



PNC BANK

STOCKBRIDGE, GEORGIA (ATLANTA MSA)

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM

\$1,946,000 | 7.00% CAP RATE

- » Net Lease to Investment Grade Tenant
 - » PNC Bank Has Exercised Its First Option and Has a Long-Standing History at This Location
 - » PNC Bank (NYSE: "PNC") is Rated "A" by S&P
- » High-Visibility Location in Densely Populated, Affluent, and Growing Georgia Market
 - » 93,376 Residents Live Within a Five-Mile Radius
 - » Located Along Eagles Landing Parkway, a Major East-West Thoroughfare Traversing the Entirety of Stockbridge (37,400 AADT)
- » Central Location Near Large Employers, Retailers, and Community Hubs
 - » Outparcel to the Publix-Anchored Villages at Eagles Landing Shopping Mall
 - » Immediately Adjacent to the Largest Employer in Stockbridge, Piedmont Henry Hospital (215 Beds, 1,800 Employees)
- » Gateway to Atlanta, the Ninth-Largest Metropolitan Area in the United States

ACTUAL SITE



Cushman and Wakefield Inc. LIC. # 00616335

This property is listed in conjunction with Georgia-licensed real estate broker Delta Commercial.

TABLE OF CONTENTS



INVESTMENT OVERVIEW

AERIALS

SITE PLAN

TENANT SUMMARY

PROPERTY OVERVIEW

AREA OVERVIEW

LOCATION MAP

Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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**YURAS
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Leased Investment Team

www.YAFteam.com

INVESTMENT SUMMARY

ADDRESS	410 Country Club Drive, Stockbridge, Georgia 30281		
PRICE	\$1,946,000		
CAP RATE	7.00%		
NOI	\$136,224		
TERM	3 years		
RENT COMMENCEMENT	November 3, 2003		
LEASE EXPIRATION	March 31, 2024		
RENTAL INCREASES	Fair market value rental increases in option periods		
	YEAR	RENT	RETURN
	16-20 (option 1)	\$136,224	7.00%
	21-25 (option 2)	Fair Market Value	TBD
	26-30 (option 3)	Fair Market Value	TBD
YEAR BUILT	2003		
BUILDING SF	4,128 SF		
PARCEL SIZE	.97 acres (42,253 SF)		
LEASE TYPE	Net, with tenant responsible for all taxes, insurance, and maintenance, excluding roof, structure and parking lot		

NET LEASE TO PNC BANK

- » Net lease with two (2) five-year option periods remaining
- » PNC Bank has exercised its first option and has a long-standing history at this location
- » PNC National Bank (NYSE: "PNC") is rated "A" by S&P
- » PNC reports a full year 2019 net income of \$5.4 billion

HIGH-VISIBILITY LOCATION IN DENSELY POPULATED, AFFLUENT, AND GROWING GEORGIA MARKET

- » Located along Eagles Landing Parkway, a major East-West thoroughfare traversing the entirety of Stockbridge (37,400 AADT)
- » 93,376 residents within a five-mile radius of the property
- » Beneficial proximity to Interstate 75 (170,000 AADT) and U.S. Route 23 (17,800 AADT), increasing traffic to the location
- » Supported by an affluent customer base, with an average annual household income of \$94,450 within a three-mile radius of the site
- » Projected 10 percent average annual household income increase within a five-mile radius of the site in the next five years, poising Stockbridge and PNC Bank for significant concurrent growth

CENTRAL LOCATION NEAR LARGE EMPLOYERS, RETAILERS, AND COMMUNITY HUBS

- » Outparcel to the Publix-anchored Villages at Eagles Landing shopping mall, promoting significant crossover shopping to the site
- » Immediately adjacent to the largest employer in Stockbridge, Piedmont Henry Hospital (215 beds, 1,800 employees)
- » Surrounded by several well-established national retailers, including Walgreens, Starbucks, KFC, Jersey Mike's, Little Caesars Pizza, and many more
- » Neighbored by Eagles Landing Country Club, which offers golf, tennis, swimming, dining, fitness, and more
- » Gateway to Downtown Atlanta, the ninth-largest metropolitan area in the United States



