



PNC Bank (Value/Add – Severely Below Market Rent)

915 Kinderkamack Rd. | River Edge, NJ

OFFERING HIGHLIGHTS



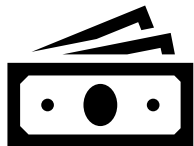
PRICE

REQUEST FOR BID



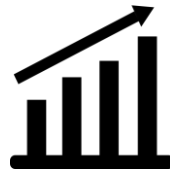
CAP RATE

N/A



NOI

\$18,000



INCREASES

N/A

Rent Dates	Annual Rent	Increase	Cap Rate
February 1992 – March 2022	\$18,000	-	

RIGHT OF FIRST REFUSAL

*If at any time during the term of this Lease the Landlord shall receive a bona fide offer from any person or firm to purchase the leased premises, the Landlord shall send the Tenant a copy of the proposed contract, except for the name of the purchaser, and notify the Tenant of the intention of the Landlord to accept the same. The Tenant shall have the right within ten (10) days to accept the terms of the said contract in its own name or in the name of a nominee, for the gross purchase price and on the same terms and conditions specified in said contract. If the Tenant shall not so elect within the said period, the Landlord may then sell the leased premises to said purchaser, provided the said sale is on the same terms and conditions and for the price set forth in the said contract sent to the Tenant.

INVESTMENT HIGHLIGHTS

- PNC Bank NNN Lease
- PNC Bank has been at this location since 1972
- Value/Add – Below Market Rent with Lease Expiring in March 2022
- PNC Bank has \$87M in Deposits at this Branch
- Absolute Net Lease – Zero Landlord Responsibilities
- Excellent Location Along Kinderkamack Road – Over 21,000 Cars Per Day
- Outstanding Bergen County Demographics – Average Household Income Exceeds \$145K for 1-Mile Radius and the 5-mile population exceeds 391,000 people
- Nearby National Retailers Include 7-Eleven, Dunkin' Donuts, CVS, Boston Market, Chase Bank, and Burger King



PROPERTY DETAILS



-
Year Built



40
Spaces



21,029 ADT
Kinderkamack Rd.

The Offering

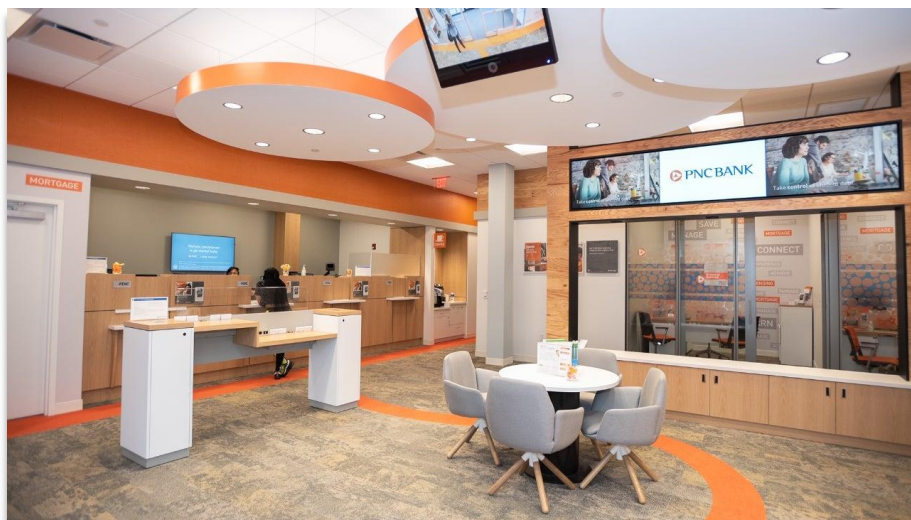
Property Address	915 Kinderkamack Road River Edge, NJ 07661
Type of Ownership	Fee Simple
Lease Type	Net Lease
Lease Term Remaining	2 years
Lease Commencement	March 1, 1972
Lease Expiration	February 28, 2022
Increases	N/A
Options	N/A
Guarantor	Corporate

Property Description

Rentable Square Feet	4,377 SF
Parcel Size	.87 AC
Block	206
Lot	4
Year Built	-
Number of Stories	1
Parking	40 Spaces
Parking Ratio	9.14 per 1,000
Traffic Count	21,029 Vehicles/ Day

TENANT OVERVIEW

The **PNC Financial Services Group, Inc.** (NYSE: PNC) is one of the largest diversified financial services institutions in the United States with assets of \$409 billion as of September 30, 2019. With employees in more than 40 states across the country; regional presidents in 41 markets; a retail branch network located in markets across the Mid-Atlantic, Midwest and Southeast; and strategic international offices in four countries outside the U.S., PNC is organized around its customers and communities for building strong relationships and is engaged in retail banking, including residential mortgage, corporate and institutional banking, and asset management, providing many of its products and services nationally.



