

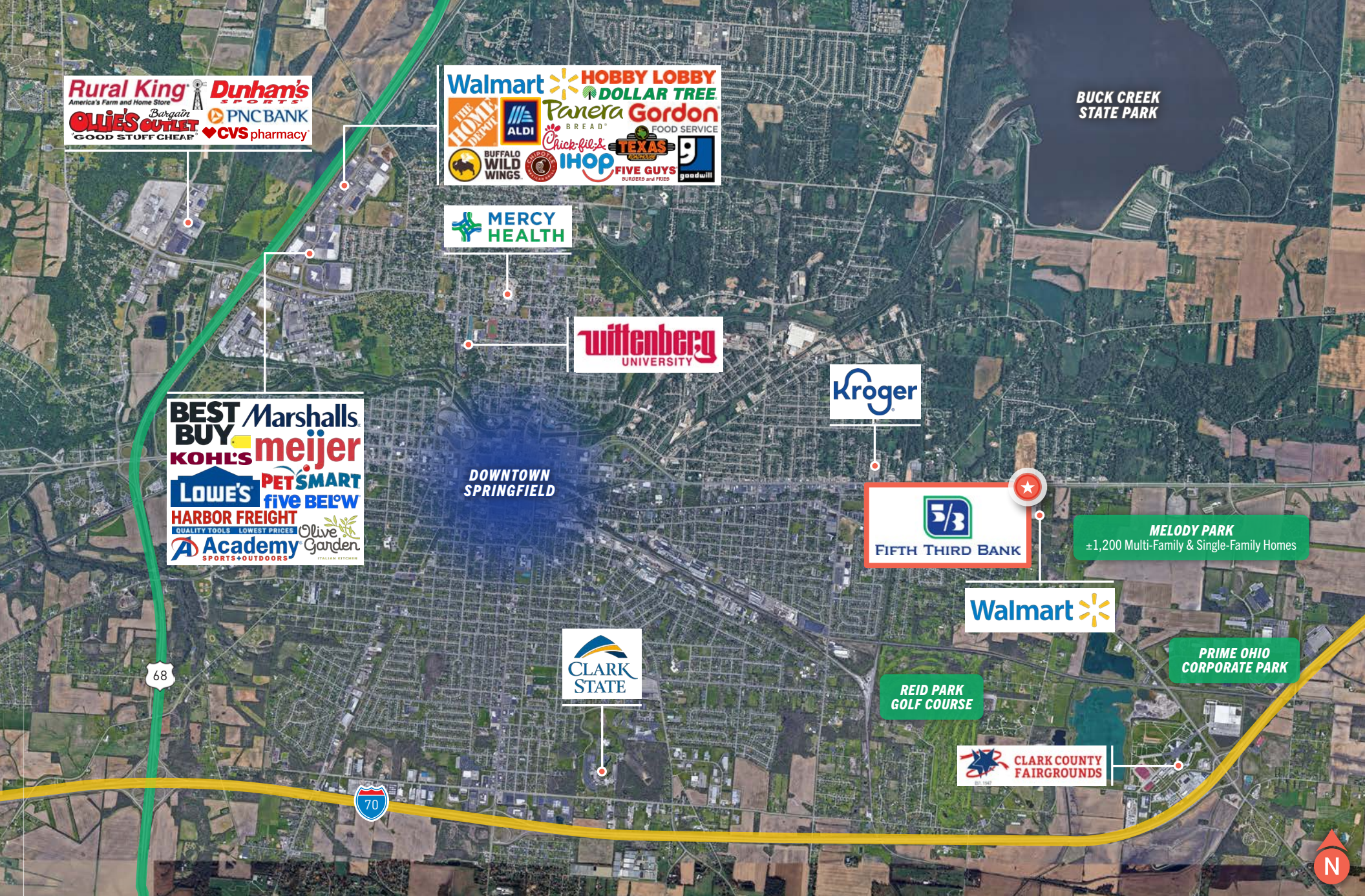
FIFTH THIRD BANK GROUND LEASE

20 SOUTH TUTTLE ROAD, SPRINGFIELD, OH 45505



OFFERING MEMORANDUM

Marcus & Millichap



Rural King
America's Farm and Home Store
Dunham's
PNC BANK
CVS pharmacy
Ollie's Outlet
Bargain
GOOD STUFF CHEAP

