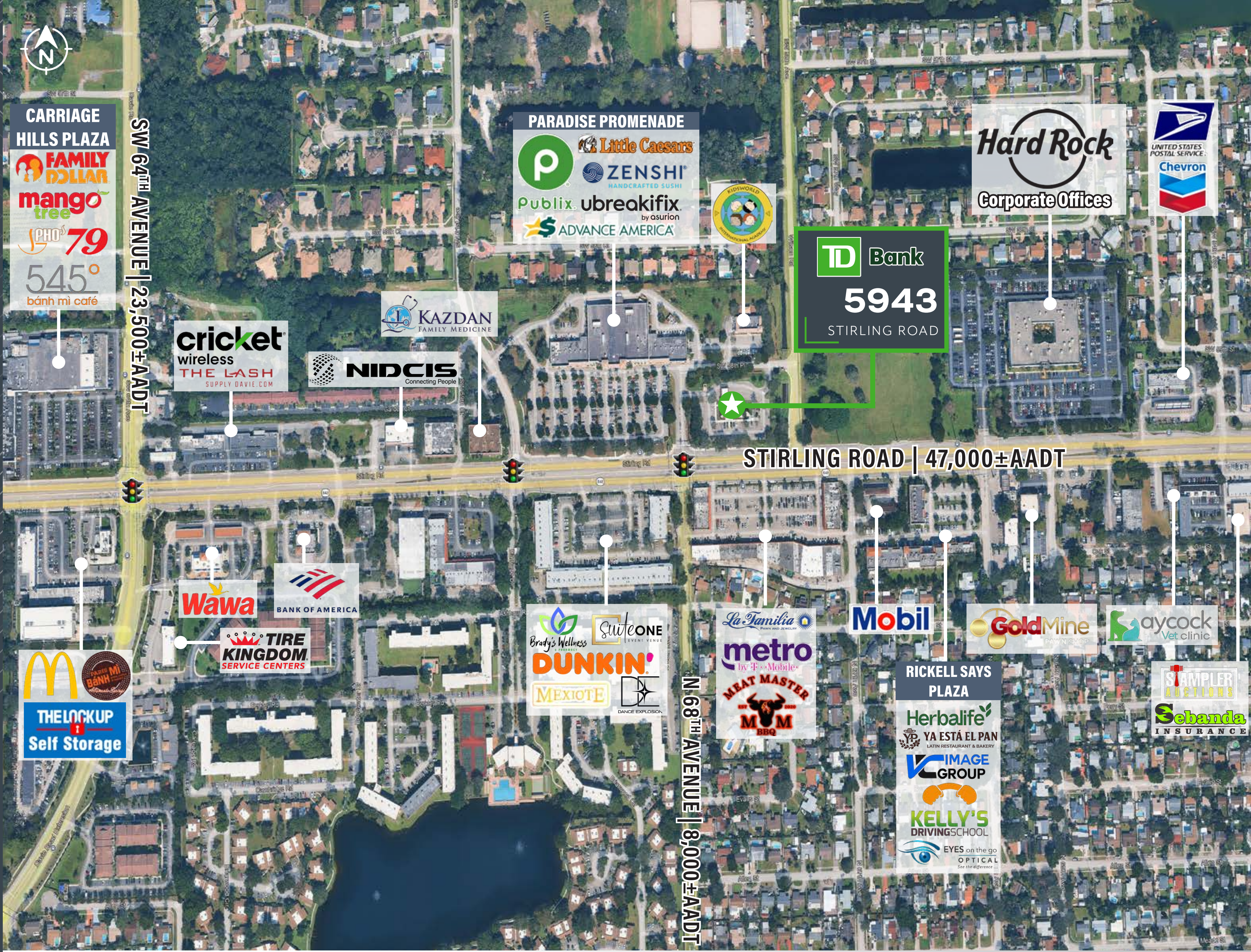
N
SW 58TH PL
TD Bank
4,449 SF
55 PARKING SPACES
WILSON RD
848
STIRLING ROAD | 47,000±AADT


