

incrediblebankSM

| CORPORATE LEASE | ABSOLUTE NNN |

• • 2524 Liberty Park Dr, Cape Coral, FL 33909 • • •



EXCLUSIVELY LISTED BY:

AUSTIN BLODGETT

Senior Vice President

949.235.0621 | BRE #01958151

ab@realsource.com

In Association with ParaSell, Inc. |
A Licensed Florida Broker #CQ1059597

JONATHAN SCHIFFER

Senior Associate, CCIM

949.688.1280 | BRE #02168139

js@realsource.com

SCOTT REID

ParaSell, Inc.

949.942.6585 | FL BRE #BK3457599

broker@parasellinc.com

REALSOURCE GROUP

...OFFERING MEMORANDUM...

incrediblebankSM

2524 Liberty Park Dr, Cape Coral, FL 33909

PRICE	CAP RATE	NOI
\$3,872,000	6.00%	\$232,335

TENANT:	Incredible Bank
LEASE COMMENCEMENT:	03/23/2026
LEASE EXPIRATION:	03/31/2038
LEASE TERM ¹ :	12 Years
LEASE TYPE:	Absolute NNN
MONTHLY RENT:	\$19,361
PROPERTY TAXES:	Tenant Responsibility
INSURANCE:	Tenant Responsibility
COMMON AREA:	Tenant Responsibility
REPAIRS & MAINTENANCE:	Tenant Responsibility
ROOF & STRUCTURE:	Tenant Responsibility
RENTAL INCREASES:	5.00% in Year 8, & Options
RENEWAL OPTIONS:	Five, 5-Year @ 5.00%
YEAR BUILT:	2026
LOT SIZE (ACRES):	1.28 AC
NET RENTABLE AREA:	2,600 SF

1 - All lease provisions to be independently verified by Buyer during Due Diligence period.



- **Single-Tenant IncredibleBank:**
 - Corporate Lease with one of the Nation's fastest growing Community Banks
 - Absolute NNN. Zero Landlord Responsibilities
 - 12-year Primary Term, with five (5), 5-year options
 - Rental Increases in Primary Term & Options
- **About IncredibleBank:**
 - **Established Community Bank** - WI-based financial institution with a strong regional presence and growing brand recognition.
 - **Expanding Footprint** - Operates 19+ locations and continues to grow across key Midwest and Southeast markets.
 - **FDIC-Insured Institution** - Regulated, FDIC-insured bank providing added depositor confidence and institutional credibility.
 - **Strong Balance Sheet** - Backed by approximately \$2.07B in assets, supporting long-term stability and continued expansion.
- **Strategic Relocation Store:** Tenant proactively repositioned within the market to better serve customer demand and capture long-term growth.
- **Brand-New 2026 Construction:** IncredibleBank's latest prototype design and modern banking concept.
- **Multifamily Positioning:** Outparcel to Uptown at Liberty Park, a 320-unit Class A luxury apartment community that sold in January 2020 for approximately \$64.65M, providing a built-in affluent customer base directly adjacent to the site.
- **Strong Residential affluence & density, w/ 150,000 residents & \$91,000+ average household incomes within a 5-mi Radius**
- **Exceptional Site Access & Traffic:** Multiple Points of Ingress & Egress for Efficient Traffic Flow from a 35,000+ CPD roadway
- **Excellent Retail Synergy & Positioned in one of the primary Retail Corridors of the Market:**
 - Nearby Big-Box Retailers include Walmart, Target, BJ's Wholesale, Home Depot, & Lowe's
- **30-min drive to Southwest Florida International Airport:**
 - Servicing 10.3MM+ Passengers Annually
 - 14 Major Airlines with Nonstop Service throughout the U.S, Canada, & Europe
- **Income-Tax Free State: Ideal for the out-of-state investor**
- **Cape Coral – Fort Meyers MSA: #4 fastest growing region in the USA with a 6.8% increase**



