

Publix Marshalls



LAKE BRANTLEY  
HIGH SCHOOL  
2,815 STUDENTS

CHIPOTLE  
MEXICAN GRILL



2675 W SR 434 LONGWOOD, FL

20-YR ABS NET LEASE WITH DEPRECIATION

SR-434 46,000 VPD

E LAKE BRANTLEY DR 7,196 VPD

OFFERED  
FOR SALE

\$3,667,000 | 4.50% CAP

CONFIDENTIAL OFFERING MEMORANDUM





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 20-year PNC Bank ground lease in Longwood, FL. PNC bank is renovating the building and plans to open for business in July.

LEASE YEARS	RENT	RETURN
Years 1 - 5	\$165,000	4.50%
Years 6 - 10	\$181,500	4.95%
Years 11 - 15	\$199,650	5.45%
Years 16 - 20	\$219,615	5.99%
Years 21 - 25 (Option 1)	\$241,577	6.59%
Years 26 - 30 (Option 2)	\$265,734	7.25%
Years 31 - 35 (Option 3)	\$292,308	7.97%
Years 36 - 40 (Option 4)	\$321,538	8.77%

<b>YEAR 1 NOI</b>	\$165,000
<b>CAP RATE</b>	4.50%
<b>AVG. CAP BASE TERM</b>	5.22%
<b>LISTING PRICE</b>	\$3,667,000

## ASSET SNAPSHOT

<b>Tenant</b>	PNC Bank
<b>Signator/Guarantor</b>	PNC Bank, NA
<b>Address</b>	2675 W SR 434, Longwood, FL
<b>Building Size (GLA)</b>	3,176 SF
<b>Land Size</b>	1.52 Acres
<b>Year Built / Renovated</b>	1986/2026
<b>Lease Type</b>	Absolute Net
<b>Landlord Responsibilities</b>	None
<b>Ownership</b>	Fee Simple (Landlord Depreciates)
<b>Rent Commencement Date</b>	July 19, 2026
<b>Remaining Term</b>	20 Years
<b>Current Annual Rent</b>	\$165,000
<b>Rental Increases</b>	10% Every 5 Years
<b>Renewal Options</b>	4 X 5 Years



 **80,287** PEOPLE  
IN 3 MILE RADIUS

 **\$114,500** AHHI  
IN 3 MILE RADIUS

 **53,196** VPD  
AT INTERSECTION



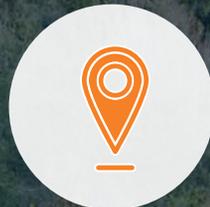
**20-YEAR ABSOLUTE NET LEASE**

Rare 20-year initial term with an average CAP of 5.22%



**INVESTMENT GRADE CREDIT**

PNC Bank, NA is rated A- by S&P and operates +/- 2,200 branches across 27 states



**STRATEGIC LOCATION**

Over-sized 1.52 Acre signaled corner with over 53,000 VPD located between two Publix anchored shopping centers less than 1 mile apart



**EXCELLENT DEMOGRAPHICS**

Rare confluence of density (80,000 pop in 3 miles) and affluence (\$114,500 AHHI in 3 miles)



**TOP GROWTH MARKET NATIONALLY**

Orlando ranked #1 Nationally in employment growth and #8 nationally in new housing starts in 2024



**PASSIVE OWNERSHIP**

Absolute Net Ground Lease provides completely passive ownership and stable cash-flow for absentee owner



**INFLATION HEDGE**

Fixed 10% increases provide hedge against inflation and an average return of 5.22% over the base term of the lease



**DEPRECIATION**

Fee simple ownership allows for depreciation of the building boosting after tax returns