TD Bank

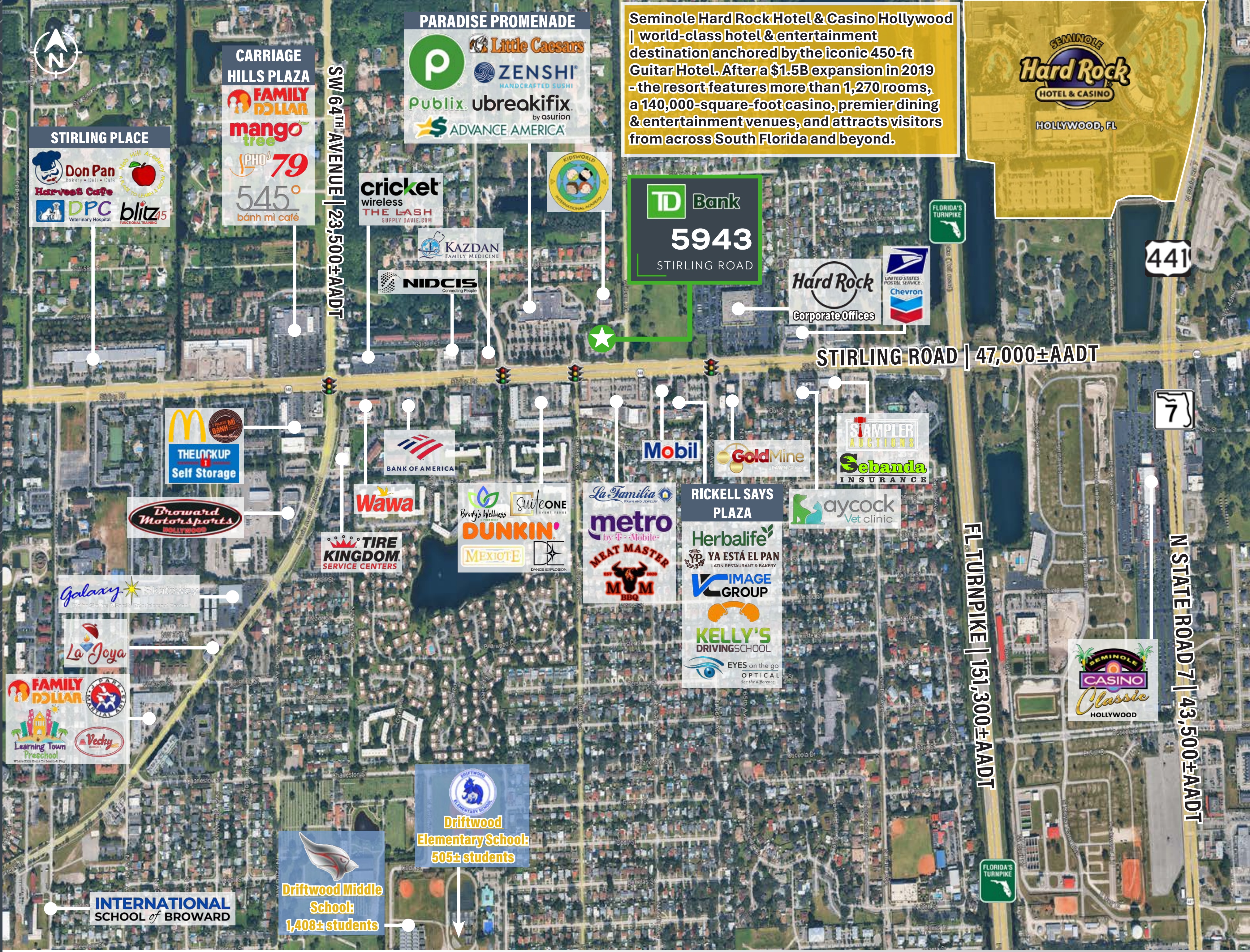

TD Bank
$100


TD

MICRO AERIAL



MACRO AERIAL



AERIAL VIEW | NORTHWEST

AERIAL VIEW | NORTHEAST

TENANT OVERVIEW

America's Most Convenient Bank®

Toronto-Dominion Bank (TD) is a leading North American financial institution founded in 1955 through the merger of the Bank of Toronto (est. 1855) and the Dominion Bank (est. 1869), with roots in Canadian banking stretching back over 170 years. TD enjoys an investment grade credit rating (**S&P: A+**) and operates globally through its diversified financial services platform — offering retail, commercial, wealth, insurance, and capital markets products. TD is one of the largest banks in North America, serving nearly 28 million customers worldwide with over 95,000 employees. TD's total assets are approximately $2.09 trillion USD, propelling it into the top tier of global banking franchises by size, and its market capitalization is roughly $158 billion USD as of early 2026. In the U.S., TD maintains a prominent retail footprint with about 1,150 branches across the East Coast, serving more than 10 million clients and ranking among the 10 largest U.S. banks by assets.

