



CBRE NET LEASE PROPERTY GROUP

Citizens Bank Portfolio

6 Assets in 3 States



East Hampton, CT



Marlton, NJ



*Actual Locations

Parma, OH



Grove City, PA (Center Street)



Grove City, PA (Broad Street)



Kutztown, PA



Munhall, PA



Shippensburg, PA



West Grove, PA

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Investment Overview

CBRE's Net Lease Property Group is pleased to exclusively offer for sale five remaining Citizens Bank properties located in three states: Pennsylvania (4), New Jersey (1) and Ohio (1).

The absolute NNN leases have approximately ± 4 years of primary term remaining with 1% annual rent increases and four 5-year renewal options. The leases are backed by Citizens Bank, N.A. (S&P: A-), a subsidiary of Citizens Financial Group (NYSE: CFG) which is the nation's 12th largest commercial bank with 1,150 branches and 3,200 ATMs located in 11 states. The properties included in the offering feature excellent real estate fundamentals, substantial deposit bases with an average of \$49 million and strong market share. The locations also benefit from attractive demographics with a Portfolio average 3-mile population and average annual household income of 38,194 and \$81,145, respectively.

The properties are being offered individually and offers will be responded to on a rolling basis.

Offering at a Glance

PREMIER
Investment-Grade Tenancy



1.00% ANNUAL
Rent Increases



ABSOLUTE NNN LEASES
No Landlord Responsibilities



INTRINSIC VALUE

\$908,000
Average Deal Size



\$23.06
Average Rent PSF

6 ASSETS
In 3 States



\$49 MILLION
Average Deposits



Investment Highlights

- Investment-Grade Tenancy:** The leases are backed by Citizens Bank, N.A. (S&P: A-), a subsidiary of Citizens Financial Group (NYSE: CFG) which is the nation's 12th largest commercial bank with 1,150 branches and 3,200 ATMs located in 11 states.
- Absolute NNN Leases:** The absolute NNN leases have approximately ± 4 years of primary term remaining with 1% annual rent increases and four 5-year renewal options.
- Strong Deposits & Market Share:** The portfolio benefits from average bank branch deposits of more than \$49 million and strong market share, increasing the probability of long-term occupancy at each property.
- Strong Real Estate Fundamentals:** The sites are well-located in strategic markets for Citizens Bank in Pennsylvania (4), New Jersey (1) and Ohio (1) with a Portfolio average 3-mile population and average annual household income of 38,194 and \$81,145, respectively.
- Discount to Replacement:** With an average price point of approximately \$908,000, this offering provides a unique opportunity to acquire well-located, net leased assets at attractive price points and in many cases below replacement cost.
- Bidding Structure:** The properties are being offered individually and offers will be responded to on a rolling basis.
- Free & Clear of Existing Debt:** The Portfolio is being offered free & clear of existing financing allowing investors the opportunity to take advantage of the current debt markets to secure highly attractive financing.

SUMMARY	
GUARANTORS	Citizens Bank, N.A. (S&P: A-)
# OF ASSETS	6
LEASE TYPE	Absolute NNN
RENT INCREASES	1% Annual Increases
LEASE TERM REMAINING	± 4 Years
TOTAL RBA	27,761 Square Feet
NOI/RBA	\$23.06 PSF
AVERAGE DEPOSITS	\$49 Million

TOTAL PRICE (SEE INDIVIDUAL PRICING ON NEXT PAGE)	
TOTAL NOI	\$640,121
CAP	7.83%
PRICE	\$8,174,105

Portfolio Overview

PROPERTY ADDRESS & PRICE					
MAP #	ADDRESS	CITY, STATE	PRICE	CAP	STATUS
1	8 East High Street	East Hampton, CT	\$1,456,991	7.25%	Under Contract
2	301 Route 73 South	Marlton, NJ	\$1,722,882	6.25%	Available
3	5775 Chevrolet Blvd	Parma, OH	\$1,048,279	8.00%	Available
4	141 S Center Street	Grove City, PA	\$416,590	10.75%	Available
5	165 S Broad Street	Grove City, PA	\$922,254	7.75%	Available
6	601 E. Main Street	Kutztown, PA	\$705,861	9.75%	Under Contract
7	4100 Main Street	Munhall, PA	\$329,550	9.75%	Available
8	153 W Orange St	Shippensburg, PA	\$609,434	8.00%	Under Contract
9	108 W Evergreen St	West Grove, PA	\$962,265	8.00%	Available
TOTALS/AVERAGES			\$8,174,105	7.83%	

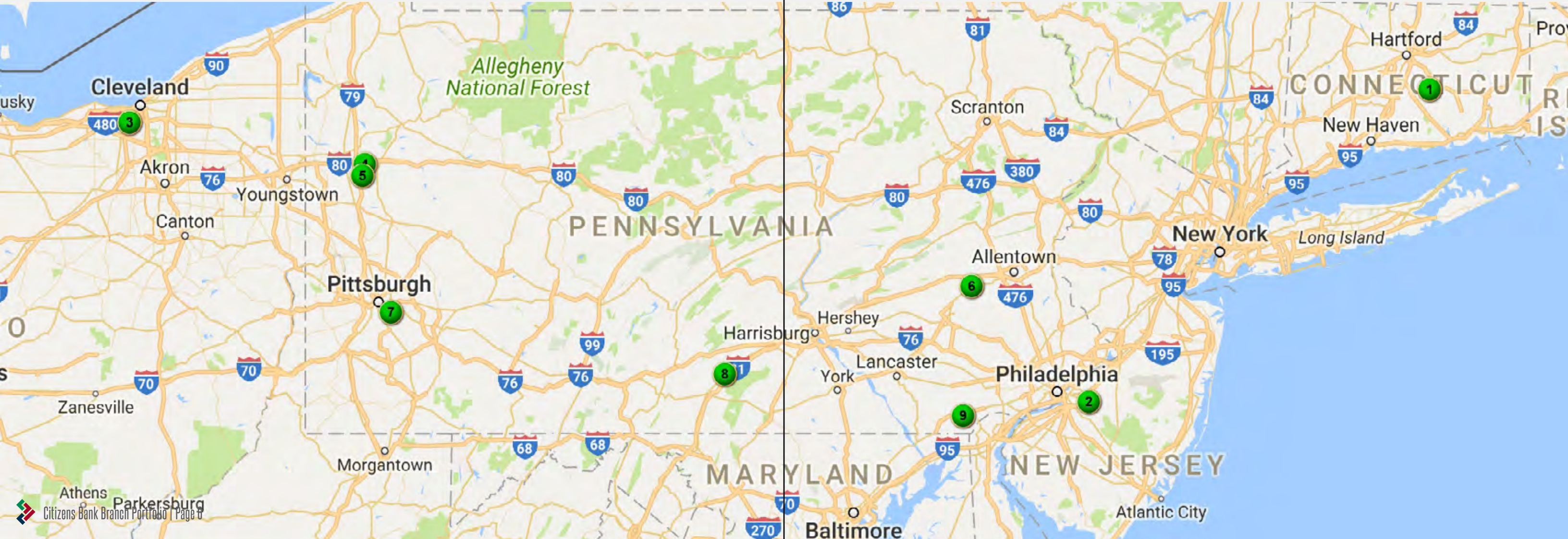
LEASE INFORMATION	
RENT	RENT/SF
\$105,632	\$30.00
\$107,680	\$38.71
\$83,862	\$29.55
\$44,783	\$45.98
\$71,475	\$7.05
\$68,821	\$25.45
\$32,131	\$55.78
\$48,755	\$21.09
\$76,981	\$40.05
\$640,121	\$23.06

BANK BRANCH PERFORMANCE METRICS	
DEPOSITS*	MARKET SHARE**
\$58,068	31.74%
\$65,558	3.82%
\$38,351	100%
N/A	N/A
\$44,563	19.58%
\$43,857	18.05%
N/A	N/A
\$40,417	8.90%
\$57,552	100%
\$49 Million	

PROPERTY INFORMATION			
BUILDING SIZE (SF)	ACREAGE	YEAR BUILT	TRAFFIC COUNT (VPD)
3,521	1.06	1984	13,800
2,782	1.23	1988	40,238
2,838	0.6	1972	12,507
974	0.8	1977	9,707
10,132	0.27	1912	12,962
2,704	1.38	1945	10,179
576	0.29	1980	5,378
2,312	0.68	1979	12,000
1,922	0.93	1880	29,986
27,761 SF	7.24 Acres		16,306 VPD

3-MILE	
2017 POPULATION	2017 AVG. HOUSEHOLD INCOME
11,102	\$120,302
72,163	\$126,819
112,934	\$56,595
13,432	\$65,550
13,371	\$65,473
12,576	\$70,099
70,665	\$56,095
20,386	\$58,564
17,114	\$110,808
38,194	\$81,145

NOTES:
* In Thousands
**Within a 1-mile radius of each property.