12
Year Primary
Term



\$2.07B
In
Assets



35K+
Cars Per Day



2026
Construction



#4
Fastest Growing
Region in the USA



150K+
Residents
within 5-mi





SIX LAKES
Country Club

Diplomat
RV & BOAT STORAGE

MERCHANTS
CROSSING
planet fitness
amc
bealls
DOLLAR GENERAL

FAMILY DOLLAR
Advance
Auto Parts

Walmart
Supercenter
DOLLAR TREE
Hungry Howie's
FLAVORED CRUST PIZZA
metro
by T-Mobile
SONIC

NORTHERN
TOOL & EQUIPMENT
CALIBER

UPTOWN AT LIBERTY PARK
- 320 Units -



STOR-RITE
RV & BOAT STORAGE

SUBJECT PROPERTY
incrediblebank™

RaceTrac

SPRINGS AT
CAPE CORAL
- 292 UNITS -

FORT MEYERS
- 10 -Minute Drive Time -



EVERGREEN PINE ISLAND
APARTMENTS
- 230 Units -



78

PINE ISLAND ROAD 34,321 CPD

UPTOWN CAPE DRIVE

Forttail
COFFEE CO.

ab
america's best



DEMOGRAPHICS

	Population	AHHI
1-Mile Radius	5,360	\$74,991
3-Mile Radius	58,694	\$87,362
5-Mile Radius	149,633	\$91,903