Representative Photo



1845

Year Founded



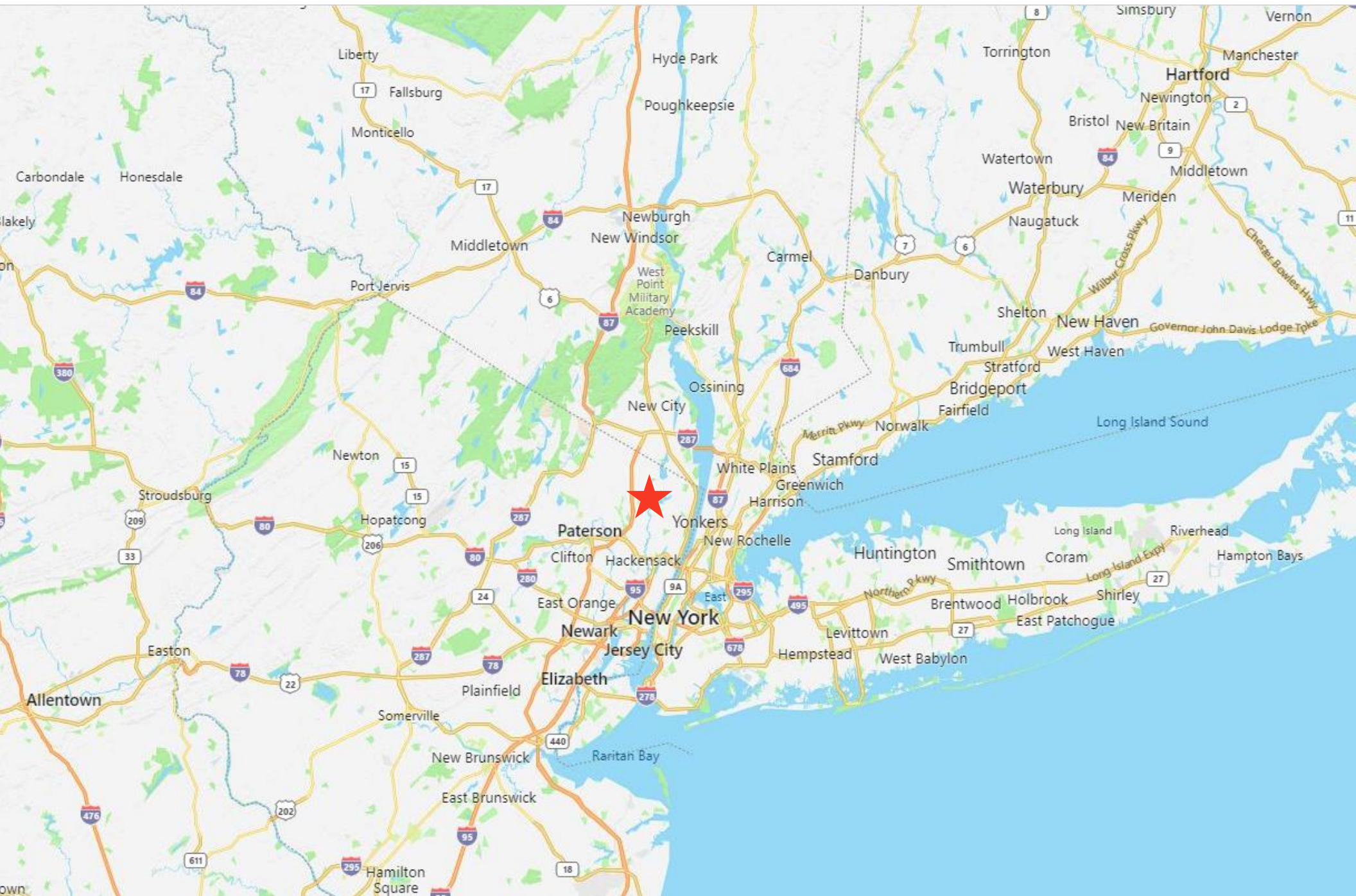
2,450+

Locations

Tenant Summary

Tenant Trade Name	PNC Financial Services
Ticker Symbol	NYSE: PNC
Credit Rating	S&P: A
2018 Revenue	\$17.1 Billion
Headquarters	Pittsburgh, PA
Website	www.pnc.com