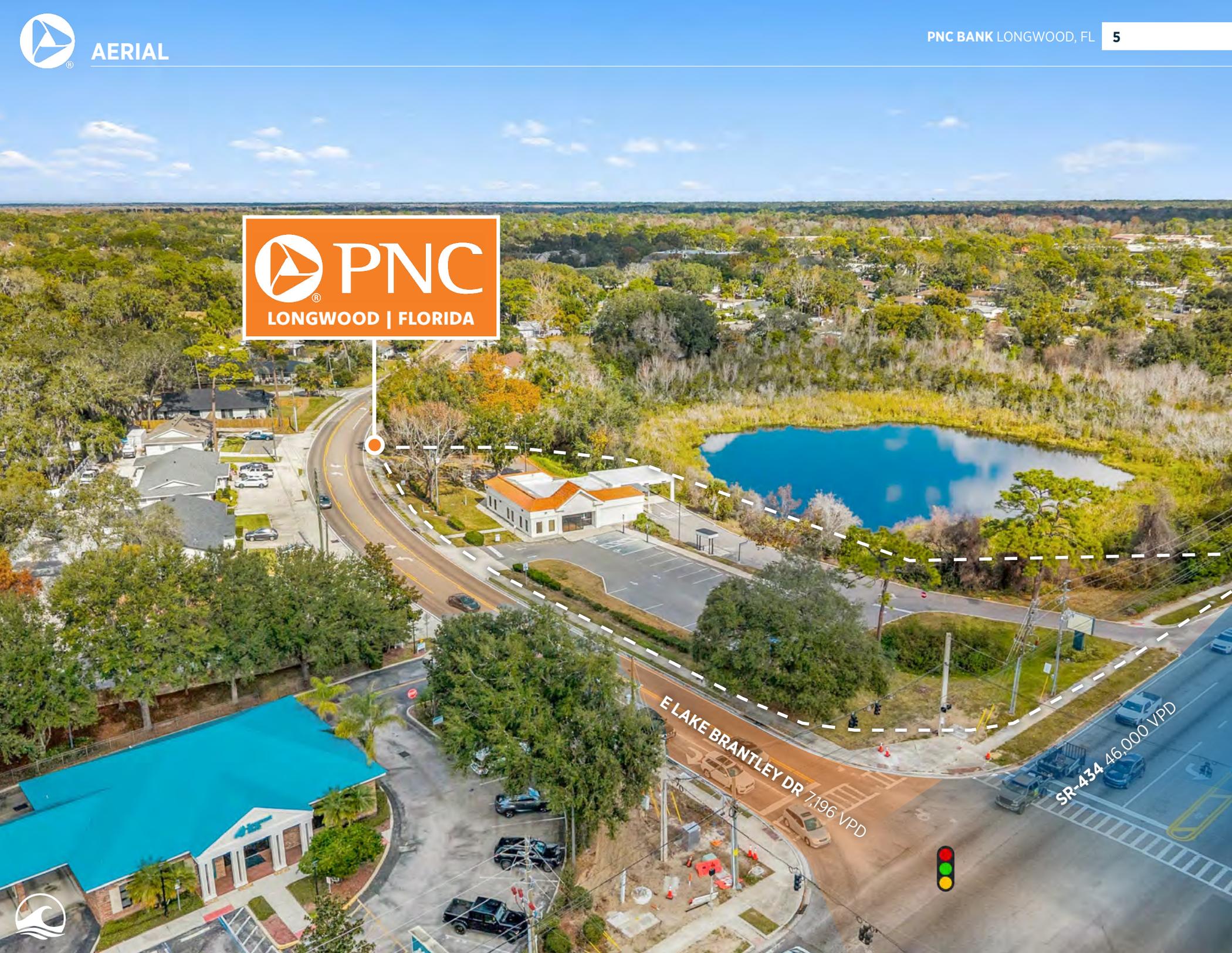


→ DRIVE DRIVE DRIVE  
→ DRIVE DRIVE DRIVE  
→ DRIVE DRIVE DRIVE

E LAKE BRANTLEY DR 7,196 VPD

SR-434 46,000 VPD





E LAKE BRANTLEY DR 7,196 VPD

SR-434 46,000 VPD





INTERSTATE 4 139,500 VPD

Publix

LA|FITNESS

PNC  
LONGWOOD | FLORIDA



SR-434 46,000 VPD

E LAKE BRANTLEY DR 7,196 VPD







**PNC**  
LONGWOOD | FLORIDA

**BANK OF AMERICA**  
DEPOSITS: \$317,096,000

**FIRST WATCH**  
THE DAYTIME CAFE

**Jersey Mike's**  
SUBS

**Publix**

**Seacoast Bank**  
DEPOSITS: \$184,733,000

**CHIPOTLE**  
MEXICAN GRILL

**LA FITNESS**

**BURGERFI**

**WELLS FARGO**  
DEPOSITS: \$180,647,000

**Publix**

**CHASE**  
DEPOSITS: \$236,912,000

**Marshalls**

**CRUNCH**

**LAKE BRANTLEY HIGH SCHOOL**  
2,815 STUDENTS

1 MILE

12,189 PEOPLE  
\$105,392 AHHI

3 MILES

80,287 PEOPLE  
\$114,500 AHHI

5 MILES

189,934 PEOPLE  
\$112,754 AHHI





Longwood is part of the Orlando-Kissimmee-Sanford Metro Area which is the 4th largest Metro Area in the Southeastern United States with a population of over 2,500,000. Metro Orlando grew by 540,000 residents (25% growth) from 2010 to 2020, making it one of the fastest-growing markets in the Nation. Orlando led the Nation in job growth from 2015-2019 and has become a diverse economy with growth in the aerospace, defense, education, health sciences, biotech, professional services, construction, and technology sectors.

Orlando is home to the busiest airport in the State of Florida (58 million passengers annually), and the largest University in the Country, the University of Central Florida, which boasts an enrollment of nearly 70,000 students. Orlando is the theme park capital of the World and continues to be the #1 tourist destination in the United States with a record 74,000,000 visitors in 2023. Tourism contributes over \$58 Billion to the local economy, annually. Due to its diverse economy, year-round sunshine, and relatively low cost of living, Orlando is poised to continue its growth and has established itself as one of the most dynamic cities in the Nation.

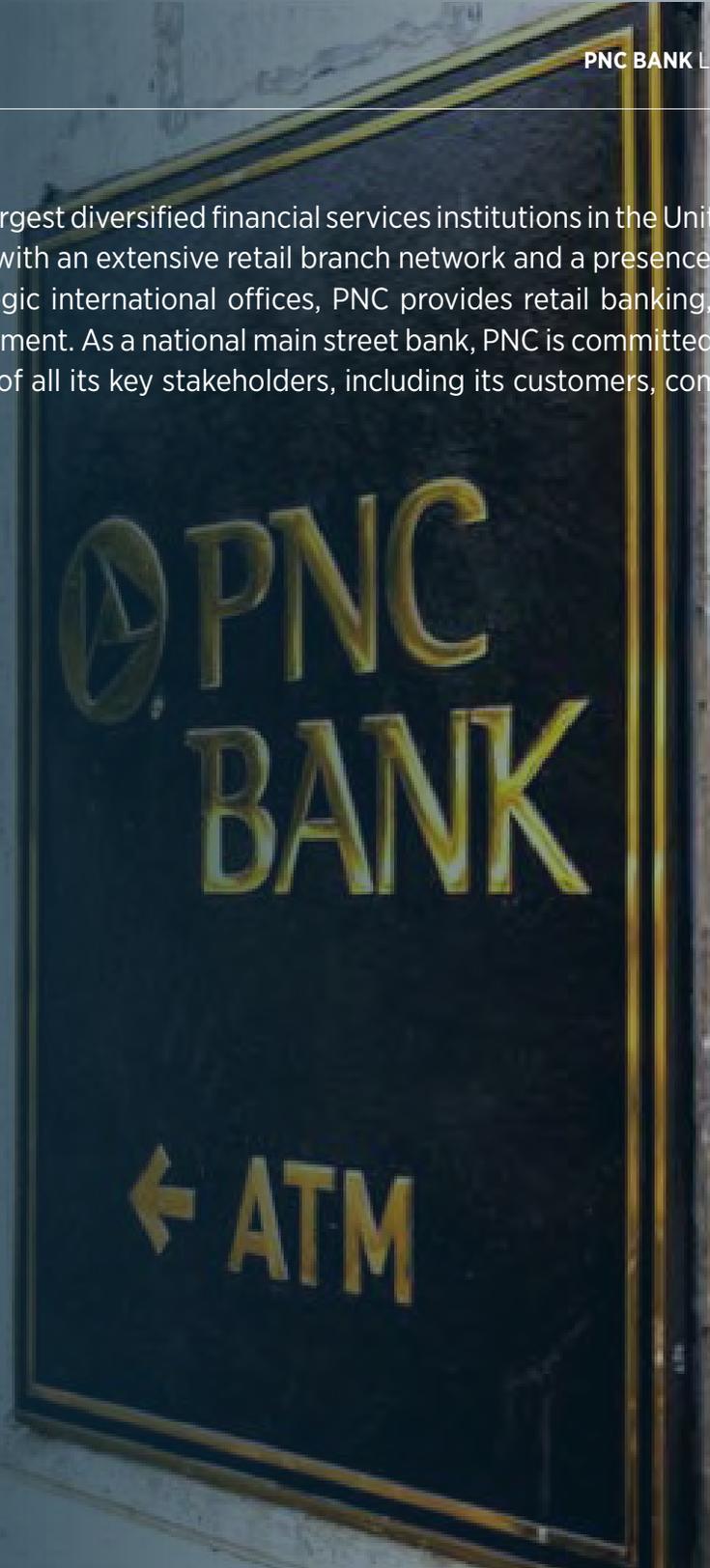




The PNC Financial Services Group, Inc. (NYSE: PNC) is one of the largest diversified financial services institutions in the United States, with assets of \$570 billion as of late 2025. PNC is a coast-to-coast franchise with an extensive retail branch network and a presence in all of the country's 30 largest markets. Across the country and through four strategic international offices, PNC provides retail banking, including residential mortgage, corporate and institutional banking, and asset management. As a national main street bank, PNC is committed to delivering on each of its strategic priorities while looking out for the best interests of all its key stakeholders, including its customers, communities, employees and shareholders.

## PNC BANK QUICK FACTS

<b>FOUNDED:</b>	1845
<b>HEADQUARTERS:</b>	Pittsburgh, PA
<b>STOCK SYMBOL:</b>	NYSE: PNC
<b>CREDIT RATING:</b>	S&P: A- (Investment Grade)
<b>ASSETS (2025):</b>	\$570 Billion
<b>MARKET CAP (2026):</b>	\$83 Billion
<b># OF LOCATIONS:</b>	2,200+
<b>WEBSITE:</b>	<a href="https://www.pnc.com">pnc.com</a>



Publix Marshalls



LAKE BRANTLEY  
HIGH SCHOOL  
2,815 STUDENTS

CHIPOTLE  
MEXICAN GRILL



2675 W SR 434 LONGWOOD, FL

20-YR ABS NET LEASE WITH DEPRECIATION

Exclusively Offered By



**PRIMARY DEAL CONTACTS**

**PATRICK WAGOR**

Partner  
561.427.6151  
pwagor@atlanticretail.com

**DAVID HOPPE**

Head of Net Lease Sales  
980.498.3293  
dhoppe@atlanticretail.com

**OFFERED  
FOR SALE**

**\$3,667,000 | 4.50% CAP**

**NATIONAL TEAM**

**ERIC SUFFOLETTO**

Managing Director & Partner  
508.272.0585  
esuffoletto@atlanticretail.com

**ZACK HILGENDORF**

Senior Vice President  
847.722.0865  
zhilgendorf@atlanticretail.com

**NICK HILGENDORF**

Senior Associate  
847.414.4749  
nhilgendorf@atlanticretail.com

**BEN OLMSTEAD**

Senior Associate  
980.498.3296  
bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of PNC Bank- Longwood, FL (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.