Walmart
HOBBY LOBBY
DOLLAR TREE
Panera
Gordon
ALDI
Chick-fil-A
IHOP
TEXAS
FIVE GUYS
BUFFALO WILD WINGS
goodwill

MERCY HEALTH

wittenberg
UNIVERSITY

Kroger

BEST BUY
Marshall's
KOHLS
meijer
LOWE'S
PET SMART
five BELOW
HARBOR FREIGHT
Academy
Olive Garden

DOWNTOWN
SPRINGFIELD

FIFTH THIRD BANK

MELODY PARK
±1,200 Multi-Family & Single-Family Homes

Walmart

PRIME OHIO
CORPORATE PARK

CLARK STATE

REID PARK
GOLF COURSE

CLARK COUNTY
FAIRGROUNDS

BUCK CREEK
STATE PARK

68

70

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Executive Summary

20 South Tuttle Road, Springfield, OH 45505

FINANCIAL SUMMARY

Price	\$1,164,633
Cap Rate	6.0%
Net Cash Flow	6.0% \$69,878
Building Size	6,141 SF
Year Built	2006
Lot Size	1.153 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Ground Lease
Tenant	Fifth Third Bank
Guarantor	Corporate
Lease Commencement Date	March 2, 2006
Lease Expiration Date	March 31, 2031*
Lease Term Remaining	5 Years
Rental Increases	5% Every 5 Years
Renewal Options	3, 5 Year Options

*Lease extension exercised on April 1, 2026.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 3/31/2031	\$69,878	6.00%
Renewal Options	Annual Rent	Cap Rate
Option 1 (4/1/2031 – 3/31/2036)	\$73,371	6.30%
Option 2 (4/1/2036 – 3/31/2041)	\$77,040	6.61%
Option 3 (4/1/2041 – 3/31/2046)	\$80,892	6.95%

Base Rent	\$69,878
Net Operating Income	\$69,878
Total Return	6.0% \$69,878



FIFTH THIRD BANK

**PRIME OHIO
CORPORATE PARK**



MELODY PARK
±1,200 Multi-Family & Single-Family Homes

BRIDGEWATER BY RYAN HOMES
±226 Single-Family Homes



15,430 CPD
E NATIONAL RD

MAPLE GROVE BY RYAN HOMES
±110 Single-Family Homes



BUCK CREEK STATE PARK
Major Tourist Destination

MAPLE GROVE BY RYAN HOMES
±110 Single-Family Homes

15,430 CPD
E NATIONAL RD





DOWNTOWN SPRINGFIELD



MAPLE GROVE BY RYAN HOMES
±110 Single-Family Homes



15,430 CPD
E NATIONAL RD



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute NNN Ground Lease - New 5 Year Extension, Showing Commitment to the Site**
- » 5% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Outparcel to Walmart Supercenter**
- » Adjacent to ±1,500 New Single-Family and Multi-Family Homes in Development
- » **Easily Accessible Location 3 Miles Off Interstate 70 and Along East National Road, Providing Direct Access into Downtown Springfield**
- » 73,195 Residents within a 5-Mile Radius
- » **Minutes from Buck Creek State Park, a Tourist Destination Featuring a 2,120-Acre Lake**
- » Down the Road from the Prime Ohio Corporate Park, Home to Distribution Centers for ALDI, Gordon Food Service, and Dole Foods



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	3,491	28,888	72,806
2025 Estimate	3,437	28,928	73,195

Households

2030 Projections	1,577	12,553	31,591
2025 Estimate	1,536	12,446	31,470

Income

2025 Est. Average Household Income	\$73,775	\$61,069	\$65,230
2025 Est. Median Household Income	\$54,394	\$50,671	\$51,662