Lease Summary

TENANT	Citizens Bank, N.A.
INITIAL LEASE TERM:	15 Years
LEASE COMMENCEMENT:	6/14/2007
LEASE EXPIRATION:	6/30/2022
TERM REMAINING:	± 4 Years
LEASE TYPE:	NNN
INITIAL TERM RENT:	Various
RENT ESCALATIONS:	1% annual increases
REMAINING OPTIONS:	Four 5-year Options
OPTION RENT:	The market rent for the Property shall be the then fair market rent for similar properties in the market in which the Property is located (with similar improvements and tenants of similar credit worthiness), which Market Rent shall be proposed by Landlord in good faith within 10 days of receipt of Tenant's notice that it intends to exercise its option to extend the Term. If Tenant delivers Tenant's Rejection Notice and the Market Rent is not otherwise agreed upon by Landlord and Tenant within 30 days after Landlord's receipt of Tenant's notice that it intends to exercise its option to extend the Term, then the Market Rent shall be determined by appraisal procedures outlined in the Lease.
NNN LEASE	It is the intent of the parties that this Lease shall constitute a "triple net lease". The Yearly Fixed Rent provided in this Lease will be a net payment to Landlord and Tenant will bear all costs and expenses relating to the Property, accruing during and relating to the Term.
TAXES:	Tenant shall, during the Term, punctually pay and discharge all real property taxes, assessments, special assessments and charges levied upon or with respect to the Property, together with all sales, use, rent or similar taxes assessed against Rent.
INSURANCE:	Tenant shall maintain (a) standard all-risk property insurance covering the Property in an amount at least equal to the replacement cost of the Building and all other improvements; (b) "boiler and machinery" insurance with respect to damage to the boilers, pressure vessels or similar apparatus located on the Property; (c) commercial general liability insurance including broad form contractual liability coverage with minimum combined single limits of \$5,000,000 for injury to or death of one or more persons or damage to or destruction of property in any one occurrence; and (d) statutory workers' compensation insurance or qualified self-insurance. Tenant has the right to self-insure if Tenant (i) is not in default, (ii) has a net worth of at least \$1,000,000,000, (iii) maintains a rating of A2 or better by Moody's/A or better by S&P, and (iv) provides to Landlord a "Certificate of Consent to Self Insure".
REPAIRS & MAINTENANCE:	Tenant shall, at its sole cost and expense, make all repairs of and replacements to the Property and shall be responsible for all maintenance of the Property. Tenant shall maintain and repair the structural and non-structural components and operating systems of the Property (including the parking and exterior areas, parking lot lighting, landscaping, irrigation systems, curbing, glass and signage, roof and roof membrane, all HVAC, electrical, plumbing, and other systems, exterior walls, concrete floor slabs, foundations, beams, columns, joists, masonry walls and load-bearing partitions, and all inner structural and non-structural portions of the Building).

Tenant Overview



Citizens Financial Group, Inc. (NYSE: CFG) is one of the oldest and largest financial services firms in the United States. Originally founded in 1828, Citizens was once a wholly owned subsidiary of The Royal Bank of Scotland Group (RBS), headquartered in Edinburgh, Scotland. In November 2015, Citizens Financial Group became a fully independent publicly-traded company, just over a year after the successful completion of the largest commercial bank IPO in U.S. history. Today, Citizens Bank operates 1,150 branches in an 11-state footprint across the New England, Mid-Atlantic and Midwest regions and through online, telephone and mobile banking platforms. The bank offers a broad range of retail and commercial banking products and services to individuals, small businesses, middle-market companies, large corporations and institutions. The company also provides mortgage lending, auto lending, student lending and commercial banking services in select markets nationwide. Headquartered in Providence, Rhode Island, the company has more than 17,600 employees. As of December 2017, Citizens Bank reported \$5.7 billion in total revenue, a net worth of \$19.8 billion, and \$149.9 billion in total assets.

HISTORY

Citizens was established in 1828 as High Street Bank in Providence, Rhode Island. In 1871, they opened a second charter to establish the Citizens Savings Bank which eventually acquired its parent group to form Citizens Trust Company. In 1954, Citizens Financial Group became a holding company when the bank acquired The Greenville Trust Company. In 1988, the Royal Bank of Scotland took over the company in order to gain access into the U.S. market. Following the 16 years of RBS ownership, Citizens acquired numerous smaller banks in New England to become the second largest bank in the region. When RBS purchased the retail banking division

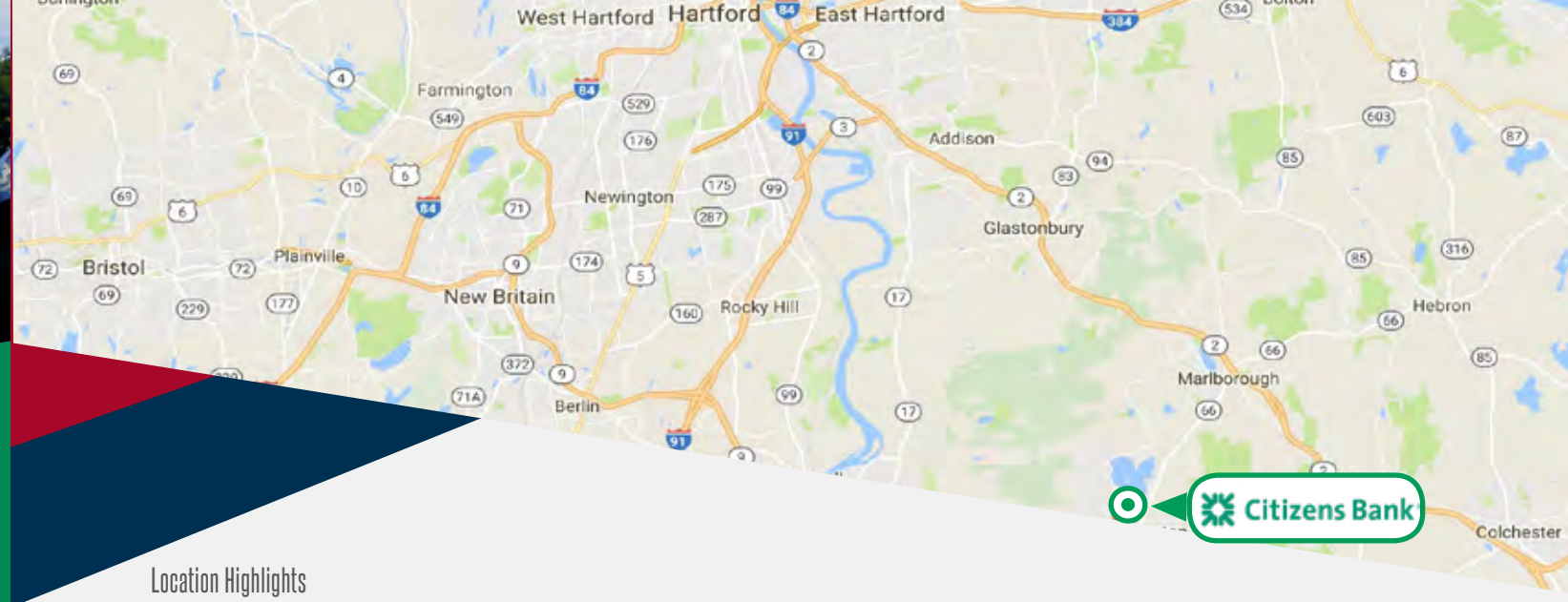
COMPANY OVERVIEW	
NAME	Citizens Bank
TICKER SYMBOL	NYSE: CFG
NUMBER OF LOCATIONS	1,150
HEADQUARTERS	Providence, RI
TTM REVENUE	\$5.7 Billion
NET WORTH	\$19.8 Billion
TOTAL ASSETS	\$149.9 Billion
MARKET CAP	\$20.44 Billion
FORTUNE 500 RANKING	451