TD BANK QUICK FACTS	
Founded:	1955
Headquarters:	Cherry Hill, NJ
Stock Symbol:	NYSE: TD
Credit Rating:	S&P: A+
Assets (2025):	$2.09 Trillion
Market Cap (2026):	$159 Billion
# of Locations:	1,100 +
Wesbite:	tdbank.com

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	14,750	142,461	396,173
2030 Population (Projection)	15,780	145,952	400,654

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Households	5,530	52,158	147,773
2030 Households (Projection)	5,915	53,861	150,955

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	36.0%	41.1%	36.7%
Black or African American	13.6%	13.3%	23.5%
Asian	5.3%	5.2%	4.0%
American Indian & Alaskan Native	2.1%	1.0%	0.6%
Pacific Islander	0.0%	0.1%	0.1%
Other	15.4%	12.9%	11.0%
Two or More Races	27.5%	26.5%	24.1%

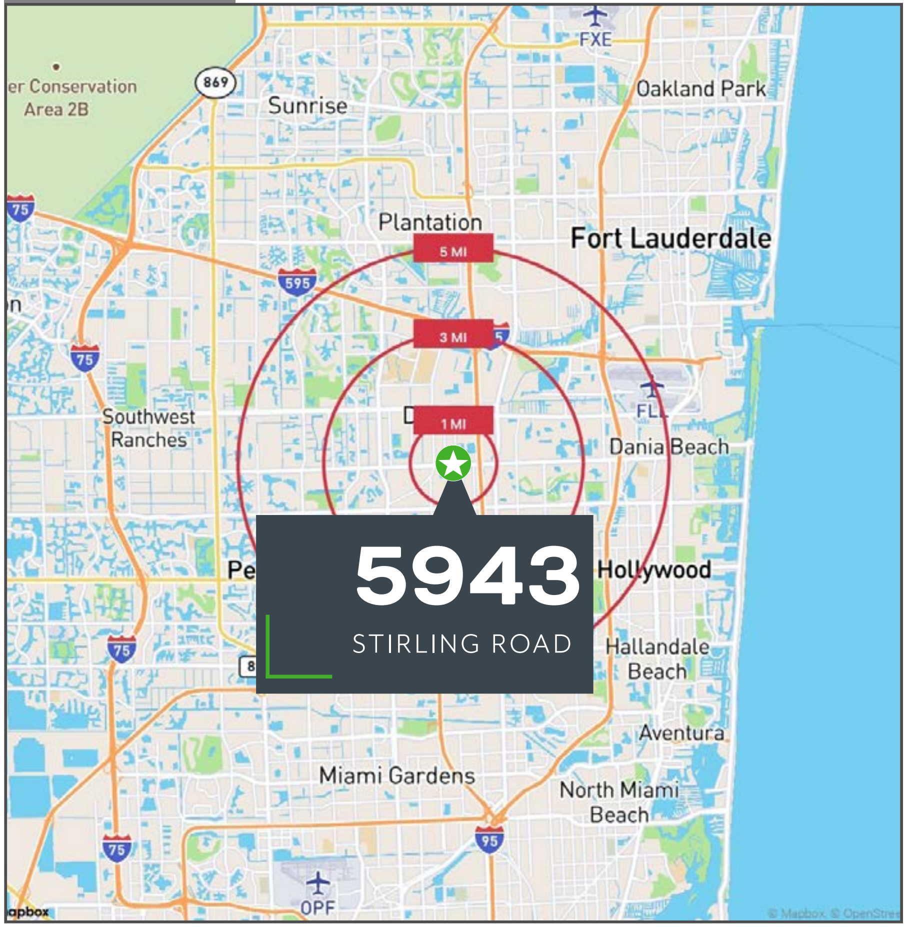
DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2025 Daytime Population	14,484	124,608	363,414
Daytime Workers	50.4%	45.0%	47.3%
Daytime Residents	49.6%	55.0%	52.7%

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	710	7,565	21,747
2025 Employees	4,897	51,409	163,590

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	$108,457	$121,026	$115,462

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	39.9	39.3	40.6

1-3-5 Mile Radius



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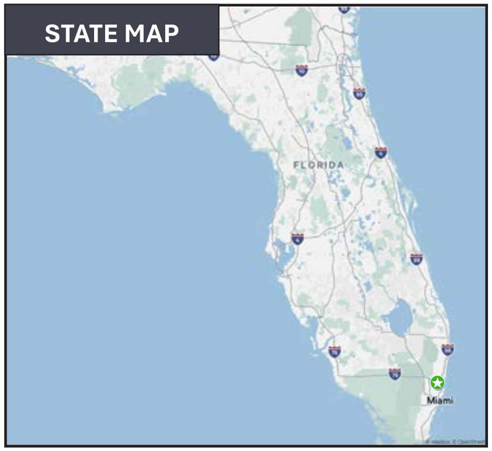
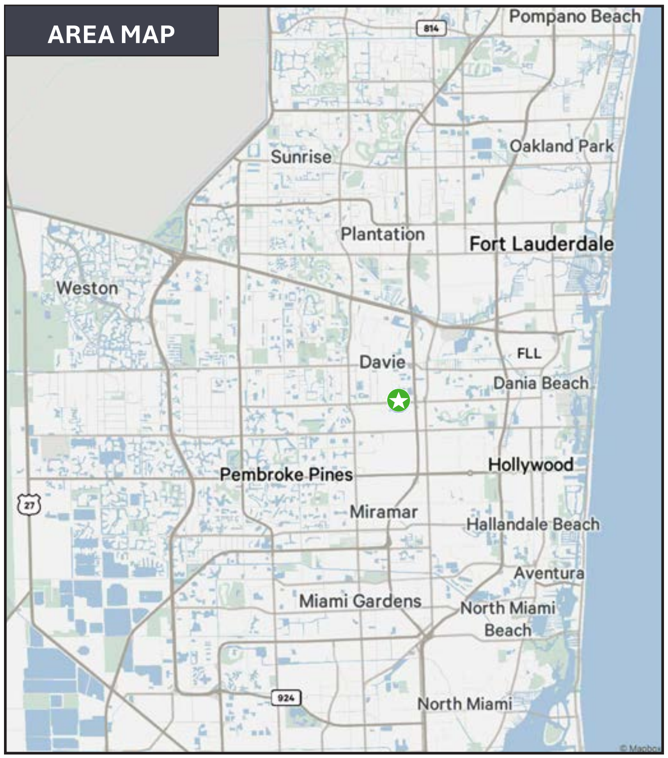
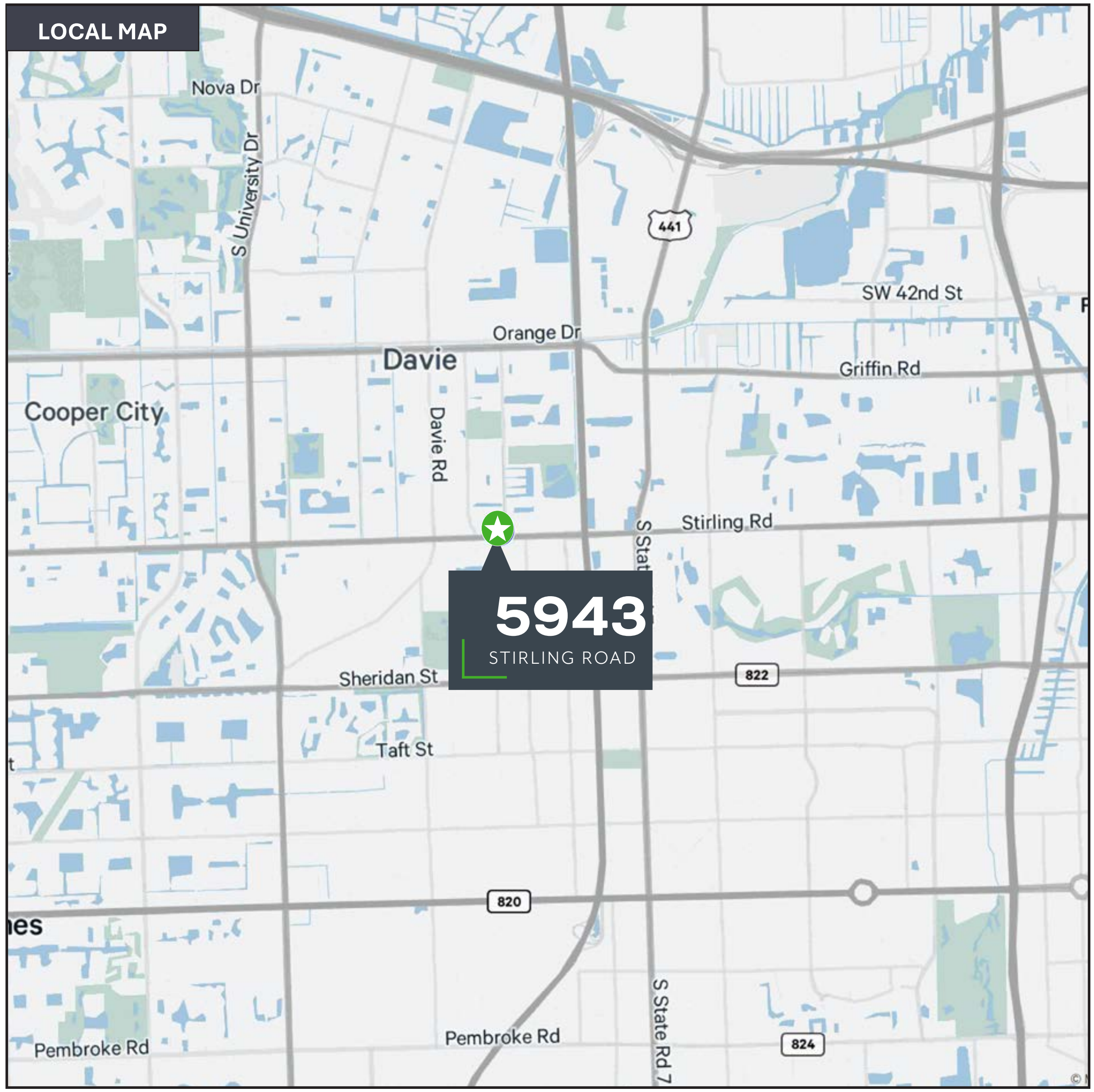
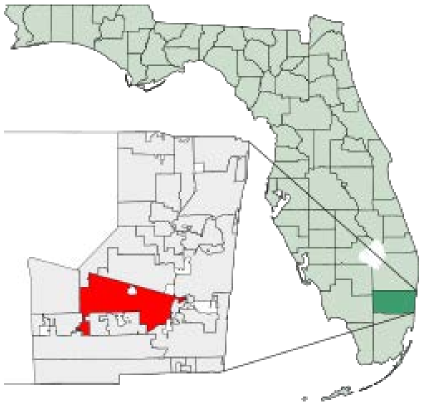

STATE MAP
FLORIDA
Miami


AREA MAP
Pompano Beach
Oakland Park
Sunrise
Plantation
Fort Lauderdale
Weston
Davie
FLL
Dania Beach
Pembroke Pines
Hollywood
Miramar
Hallandale Beach
Aventura
Miami Gardens
North Miami Beach
North Miami


LOCAL MAP
Nova Dr
S University Dr
441
SW 42nd St
Orange Dr
Davie
Griffin Rd
Cooper City
Davie Rd
Stirling Rd
S State
5943
STIRLING ROAD
Sheridan St
822
Taft St
820
Pembroke Rd
Pembroke Rd
S State Rd 7
824



THE TOWN OF DAVIE | AREA OVERVIEW

Davie, Florida is a highly desirable infill submarket located in central Broward County within the Miami–Fort Lauderdale–West Palm Beach MSA, one of the largest and most economically significant regions in the United States. Positioned approximately 25 miles north of Miami and near Fort Lauderdale, Davie benefits from access to a regional population exceeding 6 million residents. The Town is strategically located along major transportation corridors including Interstate 75, Interstate 595, and Florida's Turnpike, with convenient proximity to Fort Lauderdale-Hollywood International Airport and Port Everglades, supporting strong regional and international connectivity.

Davie's demographic profile is supported by a population of approximately 110,000 residents with steady growth, a median household income near $87,000, and a balanced median age in the high 30s, providing a stable and affluent consumer base. The area also benefits from a highly educated workforce, with roughly 40% of residents holding a bachelor's degree or higher, contributing to a diverse employment base across professional and technical sectors.