Tenant Overview



FIFTH THIRD BANK



CINCINNATI, OHIO

Headquarters



±1,100

Locations



NASDAQ: FITB

Stock Symbol



53.COM

Website



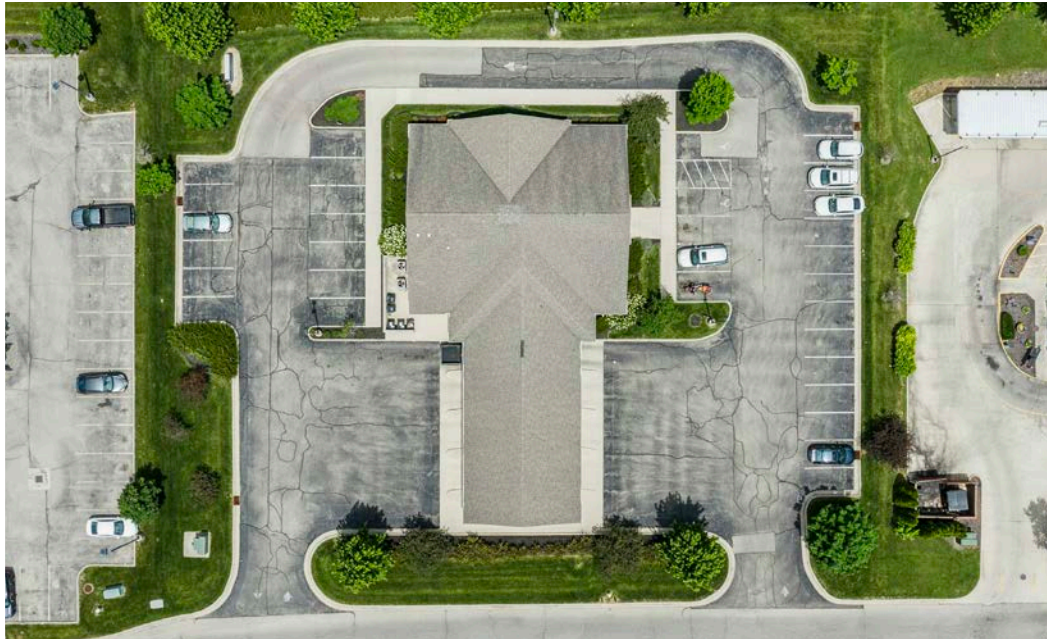
1858

Founded

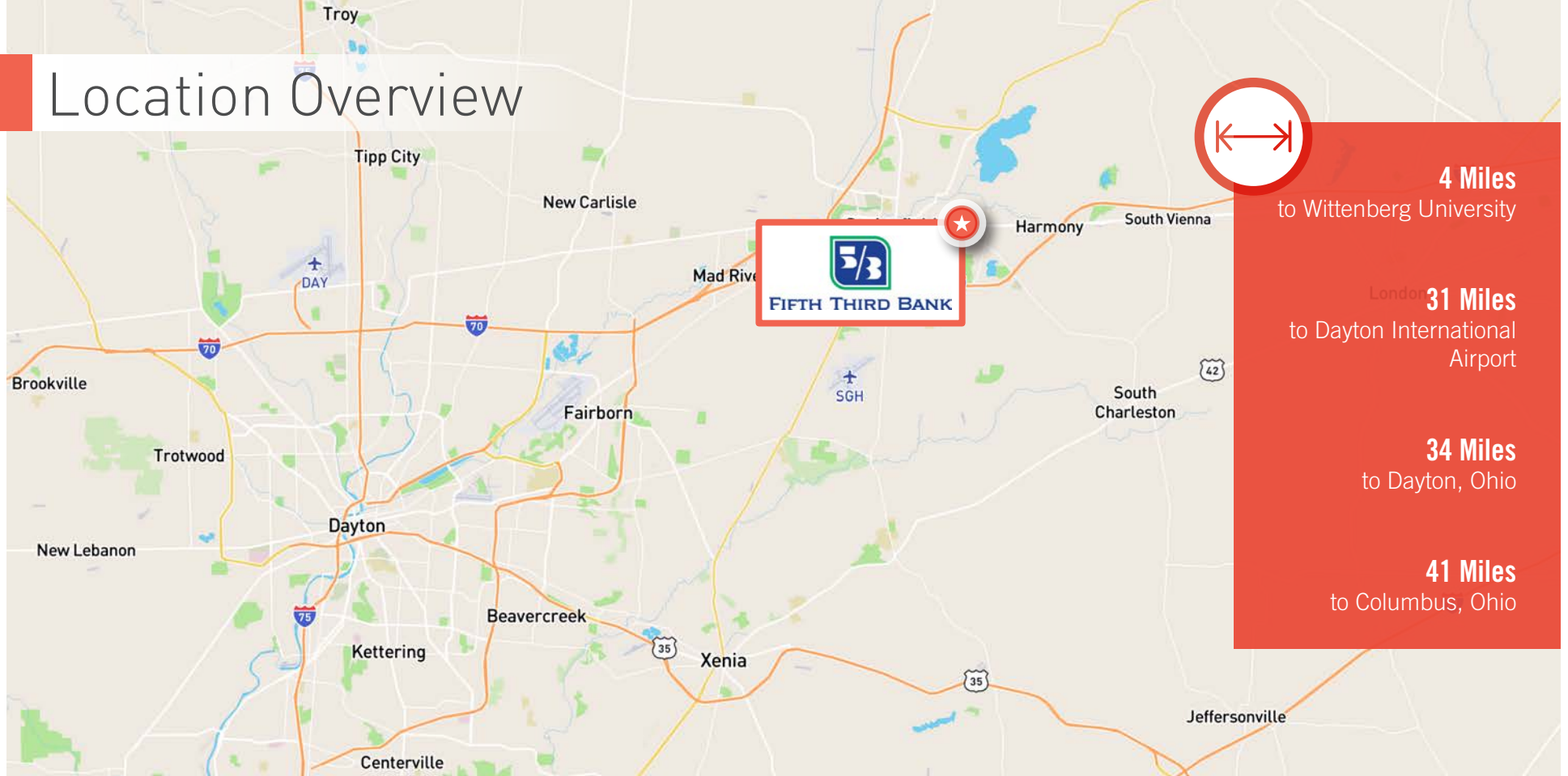
Fifth Third Bancorp is a bank holding company headquartered in Cincinnati, Ohio. It is the parent company of Fifth Third Bank, which operates over 1,000 branches and 2,400 automated teller machines across 12 states: Ohio, Alabama, Florida, Georgia, Illinois, Indiana, Kentucky, Michigan, North Carolina, South Carolina, Tennessee, and West Virginia. According to Fortune 500, it is one of the largest banks in the United States. The name “Fifth Third” is derived from the names of the bank’s two predecessor companies, Fifth National Bank and Third National Bank, which merged in 1908.

The Fifth Third and Comerica merger, which officially closed on February 2, 2026, was a \$12.3 billion all-stock transaction. This deal solidified Fifth Third’s position as the 9th-largest bank in the U.S., with approximately \$294 billion in total assets.

Property Photos



Location Overview



Springfield is a city in, and the county seat of, Clark County, Ohio. The city lies in southwestern Ohio, roughly 45 miles west of Columbus and 25 miles northeast of Dayton. The city is home to over 58,600 residents. The surrounding Clark County area is home to over 136,000 residents.

The industries that shape Springfield's economy include advanced manufacturing; agribusiness, food processing, and technology; logistics and distribution; and insurance. Springfield is home to four corporate and industrial parks, which serve as operations for a number of national and regional companies: ALDI, Dole Foods, Benjamin Steel, Love's Travel Center, Bob Evans Foods, and more. Clark County has a labor force of over 63,000 people. There are 13 traditional colleges and

universities located within 45 minutes of Springfield, adding to the area's talented and growing workforce. The Greater Springfield area is home to three prominent colleges: Wittenberg University, Cedarville University, and Clark State Community College.

There are a number of new housing developments popping up in Springfield. The Bridgewater housing development by Ryan Homes is set to build 226 single-family homes. Ryan Homes is also developing Maple Grove, which is set to build 110 single-family homes. Melody Homes is projected to add 1,200 new homes consisting of both single-family and multi-family homes. Lastly, Sycamore Ridge is set to bring 258 new single-family homes to the area.

[exclusively listed by]

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For financing options, please reach out to:

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