MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

WELLS FARGO

15890 SUMMERLIN RD | FORT MYERS, FL 33908

INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

WELLS FARGO

15890 Summerlin Rd | Fort Myers, FL 33908

EXCLUSIVELY LISTED BY

GERARD HAMAS

SENIOR ASSOCIATE
DIRECT (332) 900-5769
MOBILE (407) 790-9707
gerard.hamas@matthews.com
License No. SL3468736 (FL)

KEEGAN MULCAHY

MARKET LEADER
DIRECT (858) 324-1893
MOBILE (415) 847-5588
keegan.mulcahy@matthews.com
License No. 02067187 (CA)

BROKER OF RECORD

KYLE MATTHEWS
License No. CQ1066435 (FL)

TABLE OF CONTENTS

±4,003 SF
GLA

2006
Year Built

±34,000
Vehicles Per Day

NNN
Lease Type

PROPERTY OVERVIEW

- **ABSOLUTE NNN GROUND LEASE –** Zero landlord responsibilities, providing a truly passive investment structure.
- **RECENT LEASE EXTENSION –** Wells Fargo Bank exercised their first renewal option, showing commitment to this location.
- **AFFLUENT DEMOGRAPHICS –** Average household income exceeds $113,036 within a three-mile radius, supporting strong consumer spending power.
- **PUBLIX ANCHORED SHOPPING CENTER OUTPARCEL –** Providing strong retail synergy and adjacent to national tenants including Walgreens, Chase Bank, CVS, and RaceTrac, enhancing foot traffic and visibility, in a trade area characterized by low shopping center vacancy.
- **INVESTMENT-GRADE CREDIT TENANT –** Leased to Wells Fargo (S&P: BBB+), a globally recognized financial institution with strong creditworthiness.
- **HIGH-CAPACITY DRIVE-THRU CONFIGURATION –** Built in 2006, the property features six drive-thru lanes, accommodating high customer throughput and operational efficiency.
- **STRATEGIC FRONTAGE & TRAFFIC EXPOSURE –** Positioned on ±1.14 acres with direct frontage and signage along Summerlin Road, experiencing traffic volumes of approximately ±34,000 vehicles per day.
- **RENT INCREASE STRUCTURE –** Lease includes 10% Increases at Each Option Renewal.

FINANCIAL SUMMARY

$3,130,435
LIST PRICE

5.75%
CAP RATE

$180,000
NOI

TENANT SUMMARY	
Tenant Name	Wells Fargo Bank
Type of Ownership	Ground Lease
Lease Type	Absolute NNN
Guarantor	Wells Fargo Bank
(Roof/Structure)	Tenant Responsible
Original Lease Term	20 Years
Lease Commencement Date	7/1/2006
Lease Expiration Date	6/30/2031
Term Remaining	±6 Years
Increases	10% At Each Option
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	CAP RATE
7/1/2025 - 6/30/2026	$19,245.27	$230,943.22	7.37%
7/1/2026 - 6/30/2031	**$15,000.00**	**$180,000**	**5.75%**
Option 2	$16,500.00	$198,000	6.32%
Option 3	$18,150.00	$217,800	6.96%
Option 4	$19,965.00	$239,580	7.65%

**Pricing is in accordance with the new 5 year lease extension rent, beginning 7/1/2026*

HEADQUARTERS	YEAR FOUNDED	# OF LOCATIONS
San Francisco, CA	**1852**	**±4,177**

TENANT OVERVIEW

Wells Fargo Bank, N.A. is a diversified financial services company based in the United States. It is one of the largest and oldest banks in the country, with a history dating back to 1852. Wells Fargo provides a wide range of banking, investment, mortgage, consumer, and commercial financial services to individuals, businesses, and institutions. Wells Fargo was initially established to provide banking and express services during the California Gold Rush.

Over the years, it expanded its operations and services through mergers, acquisitions, and organic growth. Wells Fargo offers traditional banking services such as savings and checking accounts, credit cards, personal loans, and mortgages as well as providing a suite of financial services tailored to the needs of businesses, including commercial loans, treasury management, and merchant services.


DENSE RESIDENTIAL AREA
GOLFVIEW GOLF & RACQUET CLUB
FARMER MIKE'S U PICK
HAPPY DAYS
ExtraSpace Storage
amazon
7 ELEVEN
CORAL HARBOR APARTMENTS
87 UNITS
E
SOUTHWEST FLORIDA FERTILITY CENTER
PRENTISS POINTE CONDOMINIUM
144 UNITS
MoneyGram.
CVS pharmacy
JOHN NEINER, MD - EAR, NOSE & THROAT
DOLLAR GENERAL
Western Union
Kicks! School of Dance
CiCi's BODY THERAPY
COAST GUARD EXCHANGE
CGX
shopCGX.com
WINKLER RD ± 14,100 VPD
BRIAN FABIAN DERMATOLOGIST
LMCU
Simply U MedSpa
CHANGING THE WAY YOU LOOK & FEEL
RaceTrac
SUBJECT PROPERTY
CHASE
Publix.
O'Learys BAR & GRILL
MARCO'S PIZZA
Upscale Nails & Spa
Carvel
SUPERCUTS
OSTERIA CELLI
ups
SUBWAY
ME Massage Envy
LEE HEALTH
Walgreens
SUMMERLIN RD ± 34,000 VPD