The local economy is anchored by a diverse mix of industries, including healthcare, education, aviation, and professional services. Major institutional drivers such as Nova Southeastern University and HCA Florida University Hospital support employment growth and daytime population, while aviation-related companies, including Boeing and Embraer, further enhance the Town's economic base.

Davie serves as a key hub within Broward County, with over 3,800 businesses supporting a strong mix of retail, office, medical, and industrial uses. Retail demand is reinforced by the surrounding population density and institutional presence, while broader Broward County fundamentals indicate positive retail absorption and rent growth. Ongoing mixed-use and residential development, coupled with continued infrastructure investment, positions Davie for sustained growth and long-term investment stability within the South Florida market.

SEMINOLE HARD ROCK HOTEL & CASINO | DAVIE/HOLLYWOOD, FL

Located 1.3±miles from our TD Bank property, the **Seminole Hard Rock Hotel & Casino Hollywood**, commonly known as **The Guitar Hotel**, is one of South Florida's premier hospitality, entertainment, and gaming destinations. Situated on the Seminole Tribe of Florida's Hollywood Reservation in Broward County—adjacent to Davie and directly between Miami and Fort Lauderdale—the resort serves as a major regional draw for tourists, convention attendees, concertgoers, and gaming patrons. The property is owned and operated by Seminole Gaming and forms part of the globally recognized **Hard Rock International** brand.

As one of the largest entertainment destinations in the southeastern United States, Seminole Hard Rock attracts millions of visitors annually through its combination of world-class gaming, hospitality, and live entertainment. The centerpiece of the resort is the iconic **450-foot Guitar Hotel**, a landmark structure designed to resemble a pair of back-to-back guitars and one of the most recognizable buildings in Florida. Following a **$1.5 billion expansion** completed in 2019, the resort now features approximately **1,270 guest rooms and suites** spread across the Guitar Hotel, the Hard Rock Hotel, and the Oasis Tower. The destination also includes a **140,000-square-foot casino**, luxury spa, resort-style pool complex, meeting and convention facilities, upscale retail, and numerous dining and nightlife venues.

Strategically located near Interstate 595, Florida's Turnpike, and Interstate 95, the property benefits from exceptional regional accessibility and serves as a major economic engine for Broward County. Its central location places guests approximately 15 minutes from Fort Lauderdale beaches, Fort Lauderdale-Hollywood International Airport, and numerous South Florida business and leisure destinations. As a result, the resort has become a significant catalyst for tourism, employment, and convention activity throughout the region.

THE GUITAR HOTEL | SEMINOLE Hard Rock HOTEL & CASINO HOLLYWOOD, FL

MIAMI-FT. LAUDERDALE-WEST PALM BEACH | MSA OVERVIEW

Largest Metro in Florida: The Miami – Fort Lauderdale – West Palm Beach MSA is the state's largest metropolitan area and one of the most populous in the U.S., with over 6.3 million residents across Miami-Dade, Broward, and Palm Beach counties.

- **Major Southeastern Economic Hub:** Ranked among the largest metropolitan economies nationally, the region generates over $400 billion in economic output and serves as a primary driver of growth for the state of Florida.
- **Global Gateway Location:** Positioned as the leading U.S. gateway to Latin America, the MSA supports significant international trade, finance, and travel activity, reinforcing its global connectivity.
- **Diverse & International Population Base:** The area features a highly diverse demographic profile, with a large foreign-born population and strong Hispanic/Latino presence, contributing to a dynamic, multicultural workforce.
- **Key Economic Drivers:**
  - International trade & logistics
  - Tourism & hospitality
  - Financial services
  - Healthcare & education
  - Professional & business services
- **Strategic Infrastructure:** Home to PortMiami — the world's leading cruise port—as well as major international airports, supporting global commerce, tourism, and logistics activity.
- **Strong Population & Employment Growth:** Continued in-migration, corporate relocations, and pro-business policies (including no state income tax) have fueled steady population growth and job creation.
- **Robust Real Estate Fundamentals:** Sustained demand across retail, office, industrial, and multifamily sectors is driven by population growth, international investment, and ongoing economic expansion.

BROWARD COUNTY FLORIDA

WEST PALM BEACH


FORT LAUDERDALE, Florida

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.