UPTOWN AT LIBERTY PARK

- 320 Units -



SUBJECT PROPERTY

incrediblebank

24TH AVENUE 5,586 CPD

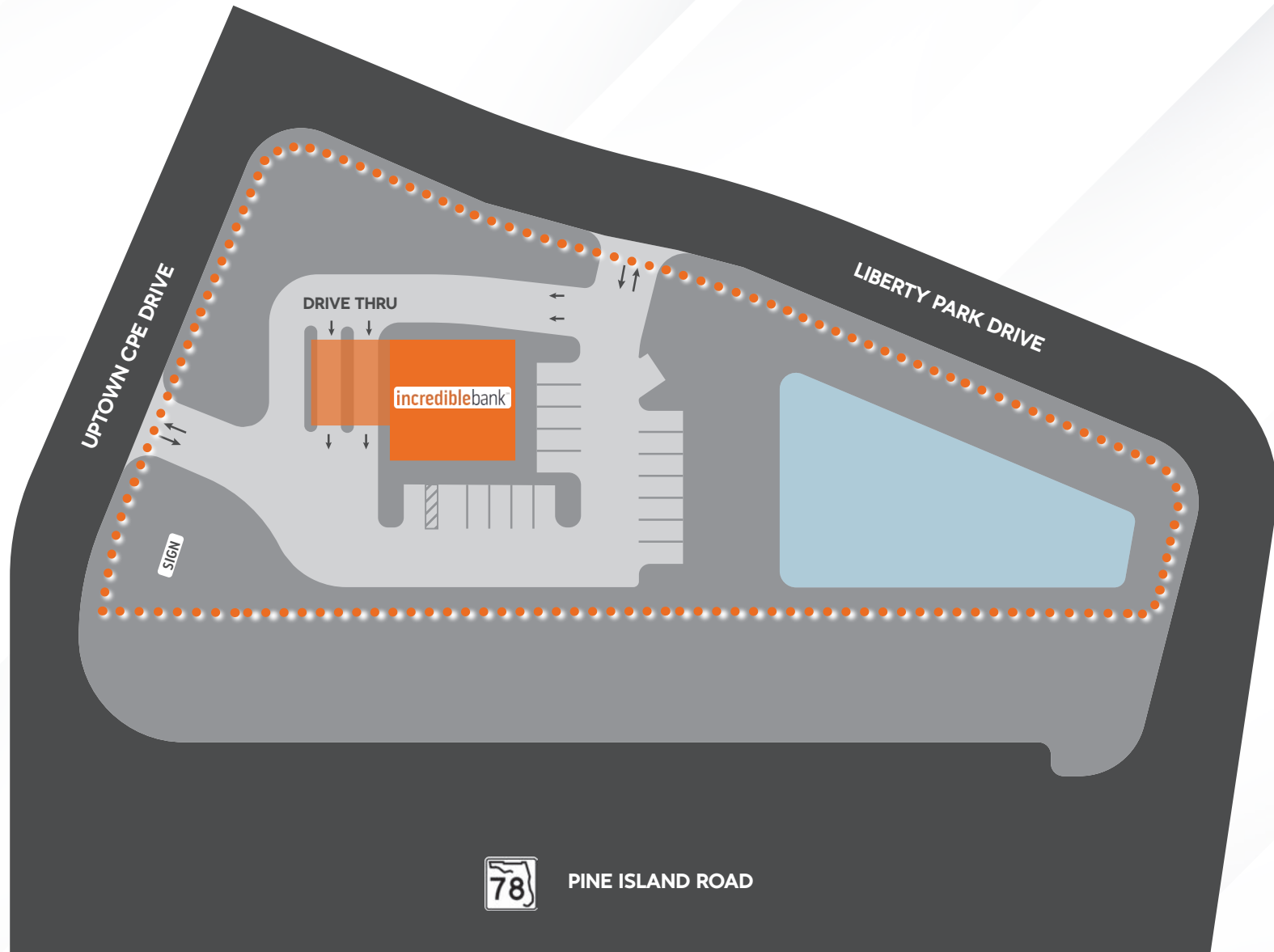
UPTOWN CAPE DRIVE



PINE ISLAND ROAD

34,321 CPD



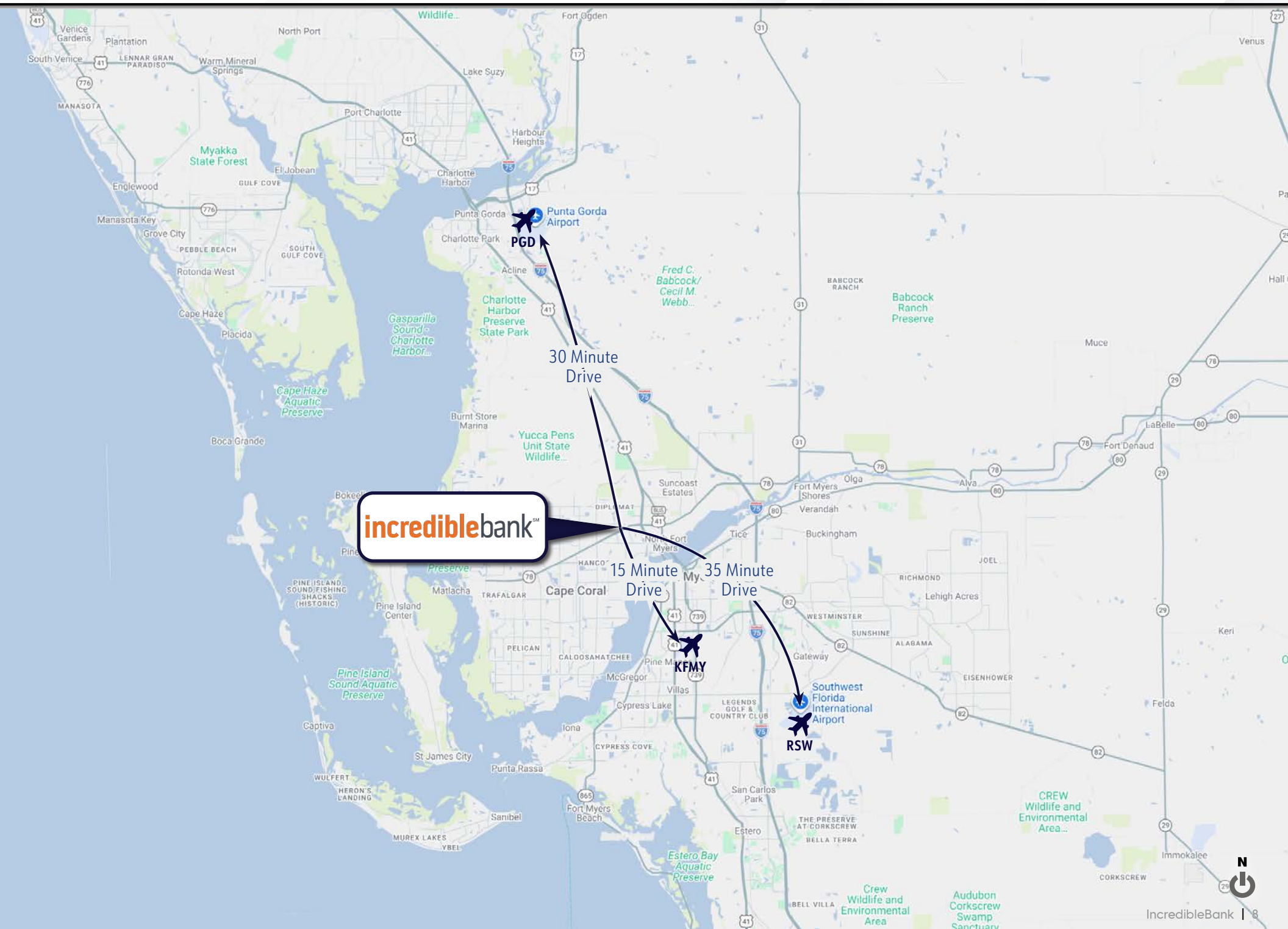


Subject Property



Property Parcel | APN # 04-44-24-C1-19000.0040





INCREDIBLEBANK OPENING NEW BRANCH IN CAPE CORAL



March 13, 2026--(BUSINESS OBSERVER)--A bank headquartered in Wisconsin is opening a new branch in Cape Coral. IncredibleBank will hold a ribbon-cutting for its newly-built bank at 2524 Liberty Park Drive on April 20.

Located near Pine Island Road, the branch features technology, expanded service capabilities and welcoming spaces where clients and staff can discuss personal and business finances, according to a statement.

"Our investment in this new facility is about more than a building," IncredibleBank CEO and President Todd Nagel says in a statement. "It's about strengthening relationships, expanding our presence in Florida and continuing to bring innovative banking solutions to the Cape Coral community." [Read More](#)

incrediblebankSM

IncredibleBank is a Wisconsin-based financial institution and the consumer-facing brand of River Valley Bank, a community bank focused on delivering modern banking solutions with personalized service. Headquartered in Wausau, Wisconsin, IncredibleBank serves individuals,

businesses, and commercial clients through a combination of digital banking capabilities and relationship-based customer support. The bank offers a full suite of financial products and services, including personal and business checking and savings accounts, commercial lending, treasury management, mortgages, and online banking tools.

Known for its emphasis on convenience, responsiveness, and community-centered banking, IncredibleBank positions itself as a regional institution that blends innovative technology with local decision-making. As a division of River Valley Bank, IncredibleBank supports customers throughout Wisconsin and surrounding markets while maintaining a strong commitment to service, financial guidance, and long-term client relationships.



WI
Based Community Bank

FDIC
Insured Financial
Institution

3 States
in the Midwest &
Southeast

19
Corporate Branches

Tenant Name:	IncredibleBank
Locations:	19+
Headquarters:	Wausau, WI
Founded:	1967
Website:	www.incrediblebank.com

CAPE CORAL- FT. MEYERS MSA

GEOGRAPHY

- The Cape Coral- Fort Myers MSA, also considered Lee County, is located on the Gulf Coast of Southwest Florida and encompasses 1,212 square miles
- The Metro is the perfectly situated in the apex of the growing triangle of Southwest Florida
- The Cape Coral Metro is home to more than 822,000 residents and is made up of 27 cities
- The city of Cape Coral is the Largest city between Tampa and Miami in both population and land area, and is the 8th largest in FL
- Cape Coral is situated on a large peninsula and bordered by the Caloosahatchee river and Matlacha Pass
- The region has over 400 mi of navigable waterways, which is the most on Earth

ECONOMY

- The Cape Coral-Fort Myers economy is one of the strongest economies in the entire USA over the last decade
- Cape Coral-Fort Myers MSA is the fourth fastest growing region in the USA with a 6.8% increase
- Cape Coral alone is expected to double in population in the next few decades
- The region is home to 41,000 businesses, and rapidly expanding industry clusters, due to it's well-educated labor forced
- Major Industries in the region include Healthcare, Construction, Business & Professional Services
- The Region's Top Employers include: Lee Health, Publix, Florida Gulf Coast University, Walmart
- The metro has an unemployment rate significantly lower than US average at, due to the educational opportunities found in the region
- Cape Coral-Fort Myers has had a 9.31% Job growth over the last 5 years alone
- Southwest Florida International Airport, the area's main airport services over 10.3M Passengers a year with Nonstop flights to domestic & international locations on 14 different airlines

CAPE CORAL- FT. MEYERS MSA



CAPE CORAL HISTORICAL MUSEUM



LAKES PARK



SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

CAPE CORAL- FT. MEYERS MSA

EDUCATION

- Florida Gulf Coast University, founded in 1997, has awarded close to 50,000 degrees since conception
- Enrollment of over 16,000 students with an average GPA of 4.03 for Freshmen.
- The university offers 64 Undergraduate, 26 Masters & 7 Doctoral Degree Programs
- FGCU is divided into 8 colleges, ranging from Arts & Sciences, to Education, to Entrepreneurship
- Ranked as the #1 Undergraduate entrepreneurship program in 2020 by Princeton Review

MAJOR ATTRACTIONS

- **CAPE CORAL HISTORICAL MUSEUM** | Quaint museum displaying the history of Lee County, FL through archives, exhibits and public programs
- **LAKES PARK** | 279-acre public park that features a scenic boardwalk, playgrounds, & public trails
- **YACHT CLUB COMMUNITY PARK** | Popular local park for fishing, and other water-related activities
- **FORT MYERS RIVER DISTRICT** | Historical downtown Fort Myers is full of restaurants, theaters and boutiques among other attractions
- **FORT MYERS BEACHES** | 7 mile strip of sand and shallow water with a collection of hotels and restaurants
- **MANATEE PARK** | Warm water refugee for the Florida Manatee where visitors can interact with the animal native to the region

#8

Largest city
in FL

6.8%

growth rate in
the USA

9.31%

job growth over
last 5 years

2

population growth
in next decades

CAPE CORAL- FT. MEYERS MSA



	1-MILE	3-MILE	5-MILE
Population			
2025 Estimated Population	5,360	58,694	149,633
2030 Projected Population	5,500	60,879	157,369
2020 Census Population	4,087	52,871	129,811
2010 Census Population	2,952	44,539	110,522
2025 Median Age	40.8	46.4	46.2
Households			
2025 Estimated Households	2,008	24,897	62,475
2030 Projected Households	2,083	25,860	65,584
2020 Census Households	1,539	22,524	55,011
2010 Census Households	1,094	18,906	46,560
Household Income			
2025 Estimated Average Household Income	\$74,991	\$87,362	\$91,903
2025 Estimated Median Household Income	\$59,514	\$68,024	\$70,339


150k

Estimated
Population
(5-MILE RADIUS)


62k

Estimated
Households
(5-MILE RADIUS)


\$92k

Ave. Household
Income
(5-MILE RADIUS)

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the Contents), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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