REGIONAL MAP



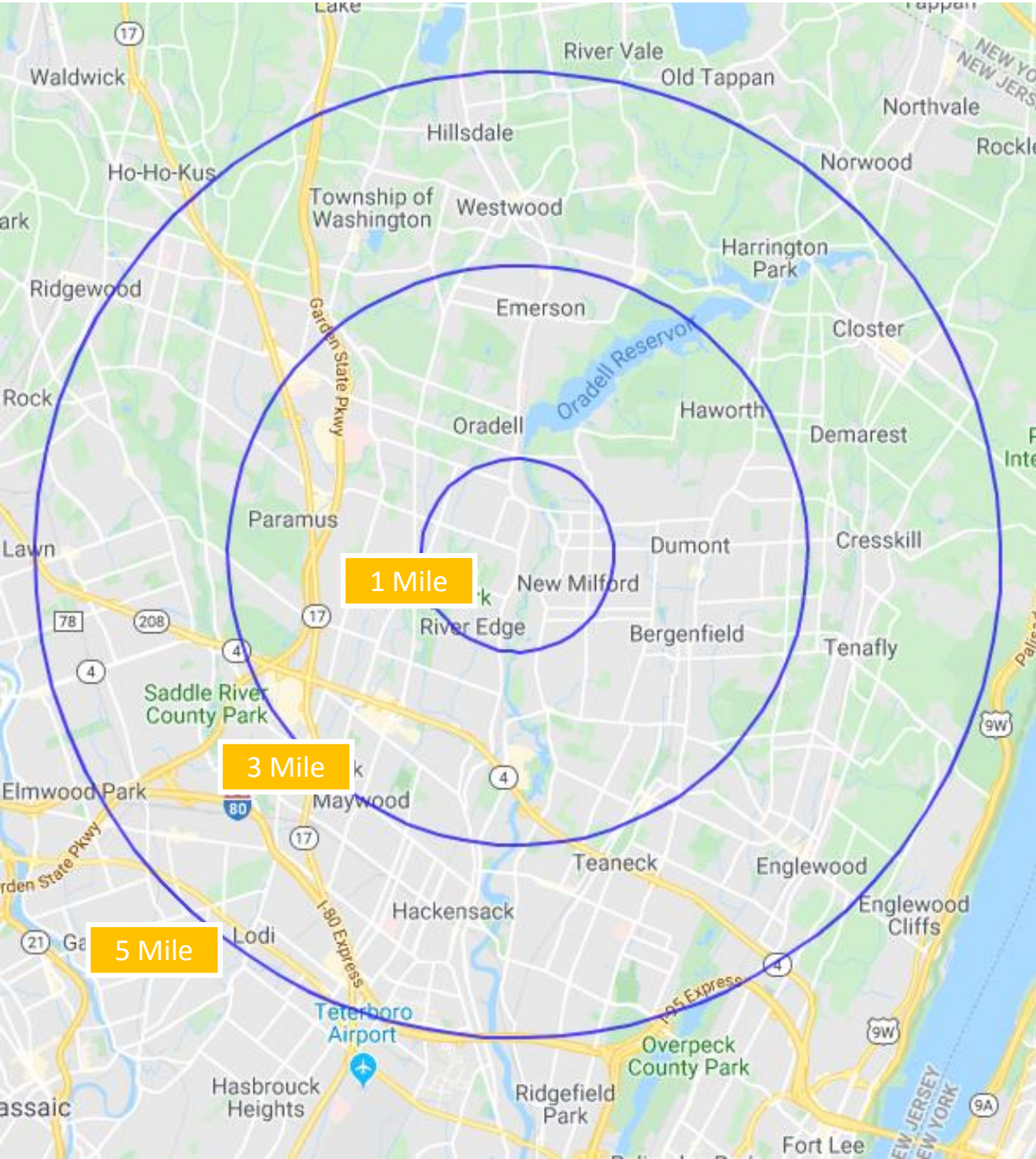
SURROUNDING RETAIL







DEMOGRAPHICS



Daytime Population
140,323
3 Mile Radius



Average HH Income
\$138,267
3 Mile Radius

POPULATION		
1 Mile	3 Miles	5 Miles
18,313	140,323	391,484
HOUSEHOLD		
1 Mile	3 Miles	5 Miles
6,493	49,458	143,001
AVERAGE HH INCOME		
1 Mile	3 Miles	5 Miles
\$145,365	\$138,267	\$135,924

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