ACTUAL SITE





Eagle's Landing Middle School &
Eagle's Landing High School
(combined 2,924 students)

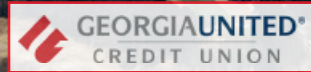


 / Interstate 75
(170,000 AADT)

Eagles Landing
Country Club



Corporate offices/
business park
(under construction)



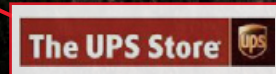
Country Club Drive



GoldenCrest
Assisted Living



Eagles Landing Parkway
(37,400 AADT)





carter's
(distribution center)



CVS
pharmacy

23

/ U.S. Route 23
(17,800 AADT)

GOODYEAR
(warehouse)

U-HAUL

CARTER
Lumber

Bank of America

Storage Xxtra



H&R
BLOCK

SMOOTHIE
KING

Eagles Landing
Country Club

GOODYEAR
AVIATION

Delta
Community
CREDIT UNION

Heritage
BANK

GoldenCrest
Assisted Living

GEORGIAUNITED
CREDIT UNION

United
Community Bank

PNC BANK

Eagles Landing Parkway
(37,400 AADT)

The UPS Store

SUNTRUST

CHASE
(under construction)

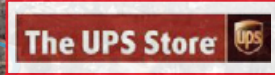
publix

KFC

Country Club Drive

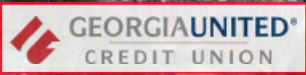


Walgreens



Storage Xtra

Eagles Landing Parkway
(37,400 AADT)