of Mellon Financial Corporation in Pennsylvania, New Jersey, and Delaware, Citizens began to expand outside of New England. In 2004, RBS purchased the credit card division of People's Bank and Charter Bank. These purchases made Citizen Financial one of the largest banks in the country with footprints throughout the Mid-Atlantic and Midwest.

CITIZENS BANK TODAY

In February 2013, RBS announced that they were going to sell Citizens Bank through an IPO within the next two years due to public pressure in the United Kingdom to focus on its home market. The bank began trading on the New York Stock Exchange under the ticker symbol CFG on September 24, 2014, raising \$3 billion. RBS sold its remaining stake in the bank in October 2015 and Citizens Bank joined the Fortune 500 for the first time.

The Tenant under the Leases is Citizens Bank, N.A., Citizens Financial Group's retail banking subsidiary. Citizens Bank, N.A. carries an independent credit rating of "A-" according to S&P.



8 East High Street | East Hampton, CT

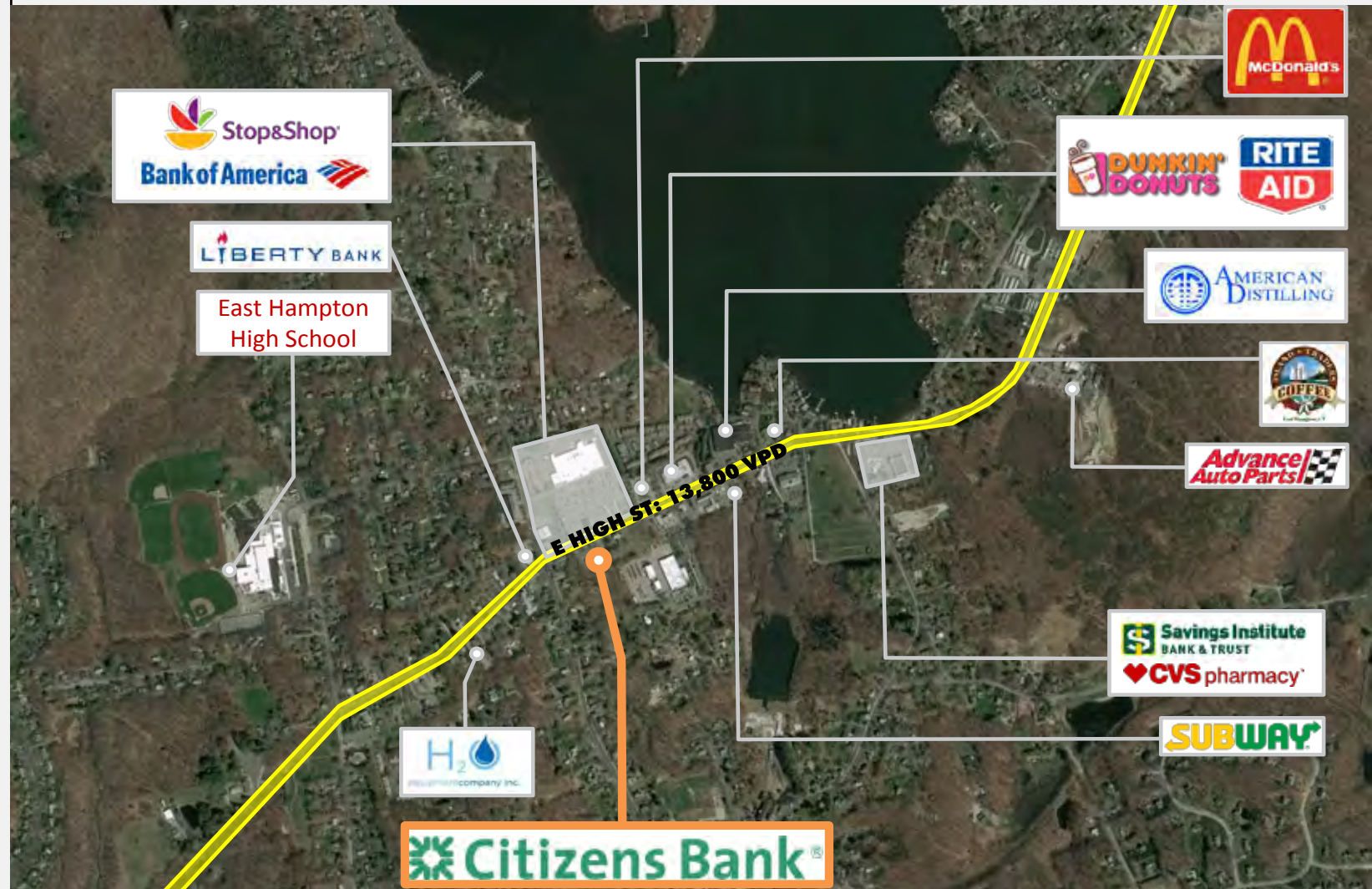
PRICING	
NOI	\$105,632
CAP	7.25%
PRICE	\$1,456,991
PROPERTY SUMMARY	
TENANT	Citizens Bank N.A. (S&P: A-)
BUILDING SIZE (SF)	3,521
PARCEL SIZE (ACRES)	1.06
YEAR BUILT	1984
RENT/SF	\$30.00
RENT COMMENCEMENT	06/14/07
LEASE EXPIRATION	06/30/22
TERM REMAINING (YEARS)	± 4 Years
NEXT RENT BUMP	June 2019
DEPOSITS	\$58,068,000
MARKET SHARE	31.74%
DEMOGRAPHICS	
1-MILE POPULATION	4,090
1-MILE AHI	\$111,149
3-MILE POPULATION	11,102
3-MILE AHI	\$120,302
5-MILE POPULATION	21,312
5-MILE AHI	\$127,882



*Actual Location Photos

Location Highlights

- The site is conveniently located along East High Street (Traffic Count: 13,800 VPD), providing ample visibility and accessibility. The site is directly across from the East Hampton Mall Shopping Center, anchored by Stop & Shop and outparceled by Bank of America. Other major retailers within the immediate vicinity include: Advance Auto Parts, Subway, CVS, Dunkin’ Donuts, Rite Aid and McDonald’s, among several others.
- Citizens Bank is less than 1 mile away from Lake Pocotopaug, one of Connecticut’s largest inland bodies of water expanding across 512-acres.
- East Hampton, Connecticut (Population: ±13,000) is a bedroom community highlighted by its superior school system, multiple history museums and multitude of recreational opportunities used to engage all interests and ages of its community. The city is also situated less than 16 miles southeast of Hartford, commonly referred to as the “Insurance Capital of the World” as it is home to several insurance company headquarters.





301 Route 73 South | Marlton, NJ

PRICING

NOI	\$107,680
CAP	6.25%
PRICE	\$1,722,882

PROPERTY SUMMARY

TENANT	Citizens Bank, N.A. (S&P: A-)
BUILDING SIZE (SF)	2,782
PARCEL SIZE (ACRES)	1.23
YEAR BUILT	1988
RENT/SF	\$38.71
RENT COMMENCEMENT	06/14/07
LEASE EXPIRATION	06/30/22
TERM REMAINING (YEARS)	± 4 Years
NEXT RENT BUMP	June 2019
DEPOSITS	\$65,558,000
MARKET SHARE	3.82%

DEMOGRAPHICS

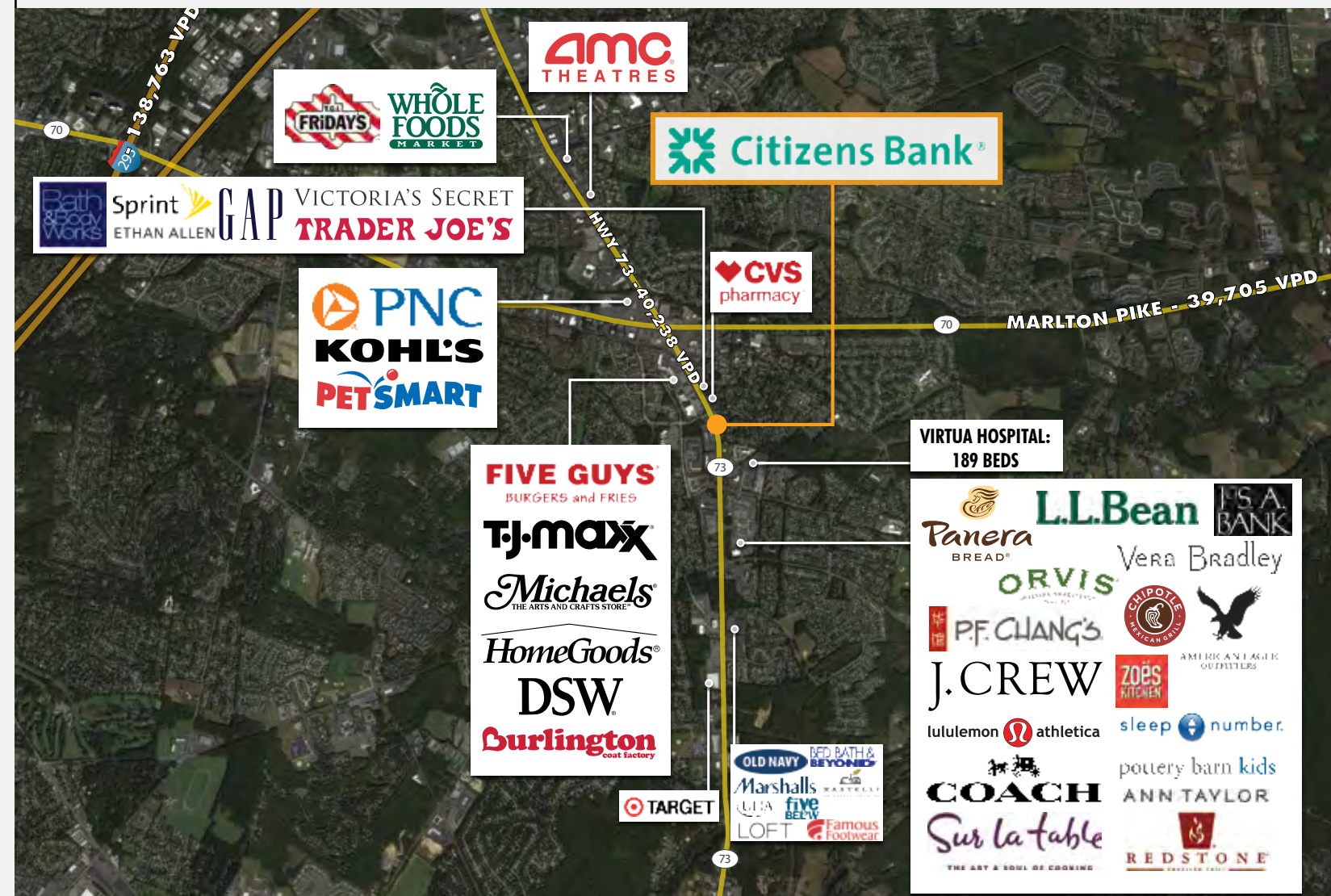
1-MILE POPULATION	10,745
1-MILE AHI	\$105,903
3-MILE POPULATION	72,163
3-MILE AHI	\$126,819
5-MILE POPULATION	179,349
5-MILE AHI	\$117,988

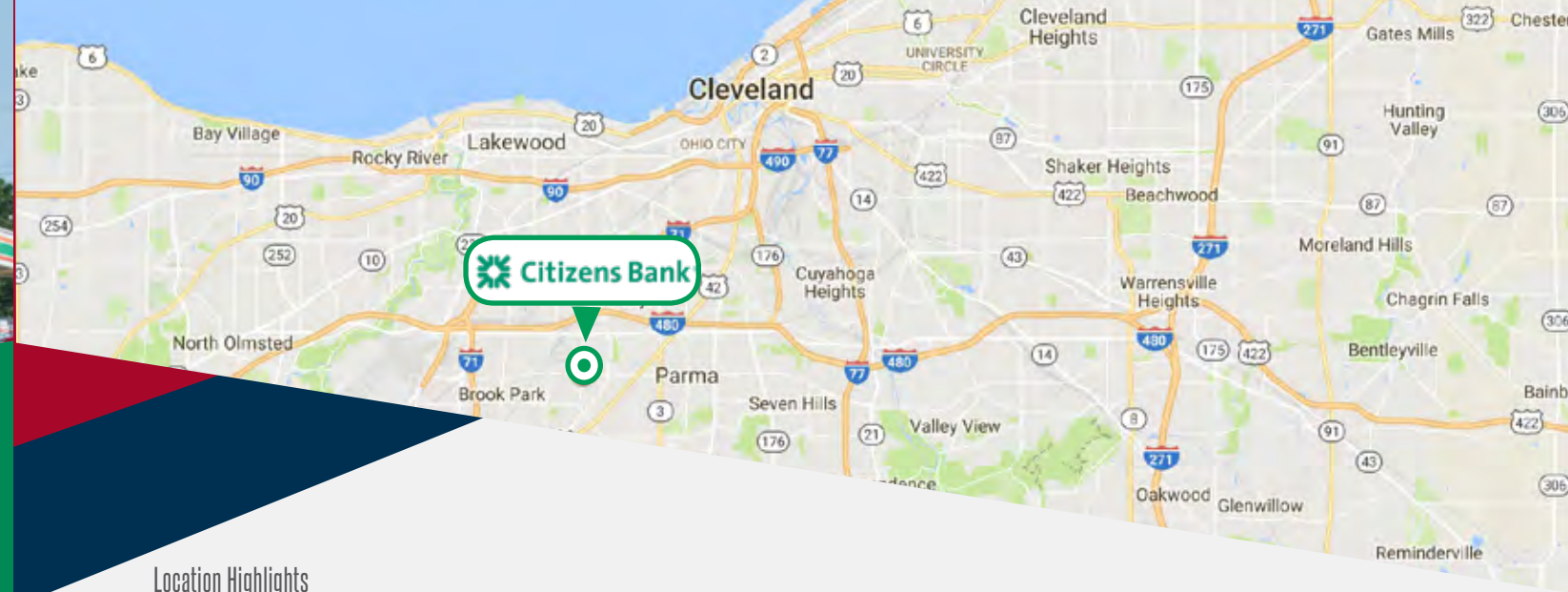


*Actual Location Photos

Location Highlights

- Citizens Bank is strategically located just 14 miles west of Philadelphia within a trophy retail corridor in an upscale bedroom community. Citizens Bank is proximate to Whole Foods, Trader Joe's, AMC Theatres, HomeGoods, Michaels, Coach, J Crew, GAP, TGI Friday's, PetSmart, Kohl's, Burlington, Target, Marshalls, TJ Maxx and Marshalls among many others.
- With ideal frontage on Highway 73 (Traffic Count: 40,238 VPD), the property is just 4 miles south of I-295 (Traffic Count: 138,763 VPD), which leads to New York City's CBD (85 miles to the northeast).
- Part of the Philadelphia MSA (Population: 6.07 million), Marlton is a popular bedroom community in western New Jersey. The city's easy access to Philadelphia and New York, strong education system, low unemployment rate and strong economy make it an ideal place to live. The local economy is based on retail, manufacturing, accommodation and healthcare.





5775 Chevrolet Blvd | Parma, OH

PRICING	
NOI	\$83,862
CAP	8.00%
PRICE	\$1,048,279
PROPERTY SUMMARY	
TENANT	Citizens Bank, N.A. (S&P: A-)
BUILDING SIZE (SF)	2,838
PARCEL SIZE (ACRES)	0.60
YEAR BUILT	1972
RENT/SF	\$29.55
RENT COMMENCEMENT	06/14/07
LEASE EXPIRATION	06/30/22
TERM REMAINING (YEARS)	± 4 Years
NEXT RENT BUMP	June 2019
DEPOSITS	\$38,351,000
MARKET SHARE	100%
DEMOGRAPHICS	
1-MILE POPULATION	9,668
1-MILE AHI	\$59,827
3-MILE POPULATION	112,934
3-MILE AHI	\$56,595
5-MILE POPULATION	302,521
5-MILE AHI	\$56,979

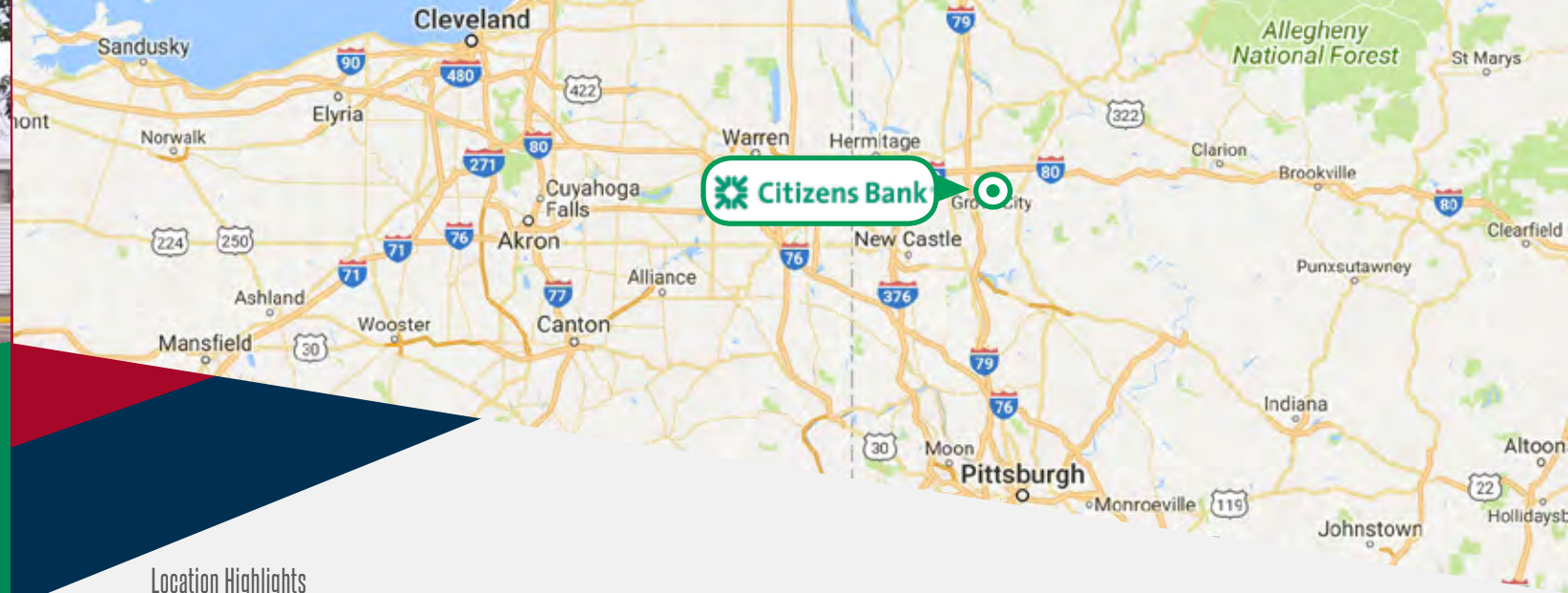


*Actual Location Photos

Location Highlights

- The site is strategically located within Parma’s primary auto dealership destination. Major national auto dealerships include Toyota, Dodge, Ram, Jeep, Chrysler, Lexus and Acura among many others.
- Citizens Bank is proximate to a myriad of national retailers such as Sam’s Club, Walmart Supercenter, Aldi and Home Depot.
- The bank benefits from ideal frontage on Highway 73 (Traffic Count: 12,507 VPD) just 1.9 miles south of I-480 (Traffic Count: 121,690 VPD), which leads to Cleveland’s CBD (10 miles to the northeast).
- Parma (Population: 74,659) is the largest bedroom community in the Cleveland-Elyria MSA and serves as an operating hub for a number of companies such as General Motors, GrafTech International and Cox Cable Television.





141 S Center Street | Grove City, PA

PRICING	
NOI	\$44,783
CAP	10.75%
PRICE	\$416,590
PROPERTY SUMMARY	
TENANT	Citizens Bank of Pennsylvania (S&P: A-)
BUILDING SIZE (SF)	974*
PARCEL SIZE (ACRES)	0.80
YEAR BUILT	1977
RENT/SF	\$45.98
RENT COMMENCEMENT	06/14/07
LEASE EXPIRATION	06/30/22
TERM REMAINING (YEARS)	± 4 Years
NEXT RENT BUMP	June 2019
DEPOSITS	N/A
MARKET SHARE	N/A
DEMOGRAPHICS	
1-MILE POPULATION	8,168
1-MILE AHI	\$58,626
3-MILE POPULATION	13,432
3-MILE AHI	\$65,550
5-MILE POPULATION	17,998
5-MILE AHI	\$65,954

*Citizens no longer operates the Teller window. This is an ATM location only.



*Actual Location Photos

Location Highlights

- Citizens Bank is well-positioned in the heart of Downtown Grove City proximate to the city’s government complex and the ±2,500-student Grove City College.
- The property benefits from Ideal frontage on the hard corner at the signalized intersection of Center Street and Pine Street (Combined Traffic Count: 9,707 VPD).
- National retailers within the immediate vicinity include Rite Aid, Save-a-Lot, Little Caesars and PNC Bank.
- Located 60 miles north of Pittsburgh, Grove City is an industrial center for the region. Part of the Youngstown-Warren-Boardman MSA (Population: 544,746), the city’s economy is based on education, manufacturing and accomodation.





165 S Broad Street | Grove City, PA

PRICING	
NOI	\$71,475
CAP	7.75%
PRICE	\$922,254
PROPERTY SUMMARY	
TENANT	Citizens Bank of Pennsylvania (S&P: A-)
BUILDING SIZE (SF)	10,132
PARCEL SIZE (ACRES)	0.27
YEAR BUILT	1912
RENT/SF	\$7.05
RENT COMMENCEMENT	06/14/07
LEASE EXPIRATION	06/30/22
TERM REMAINING (YEARS)	± 4 Years
NEXT RENT BUMP	June 2019
DEPOSITS	\$44,563,000
MARKET SHARE	19.58%
DEMOGRAPHICS	
1-MILE POPULATION	8,119
1-MILE AHI	\$59,149
3-MILE POPULATION	13,371
3-MILE AHI	\$65,473
5-MILE POPULATION	17,986
5-MILE AHI	\$65,927

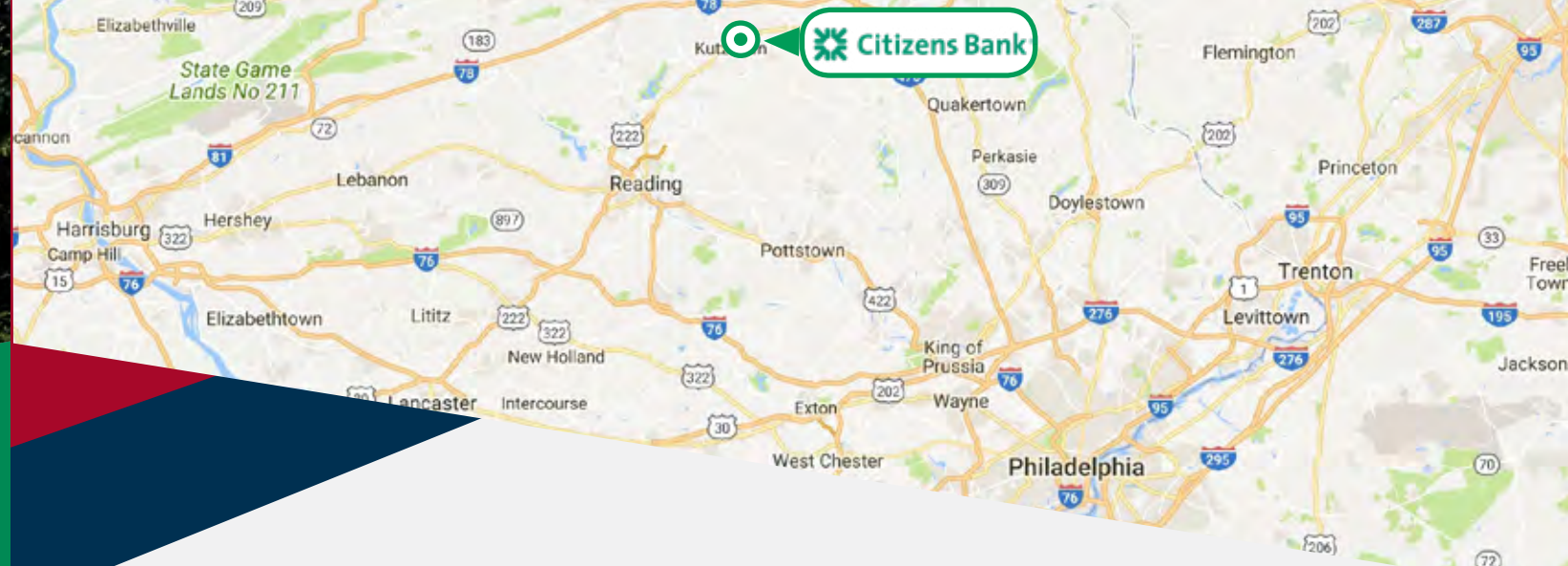


*Actual Location Photos

Location Highlights

- Citizens Bank is well-positioned in the heart of Downtown Grove City proximate to the city's government complex and the ±2,500-student Grove City College.
- The property benefits from ideal frontage on the hard corner at the signalized intersection of Broad Street and Pine Street (Combined Traffic Count: 12,962 VPD).
- National retailers within the immediate vicinity include Rite Aid, Save-a-Lot, Little Caesars and PNC Bank.
- Located 60 miles north of Pittsburgh, Grove City is an industrial center for the region. Part of the Youngstown-Warren-Boardman MSA (Population: 544,746), the city's economy is based on education, manufacturing and accomodation.





601 E. Main Street | Kutztown, PA

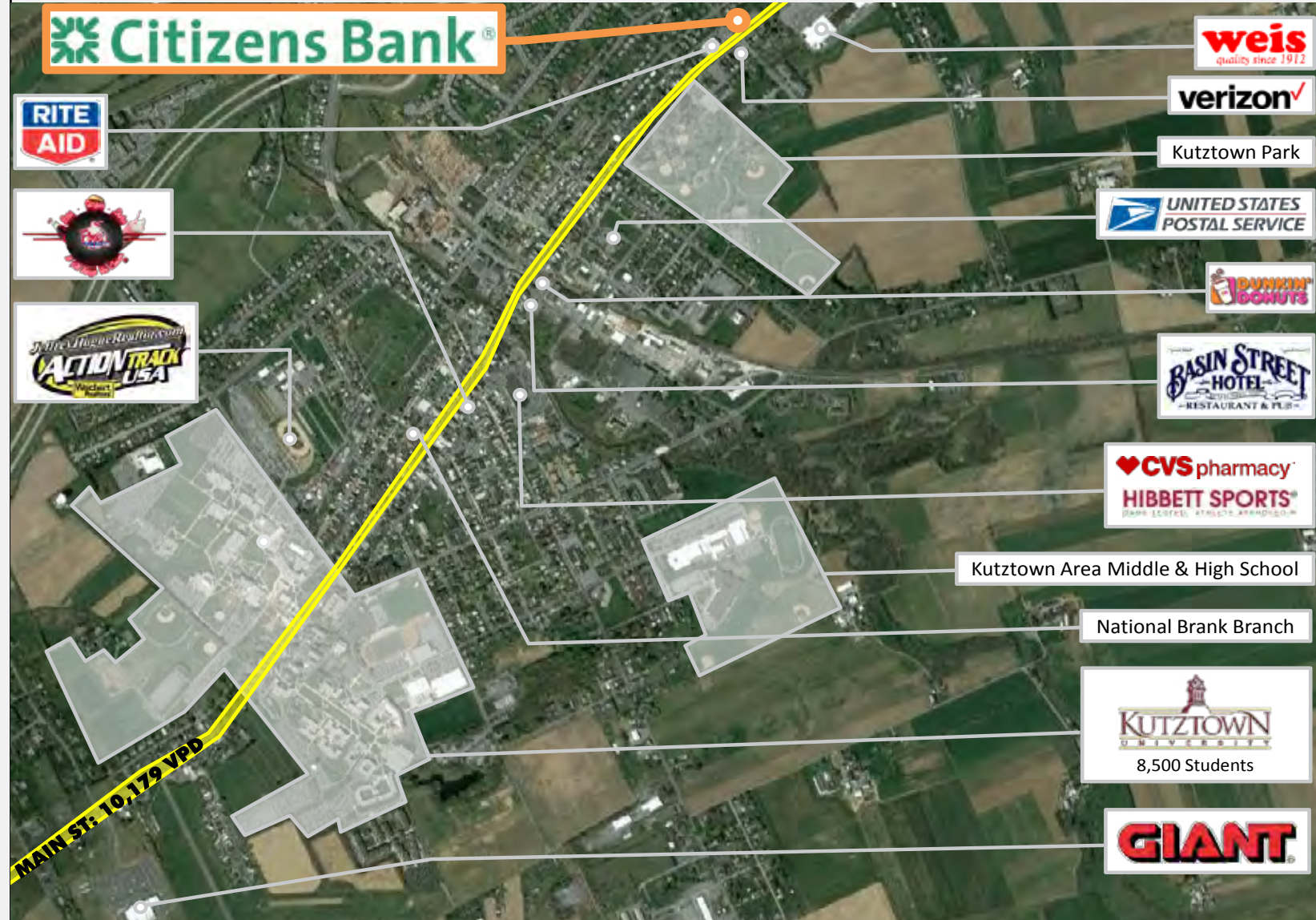
PRICING	
NOI	\$68,821
CAP	9.75%
PRICE	\$705,861
PROPERTY SUMMARY	
TENANT	Citizens Bank of Pennsylvania (S&P: A-)
BUILDING SIZE (SF)	2,704
PARCEL SIZE (ACRES)	1.38
YEAR BUILT	1945
RENT/SF	\$25.45
RENT COMMENCEMENT	06/14/07
LEASE EXPIRATION	06/30/22
TERM REMAINING (YEARS)	± 4 Years
NEXT RENT BUMP	June 2019
DEPOSITS	\$43,857,000
MARKET SHARE	18.05%
DEMOGRAPHICS	
1-MILE POPULATION	3,555
1-MILE AHI	\$67,059
3-MILE POPULATION	12,576
3-MILE AHI	\$70,099
5-MILE POPULATION	23,608
5-MILE AHI	\$78,135