MARKET OVERVIEW

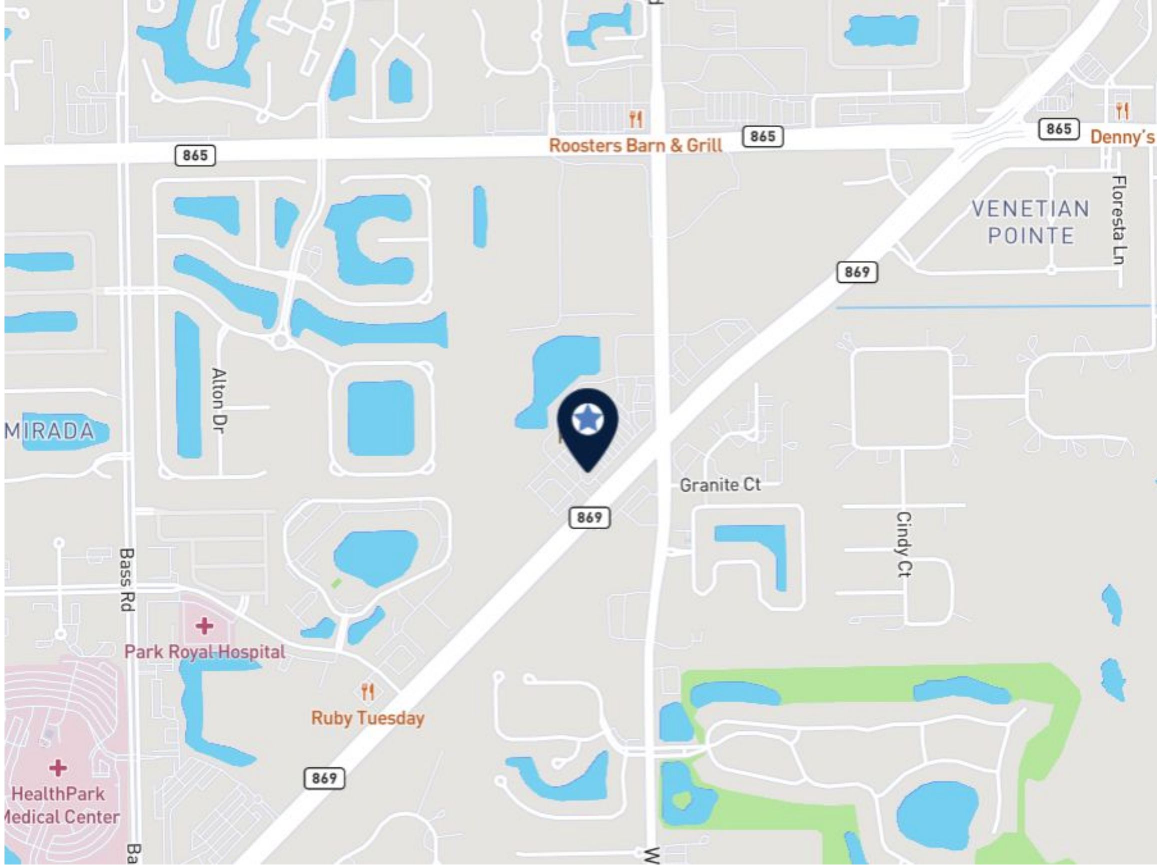
The subject property, situated in Lee County near Fort Myers, Florida, is positioned in an area experiencing strong economic growth, with an average household income of $113,036. The median home value is $351,600, and about 49% of residents are homeowners. Core industries include retail ($4.8 billion in revenue), healthcare ($3.6 billion), transportation and warehousing ($528 million), and tourism-related services ($474 million). The area benefits from no state income tax and is projected to see 44% job growth over the next decade. Labor force participation stands at 55.7%, with a poverty rate of 16.8%.

Founded in 1885 and historically linked to Thomas Edison and Henry Ford, Fort Myers continues to attract interest through cultural and recreational amenities such as the Edison and Ford Winter Estates, IMAG History & Science Center, and downtown riverfront venues.

JetBlue Park and Hammond Stadium draw spring training crowds, while Florida Gulf Coast University supports regional education and sports. Southwest Florida International Airport (RSW) handled over 11 million passengers in 2024 and is expanding with a new concourse by 2027. Active redevelopment downtown and continued investment in hospitality and retail are expected to support long-term demand and attract new residents and visitors.

ECONOMY

Fort Myers' economy is driven by a mix of retail, healthcare, logistics, and tourism-related industries. Retail trade generates about $3.65 billion annually, healthcare and social assistance contribute $2.38 billion, transportation and warehousing account for $254 million, and accommodation and food services add $472 million. The labor force participation rate is 55.7%, with unemployment near 5.3%. Job growth in the region has exceeded national trends, with a 12% employment increase in Lee County from 2019 to 2024. Fort Myers is projected to see job growth of 44% over the next ten years, supported by continued development, infrastructure expansion—including a new airport concourse—and favorable business conditions, such as the absence of a state income tax.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	52,965	119,495	410,993
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
Current Year Estimate	26,992	60,200	187,237
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Average Household Income	$113,036	$109,393	$118,236

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **15890 Summerlin Rd, Fort Myers, FL, 33908** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

EXCLUSIVELY LISTED BY

GERARD HAMAS

SENIOR ASSOCIATE
Direct (332) 900-5769
Mobile (407) 790-9707
gerard.hamas@matthews.com
License No. SL3468736 (FL)

KEEGAN MULCAHY

MARKET LEADER
Direct (858) 324-1893
Mobile (415) 847-5588
keegan.mulcahy@matthews.com
License No. 02067187 (CA)

BROKER OF RECORD | KYLE MATTHEWS | License No. CQ1066435 (FL)

WELLS FARGO

15890 SUMMERLIN RD

Fort Myers, FL 33908

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES