

BB&T Bank

Mullica Hill • NJ



EXCLUSIVE LISTING AGENT

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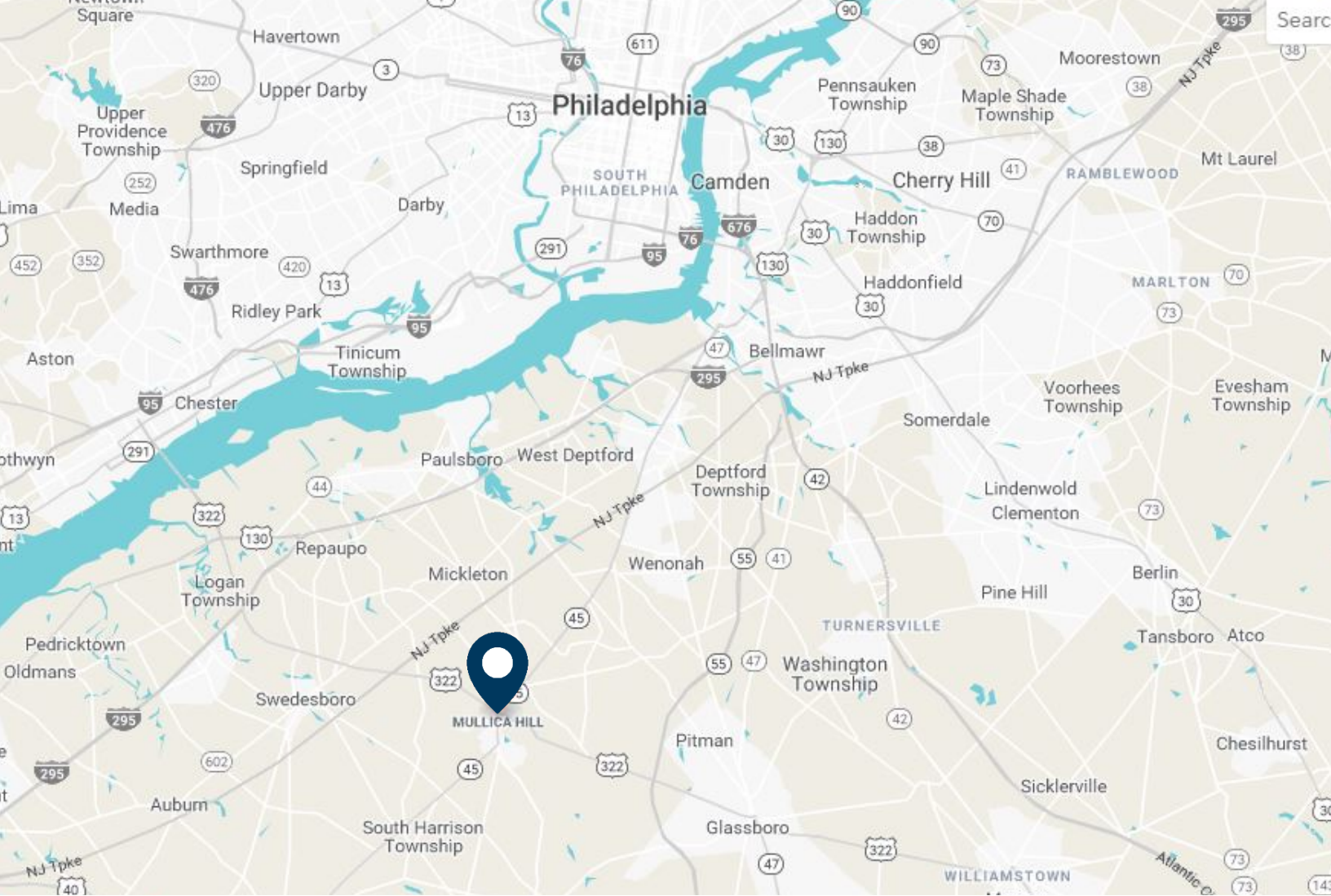
BB&T Bank

114 North Main Street in New Jersey

OFFERED AT **\$4,000,000**

ANNUAL RENT:	\$237,543
CAP RATE:	5.95%
BUILDING SF:	5,866 SF
LOT SIZE:	4.365 Acres
PRICE/SF:	\$763.18
RENT/SF:	\$38.15
YEAR BUILT:	1962
DEPOSITS:	\$55,775,000 (2018)

TENANT TRADE NAME:	BB&T Bank
TENANT:	Branch Banking & Trust Company
LEASE GUARANTOR:	Branch Banking & Trust Company
LEASE TYPE:	Absolute Net
ROOF & STRUCTURE:	Tenant Responsible
ORIGINAL LEASE TERM:	15 Years
INCREASES:	2% Annually
LEASE COMMENCEMENT:	December 23, 2013
LEASE EXPIRATION:	December 31, 2028
REMAINING LEASE TERM:	9.5 Years
OPTIONS:	Two, Five-Year & One, Four-Year



INVESTMENT DRIVERS

THE OFFERING

The subject offering is a fee simple single-tenant net-leased bank branch leased to BB&T Bank on an absolute NNN lease thru 2028. BB&T has 2% annual rental increases, as well as three options to renew. The property rests on a 4.365 acre lot, with parking for 40 cars and three drive-thru lanes. BB&T is rated “BBB+” by S&P and “A2” by Moody’s.

BB&T is one of the largest financial services companies in the United States, with \$225 Billion in assets and a market capitalization of \$33.1 Billion. BB&T currently operates 1,800 branch locations across 15 states and Washington D.C.

	1 MILE	3 MILES	5 MILES
2018 POPULATION:	3,238	20,078	60,933
HOUSEHOLD INCOME:	\$153,257	\$153,032	\$127,921

The property is located on North Main Street in Mullica Hill, directly next to Clearview Regional High School which has an enrollment of 1,597 students. Mullica Hill is located approximately 20 miles from Philadelphia. It has seen a doubling of its population since 2000, and there is an average household income of \$153K within three miles.













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