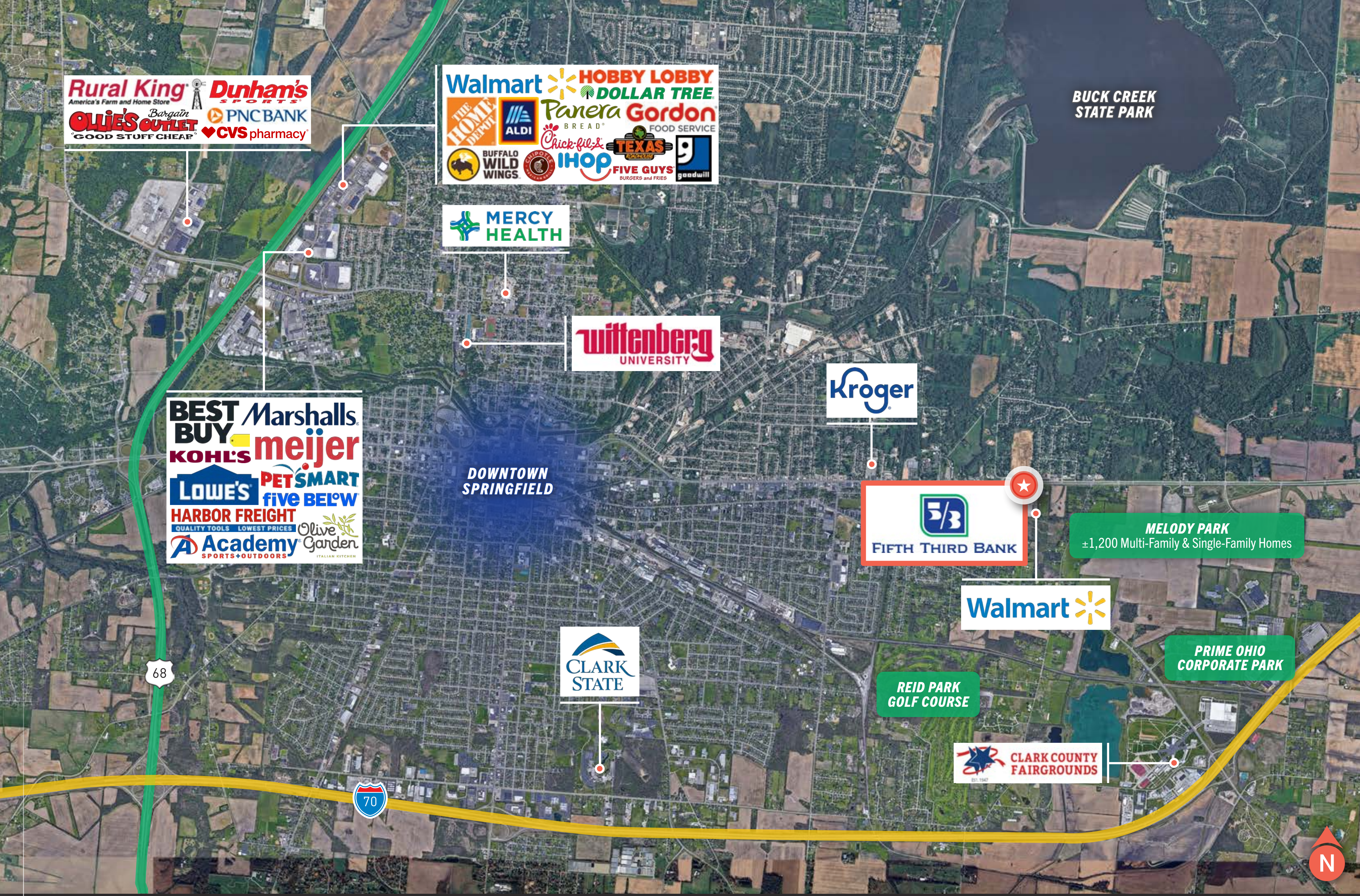
FIFTH THIRD BANK GROUND LEASE

20 SOUTH TUTTLE ROAD, SPRINGFIELD, OH 45505

OFFERING MEMORANDUM

Marcus & Millichap


Rural King
America's Farm and Home Store
Dunham's Sports
Ollie's Bargain Outlet
"Good Stuff Cheap"
PNC BANK
CVS pharmacy
Walmart
HOBBY LOBBY
DOLLAR TREE
The Home Depot
ALDI
Panera Bread
Gordon Food Service
Chick-fil-A
Texas Roadhouse
Buffalo Wild Wings
Chipotle
IHOP
FIVE GUYS
BURGERS and FRIES
goodwill
MERCY HEALTH
wittenberg UNIVERSITY
BUCK CREEK STATE PARK
Kroger
BEST BUY
Marshalls
KOHL'S
meijer
LOWE'S
PETSMART
five BELOW
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Academy SPORTS+OUTDOORS
Olive Garden
ITALIAN KITCHEN
DOWNTOWN SPRINGFIELD
FIFTH THIRD BANK
MELODY PARK
±1,200 Multi-Family & Single-Family Homes
Walmart
PRIME OHIO CORPORATE PARK
REID PARK GOLF COURSE
CLARK STATE
CLARK COUNTY FAIRGROUNDS
68
70
N

Executive Summary

20 South Tuttle Road, Springfield, OH 45505

FINANCIAL SUMMARY

Price	**$1,118,048**
Cap Rate	6.25%
