



Jim Esposito
954-336-3776

Great Listings Presented by
www.FortLauderdaleBeachProperty.com

Commercial & Income Property



TD Bank

1701 East Sunrise Boulevard
Fort Lauderdale

\$4.720 Million

Cap Rate: 6.5% at \$4.5 Mil

1 Acre Lot on East Sunrise Boulevard

3,960 Square Feet

\$1,192 per S.F.

Net Lease

10-25 Year Term

with 10% Increases

25 Year Original Term

**Four 5-Year Options with 10%
Increases "Corporate Guarantee"**

Rated AAA by Moody's

Rated AA by S&P

Rated 14th Safest Bank in the World

**Highest Ranked U.S. Bank
is Rated 21st**

**1 Acre Lot
on East Sunrise Boulevard**

With roots in Canada TD has more than 1000 branches, 23,000 employees, has thus far been located primarily in the northeast U.S. They are growing faster than other banks into areas such as Florida. With little credit card debt and other paper that became a liability, TD did not suffer as much through the recent financial crisis.

Rated AAA by Moody's, AA- by Standard and Poor's and AA- by Fitch. TD has extraordinary credit.

TD is on the NYSE and is rated the #14th "safest bank in the world" according to Global Finance. The highest rated U.S. bank is 21st.

TD Bank is known as America's Most Convenient Bank. This registered trademark is also the hallmark of their business model. In 2009, TD ranked highest in customer satisfaction in the Mid-Atlantic according to the J.D. Power and Associates 2009 Retail Banking Customer Satisfaction.



Jim Esposito
(954) 336-3776 (Cell)
(954) 785-8558 (Office)



3418 North Ocean Blvd.
Fort Lauderdale, FL 33308