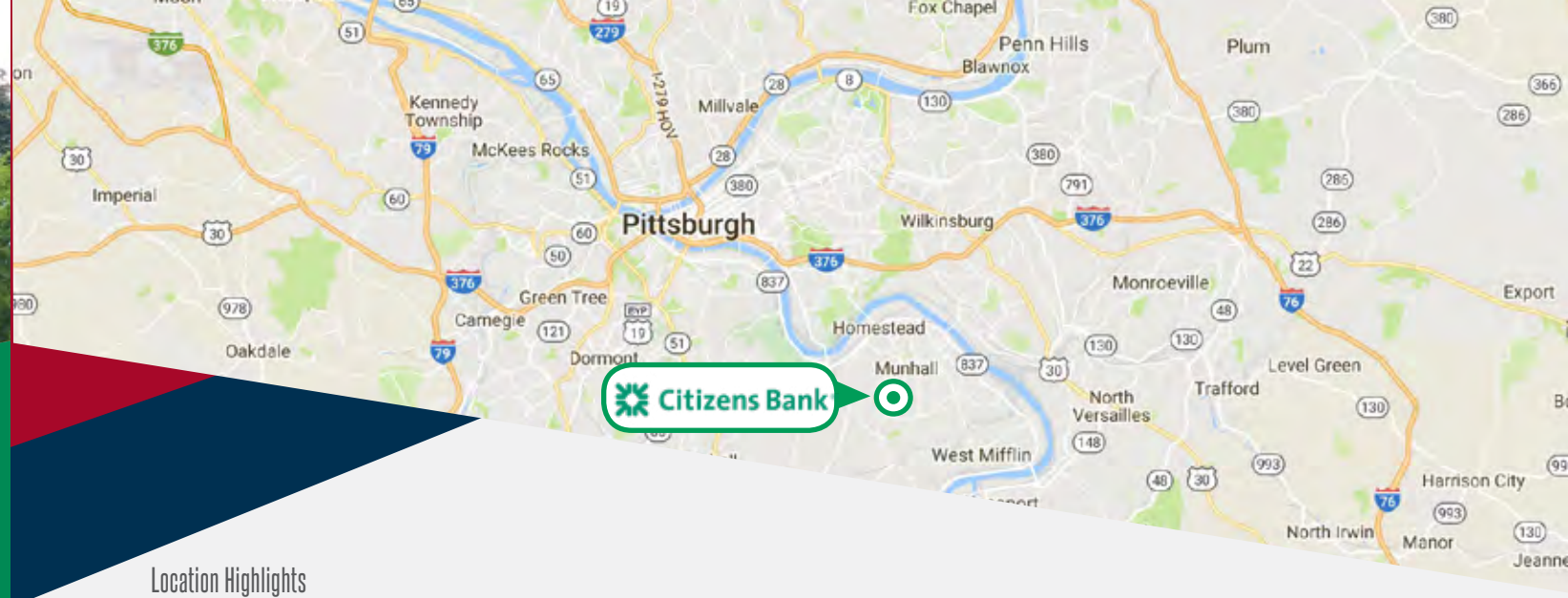


*Actual Location Photos

Location Highlights

- Citizens is ideally located with excellent access and visibility along East Main Street (Traffic Count: 10,179) and is adjacent to Rite Aid and diagonally across from Verizon Wireless.
- Several major retailers surround the property including: Giant Stores, CVS, Dunkin' Donuts and Weis Markets, to name a few. Additionally, the site is less than 2 miles northeast from Kutztown University (Enrollment: ±8,500), a comprehensive public university.
- Kutztown (Population: 5,143) is located in Berks County, Pennsylvania and is situated 18 miles southwest of Allentown and 17 miles northeast of Reading. The local economy is based on manufacturing, retail and healthcare.





4100 Main Street | Munhall, PA

PRICING	
NOI	\$32,131
CAP	9.75%
PRICE	\$329,550
PROPERTY SUMMARY	
TENANT	Citizens Bank of Pennsylvania (S&P: A-)
BUILDING SIZE (SF)	576
PARCEL SIZE (ACRES)	0.29
YEAR BUILT	1980
RENT/SF	\$55.78
RENT COMMENCEMENT	06/14/07
LEASE EXPIRATION	06/30/22
TERM REMAINING (YEARS)	± 4 Years
NEXT RENT BUMP	June 2019
DEPOSITS	N/A
MARKET SHARE	N/A
DEMOGRAPHICS	
1-MILE POPULATION	12,576
1-MILE AHI	\$63,317
3-MILE POPULATION	70,665
3-MILE AHI	\$56,095
5-MILE POPULATION	274,191
5-MILE AHI	\$64,456