Net Cash Flow	6.25% $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	6.25%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1 (4/1/2031 – 3/31/2036)	$73,371	6.56%
Option 2 (4/1/2036 – 3/31/2041)	$77,040	6.89%
Option 3 (4/1/2041 – 3/31/2046)	$80,892	7.24%

Base Rent	**$69,878**
Net Operating Income	**$69,878**
Total Return	**6.25% $69,878**


PRIME OHIO CORPORATE PARK
CLARK COUNTY FAIRGROUNDS
MELODY PARK
±1,200 Multi-Family & Single-Family Homes
BRIDGEWATER BY RYAN HOMES
±226 Single-Family Homes
Walmart
MURPHY USA
SONIC
FIFTH THIRD BANK
Bob Evans
15,430 CPD
E NATIONAL RD
MAPLE GROVE BY RYAN HOMES
±110 Single-Family Homes
N


BUCK CREEK STATE PARK
Major Tourist Destination
MAPLE GROVE BY RYAN HOMES
±110 Single-Family Homes
15,430 CPD
E NATIONAL RD
DRIVE 1
Bob Evans
FIFTH THIRD BANK
SONIC
MURPHY USA
Walmart
N


DOWNTOWN SPRINGFIELD
Kroger
DOLLAR TREE
THEATRES
PENN STATION EAST COAST SUBS
verizon
ANYTIME FITNESS
PET SUPPLIES PLUS
SHOE DEPT.
ENCORE
Walmart
MNB Merchants National Bank
Bob Evans
MAPLE GROVE BY RYAN HOMES
±110 Single-Family Homes
FIFTH THIRD BANK
SONIC
15,430 CPD
E NATIONAL RD
MURPHY USA
N

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

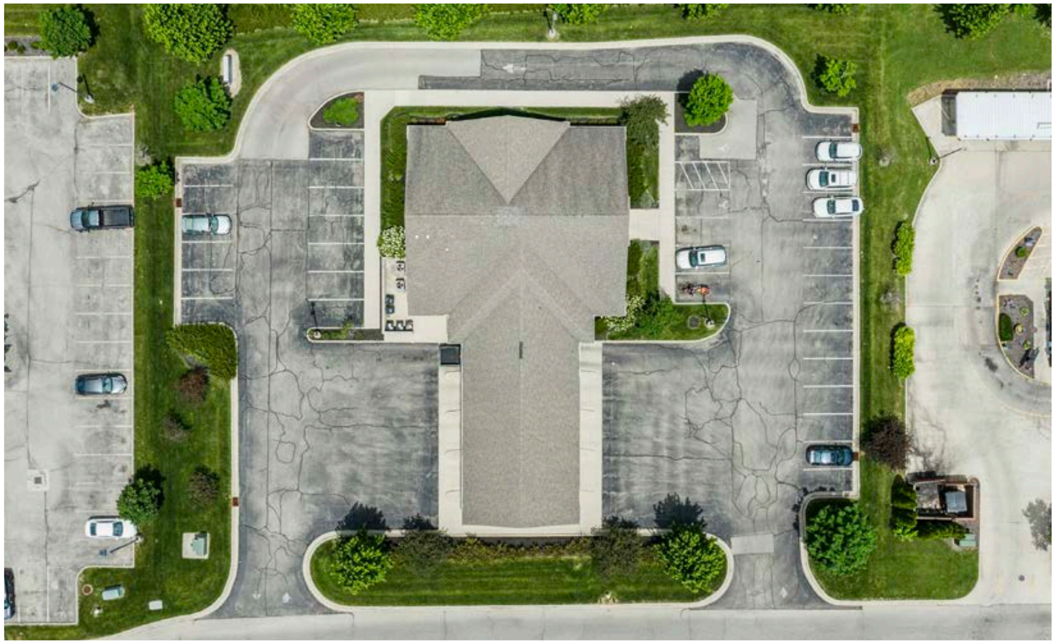
53.COM
Website

1858
Founded

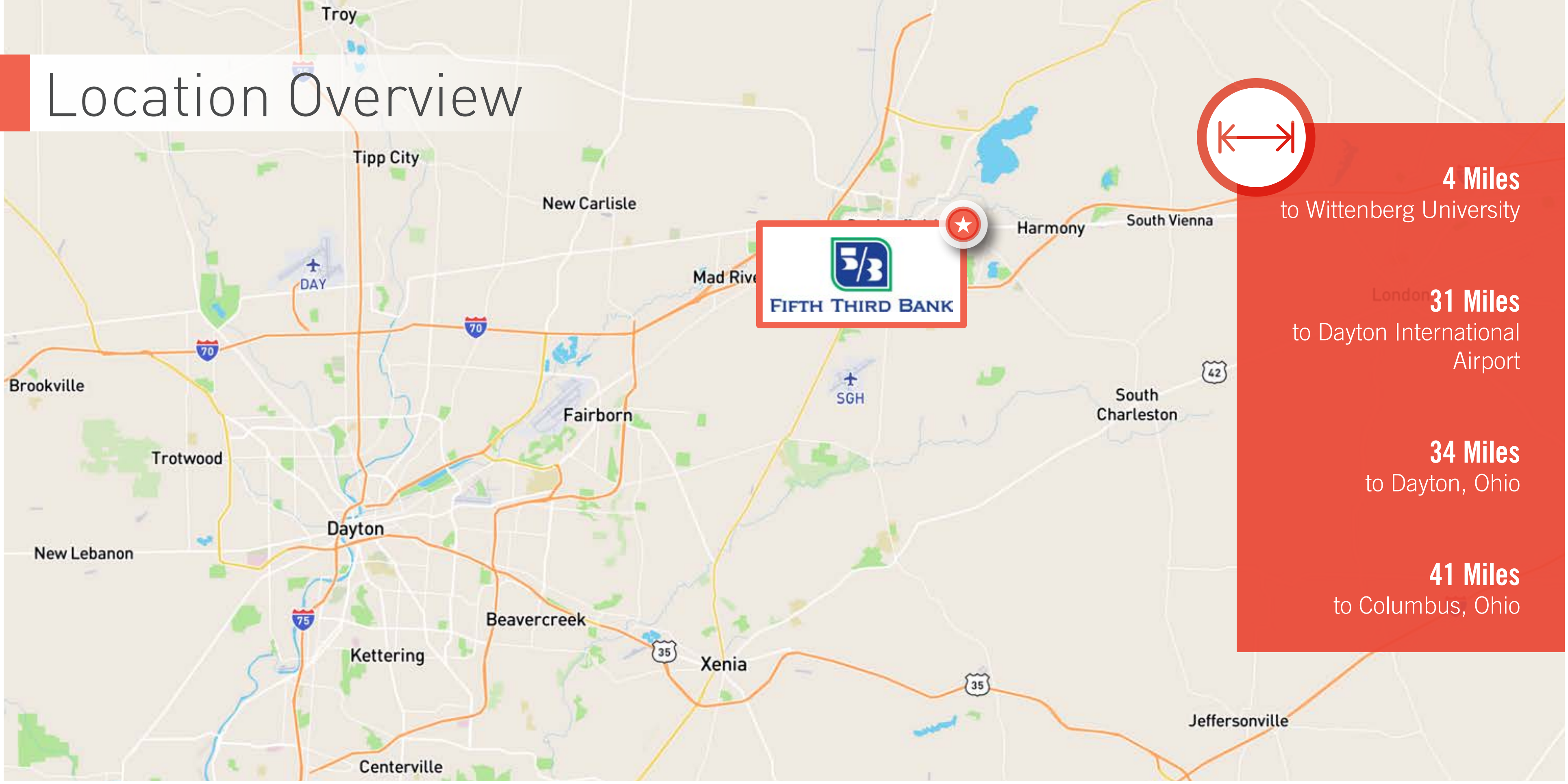
Fifth Third Bancorp is a bank holding company headquartered in Cincinnati, Ohio. It is the parent company of Fifth Third Bank, which operates over 1,000 branches and 2,400 automated teller machines across 12 states: Ohio, Alabama, Florida, Georgia, Illinois, Indiana, Kentucky, Michigan, North Carolina, South Carolina, Tennessee, and West Virginia. According to Fortune 500, it is 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.

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