GoldenCrest
Assisted Living



Eagles Landing
Country Club

Country Club Drive



SITE PLAN

CROSS ACCESS TO PUBLIX

PYLON SIGN

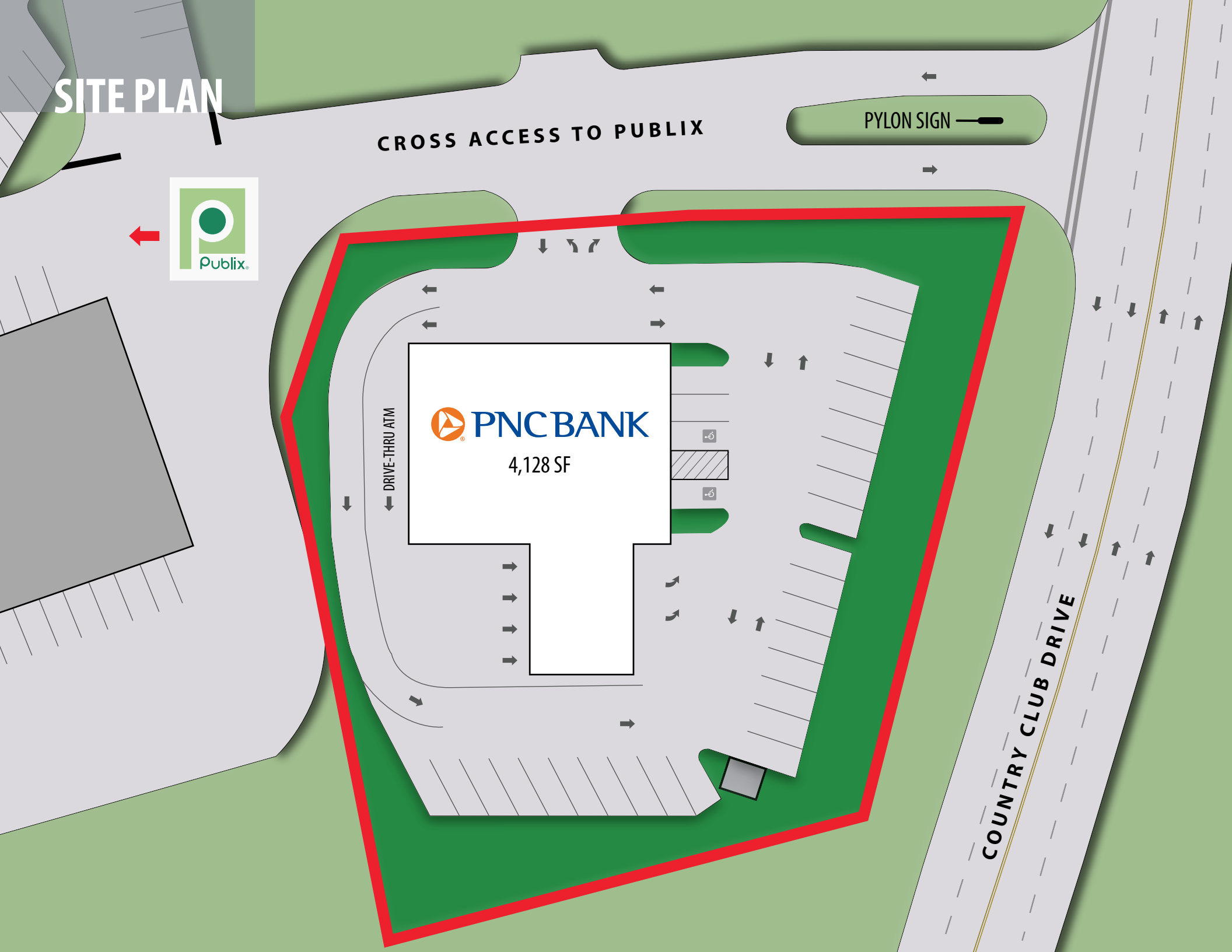


 **PNC BANK**

4,128 SF

DRIVE-THRU ATM

COUNTRY CLUB DRIVE



TENANT SUMMARY



PNC Bank, National Association (PNC Bank) is a Main Street, regional bank headquartered in Pittsburgh, Pennsylvania. PNC Bank provides a range of traditional retail banking, home lending, corporate and institutional banking services. The PNC Financial Services Group, Inc. (PNC) is PNC Bank's top-tier parent financial holding company. The business and organizational structure of the PNC organization is built predominantly around PNC Bank.

PNC Bank operates in 21 states and the District of Columbia with 2,459 branches and 9,051 ATMs. The company also provides financial services such as asset management, wealth management, estate planning, loan servicing, and information processing. PNC is ranked ninth on the list of largest banks in the United States by assets. It is the fifth largest bank by number of branches, sixth largest by deposits, and fourth largest in number of ATMs.

For more information, please visit www.PNC.com.

TICKER	NYSE: "PNC"	# OF LOCATIONS	2,459
FOUNDED	2845	HEADQUARTERS	Pittsburgh, PA

LEASE ABSTRACT

TENANT	PNC Bank, National Association		
ADDRESS	410 Country Club Drive, Stockbridge, Georgia 30281		
RENT COMMENCEMENT	November 3, 2003		
LEASE EXPIRATION	March 31, 2024		
RENEWAL OPTIONS	Two (2) five (5) year options remaining		
RENTAL INCREASES	YEAR 16-20 (option 1) 21-25 (option 2) 26-30 (option 3)	RENT \$136,224 Fair Market Value Fair Market Value	RETURN 7.00% TBD TBD
REAL ESTATE TAXES	Tenant shall pay for all real estate taxes.		
INSURANCE	Tenant is responsible for all insurance costs.		
REPAIR & MAINTENANCE	Tenant shall, at Tenant's cost and expense, maintain the Premises in as good order and repair as it is in as of the Rent Commencement Date.		
MAINTENANCE BY LANDLORD	Landlord shall be responsible for all capital improvements and repairs to the roof, foundation and structural members of the Improvements, including without limitation, re-paving of the parking lot and replacement of the roof when required.		
RIGHT OF FIRST REFUSAL	Tenant shall then have fifteen (15) calendar days following Tenant's receipt of the Price Notice to notify Landlord that it agrees to purchase the Premises at the price so offered and on other terms which the parties agree.		