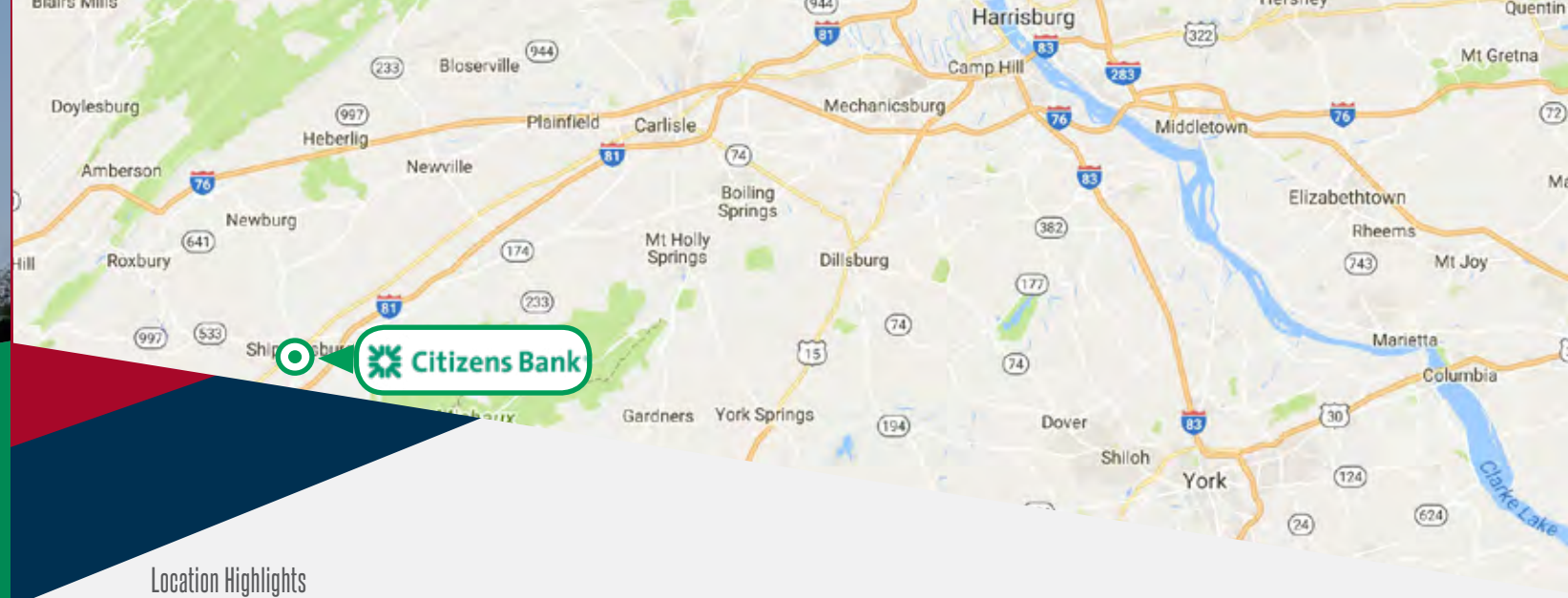


*Actual Location Photos

Location Highlights

- Citizens Bank is strategically located within a densely-developed residential corridor with 31,820 households and almost 71,000 within a 3-mile radius.
- The property has strong frontage on Main Street (Traffic Count: 5,378 VPD).
- Unique for its big yards, sidewalks, walking-distance library and parks, as well as nearby shopping, entertainment and dining, Munhall is a historic and quanit community in western Pennsylvania. The steel industry shaped the borough beginning in 1879, but the city’s economy is now based on healthcare, construction, finance and retail.





153 W Orange Street | Shippensburg, PA

PRICING	
NOI	\$48,755
CAP	8.00%
PRICE	\$609,434
PROPERTY SUMMARY	
TENANT	Citizens Bank of Pennsylvania (S&P: A-)
BUILDING SIZE (SF)	2,312
PARCEL SIZE (ACRES)	0.68
YEAR BUILT	1979
RENT/SF	\$21.09
RENT COMMENCEMENT	06/14/07
LEASE EXPIRATION	06/30/22
TERM REMAINING (YEARS)	± 4 Years
NEXT RENT BUMP	June 2019
DEPOSITS	\$40,417,000
MARKET SHARE	8.90%
DEMOGRAPHICS	
1-MILE POPULATION	7,259
1-MILE AHI	\$49,967
3-MILE POPULATION	20,386
3-MILE AHI	\$58,564
5-MILE POPULATION	27,560
5-MILE AHI	\$61,624

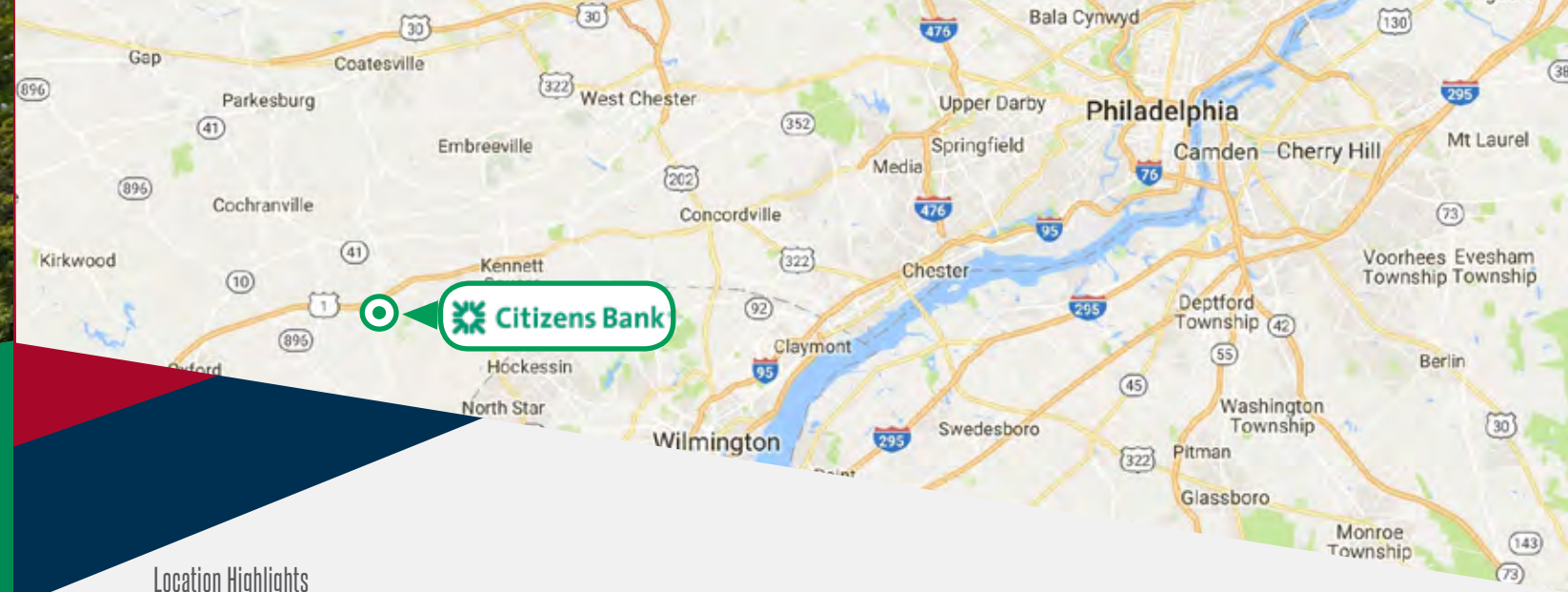


*Actual Location Photos

Location Highlights

- The bank is strategically located in Downtown Shippensburg proximate to a variety of points of interest such as Shippensburg University (Enrollment: 6,027 Students), Shippensburg High School and the Shippensburg Fairgrounds, which attract thousands of visitors annually.
- Citizens benefits from strong access from both Orange Street and N Morris Street (Combined Traffic Count: 12,100 VPD).
- Part of the Harrisburg-Carlisle MSA (Population: 568,033), Shippensburg is a historic and charming community in southern Pennsylvania. It is home to a major Volvo manufacturing, technology and sales facility, which is one of the city's largest employers (just 1.7 miles west of the site). Other primary economic drivers include retail, education and healthcare. The area benefits from a low cost of living and low unemployment rate.





108 W Evergreen Street | West Grove, PA

PRICING	
NOI	\$76,981
CAP	8.00%
PRICE	\$962,265
PROPERTY SUMMARY	
TENANT	Citizens Bank of Pennsylvania (S&P: A-)
BUILDING SIZE (SF)	1,922
PARCEL SIZE (ACRES)	0.93
YEAR BUILT	1880
RENT/SF	\$40.05
RENT COMMENCEMENT	06/14/07
LEASE EXPIRATION	06/30/22
TERM REMAINING (YEARS)	± 4 Years
NEXT RENT BUMP	June 2019
DEPOSITS	\$57,552,000
MARKET SHARE	100%
DEMOGRAPHICS	
1-MILE POPULATION	4,779
1-MILE AHI	\$90,792
3-MILE POPULATION	17,114
3-MILE AHI	\$110,808
5-MILE POPULATION	38,182
5-MILE AHI	\$123,431



*Actual Location Photos

Location Highlights

- Citizens Bank is ideally located with convenient access and ample visibility along West Evergreen Street (Traffic Count: 12,669 VPD) and is less than 1 mile from Kennett Oxford Bypass (Traffic Count: 29,986 VPD), which provides access throughout the Delaware and Chester counties.
- Major retailers within the immediate vicinity include: Snap Fitness, Perkins Restaurant & Bakery, Lowe's, Walgreens, Subway and ACME Markets, to name a few.
- Located in western Pennsylvania, West Grove is a city in southern Pennsylvania ideally nestled at the convergence of New Jersey, Delaware and Pennsylvania. With a low unemployment rate and cost of doing business, the local economy is based on agriculture, construction, healthcare and education.



**FOR MORE INFORMATION,
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