PROPERTY OVERVIEW

LOCATION

The property has a high-visibility location along Country Club Drive, just off of Eagles Landing Parkway, a major East-West thoroughfare traversing the entirety of Stockbridge, with access to 37,400 vehicles per day in front of the site. The property also benefits from its proximity to Interstate 75 (170,000 AADT) and U.S. Route 23 (17,800 AADT), significantly increasing traffic to the site. The location resides in a densely populated area, with 93,376 residents living within a five-mile radius of the property. The location is also supported by an affluent customer base, with an average annual household income of \$94,450 within a three-mile radius of the site. The location is primed to grow along with the surrounding area, with a projected 10 percent average annual household income increase within five miles of the site in the next five years.

The site has been strategically placed as an outparcel to the Publix-anchored Villages at Eagles Landing shopping mall, promoting significant crossover shopping to the site. Traffic to the site is also increased by its proximity immediately adjacent to Stockbridge's largest employer, Piedmont Henry Hospital (215 beds, 1,800 employees). The site is surrounded by several well-established local and national retailers, including Walgreens, Starbucks, KFC, Jersey Mike's, Little Caesars Pizza, and many more. The location is neighbored by Eagles Landing Country Club, which offers golf, tennis, swimming, dining, fitness, and more. The site also serves as a common gateway to Downtown Atlanta seven miles away, the ninth-largest metropolitan area in the United States.

ACCESS

Access from Country Club Drive and interparcel access from Eagles Landing Parkway

TRAFFIC COUNTS

Eagles Landing Parkway: 37,400 AADT
Interstate 75: 170,000 AADT
U.S. Route 23: 17,800 AADT

PARKING

31 parking stalls, including 2 (two) handicap stalls

YEAR BUILT

2003

NEAREST AIRPORT

Hartsfield Jackson Atlanta International Airport (ATL | 18 miles)



31
PARKING
STALLS



37K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
HARTSFIELD
JACKSON ATLANTA
INTERNATIONAL
AIRPORT

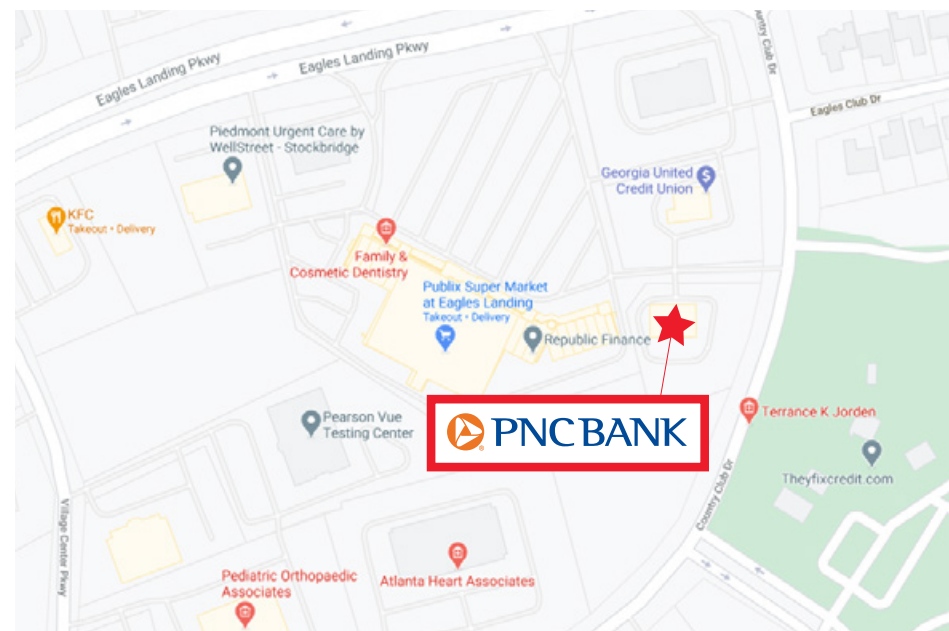
AREA OVERVIEW

Stockbridge is located in the northern part of Henry County, Georgia. The county has an area of approximately 331 square miles located in the Piedmont Section of northern Georgia and is surrounded by the counties of Butts, Clayton, Dekalb, Newton, Rockdale, and Spalding. As the Metro-Atlanta region continues to grow, and individuals are looking for areas to locate, Stockbridge's easy access to the interstate system and overall affordability attracts new residents as an appealing place to live. Throughout the 1990s and 2000s Stockbridge's population surged by 750 percent, infusing the community with talented workers and metropolitan wealth. The Renaissance Strategic Vision and Plan (RSVP) harvested enthusiastic sentiments from a diverse cross section of the community, to depict a downtown master plan with a focused outlook for the future growth of Stockbridge.

Stockbridge also conveniently resides within the Atlanta Metropolitan Area. Metro Atlanta is the most populous metro area in Georgia and the ninth largest MSA in the U.S. The Atlanta Combined Statistical Area (CSA) spans up to 39 counties in North Georgia and one in North Carolina. It has a population of over 6.55 million people. Atlanta, which anchors the region, is one of 10 U.S. cities classified as an "alpha-world city" and is the third largest metropolitan region in the Southeast. Atlanta ranks fourth in the number of Fortune 500 companies headquartered within city boundaries. Over 75% of Fortune 1000 companies have a presence in the Atlanta area, and the region hosts offices of about 1,250 multinational corporations. Additionally, Hartsfield–Jackson Atlanta International Airport has been the world's busiest airport by passenger traffic since 1998.

- » Conveniently located 20 miles south of Atlanta and 12 miles east of the Atlanta Hartsfield-Jackson International Airport, Stockbridge is often recognized as the gateway to Henry County.
- » The City of Stockbridge established its Main Street Program on January 26, 2015 to be the downtown catalyst. In 2017, the city was selected to participate in the Renaissance Strategic Visioning and Planning (RSVP) Program.
- » The state-of-the-art Stockbridge Amphitheater facility has a capacity of 3,200 to 4,000, including new parking spaces, an entry plaza, a pre-function plaza, VIP structured-covered viewing boxes, terraced lawn seating, a permanent sound booth covered-structure, outdoor stadium seating, an elevated walkway, egress stairs and ramps, and sidewalks.

MAJOR EMPLOYERS IN HENRY COUNTY, GEORGIA	# OF EMPLOYEES
HENRY COUNTY BOARD OF EDUCATION	4,950
LUXOTTICA RETAIL GROUP	2,000
PIEDMONT HENRY HOSPITAL	1,800
HENRY COUNTY BOARD OF COMMISSIONERS	1,700
WALMART SUPERCENTER	1,341
PVH	1,000
FEDERAL AVIATION ADMINISTRATION	1,000
CARTERS, INC	635
HOME DEPOT DFC #6777	606
GEORGIA POWER COMPANY	550



DEMOGRAPHIC PROFILE

2020 SUMMARY	1 Mile	3 Miles	5 Miles
Population	3,535	42,052	93,376
Households	1,437	15,115	33,520
Families	889	10,800	24,218
Average Household Size	2.45	2.78	2.78
Owner Occupied Housing Units	644	9,809	22,121
Renter Occupied Housing Units	794	5,306	11,399
Median Age	39.3	36.9	36.8
Average Household Income	\$91,884	\$94,450	\$91,896
2025 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	3,625	44,509	99,538
Households	1,473	15,943	35,675
Families	906	11,344	25,650
Average Household Size	2.45	2.79	2.79
Owner Occupied Housing Units	655	10,429	23,734
Renter Occupied Housing Units	818	5,515	11,941
Median Age	39.8	36.8	36.8
Average Household Income	\$100,543	\$103,757	\$100,621



**AVERAGE HOUSEHOLD INCOME OF \$94,450
WITHIN THREE MILES**



**POPULATION OF 93,376
WITHIN FIVE MILES**

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