Huntington Bank

9240 MARKET SQUARE DR | STREETSBORO, OH

OFFERED FOR SALE
$638,000
6.00% CAP

$238M in Deposits

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

SOUTH AERIAL

NORTHWEST AERIAL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale the Huntington Bank located at 9240 Market Square Drive, Streetsboro, OH. The offering features a single-tenant absolute NNN ground lease investment occupied by Huntington Bank, one of the Midwest's leading financial institutions with approximately $223 billion in assets and an A- (S&P) credit rating. Huntington Bank has established this location as an important branch within its Ohio network, supported by approximately $238 million in deposits and Placer.ai foot traffic ranking in the top 7% of all Huntington Bank locations nationwide.

The property is offered at an attractive $614,000 purchase price and is backed by the corporate guaranty of Huntington Bancshares Incorporated (NASDAQ: HBAN). The absolute NNN ground lease structure provides investors with passive, management-free ownership and zero landlord responsibilities.

Strategically positioned within Streetsboro's primary retail corridor, the property benefits from excellent visibility, access to more than 32,700 vehicles per day, and co-tenancy with Target, Lowe's, Walmart, Aldi, Giant Eagle and numerous national retailers. The location also serves affluent communities between Cleveland and Akron, with average household incomes of over $152,000 within a 5-mile radius, supporting long-term real estate value and durable investment fundamentals.

RENT SCHEDULE	TERM	RENT
Current Term	4/1/2026 - 3/31/2028	$38,288
First Option	4/1/2028 - 3/31/2033	$40,203
Second Option	4/1/2033 - 3/31/2038	$42,213
Third Option	4/1/2038 - 3/31/2043	$44,324

NOI	$38,288
CAP	6.00%
PRICE	$638,000

ASSET SNAPSHOT

Tenant Name	Huntington Bank
Address	9240 Market Square Dr, Streetsboro, OH
Building Size (GLA)	4,090 SF
Land Size	1.08 Acres
Year Built	1995
Signatory/Guarantor	Corporate
Rent Type	ABS. NNN - Ground Lease
Landlord Responsibilities	None
Lease Expiration Date	3/31/2028
Remaining Term	2 Years
Rental Increases	5% Increases Every 5 Years in Options
NOI	$38,288

47,679 PEOPLE IN 5 MILE RADIUS

$152,619 AHHI IN 5 MILE RADIUS

32,731 VPD ON OH-14

INVESTMENT HIGHLIGHTS

INVESTMENT GRADE CREDIT TENANCY

Investment-grade corporate guaranty from Huntington Bancshares (NASDAQ: HBAN), one of the nation's largest regional banking institutions with approximately $223 billion in assets and an A- (S&P) credit rating.

$238MM DEPOSIT BASE + TOP 7% FOOT TRAFFIC

High-performing branch with approximately $238 million in deposits and Placer.ai foot traffic ranking in the top 7% of all Huntington Bank locations nationwide, demonstrating the branch's strategic importance within the company's network.

ABSOLUTE NNN GROUND LEASE

Absolute NNN ground lease with zero landlord responsibilities, providing passive ownership and predictable cash flow.

ATTRACTIVE $614K BASIS

Attractive $614,000 price point provides an accessible entry into an investment-grade net lease asset with low ground rent, well suited for private capital and 1031 exchange investors.

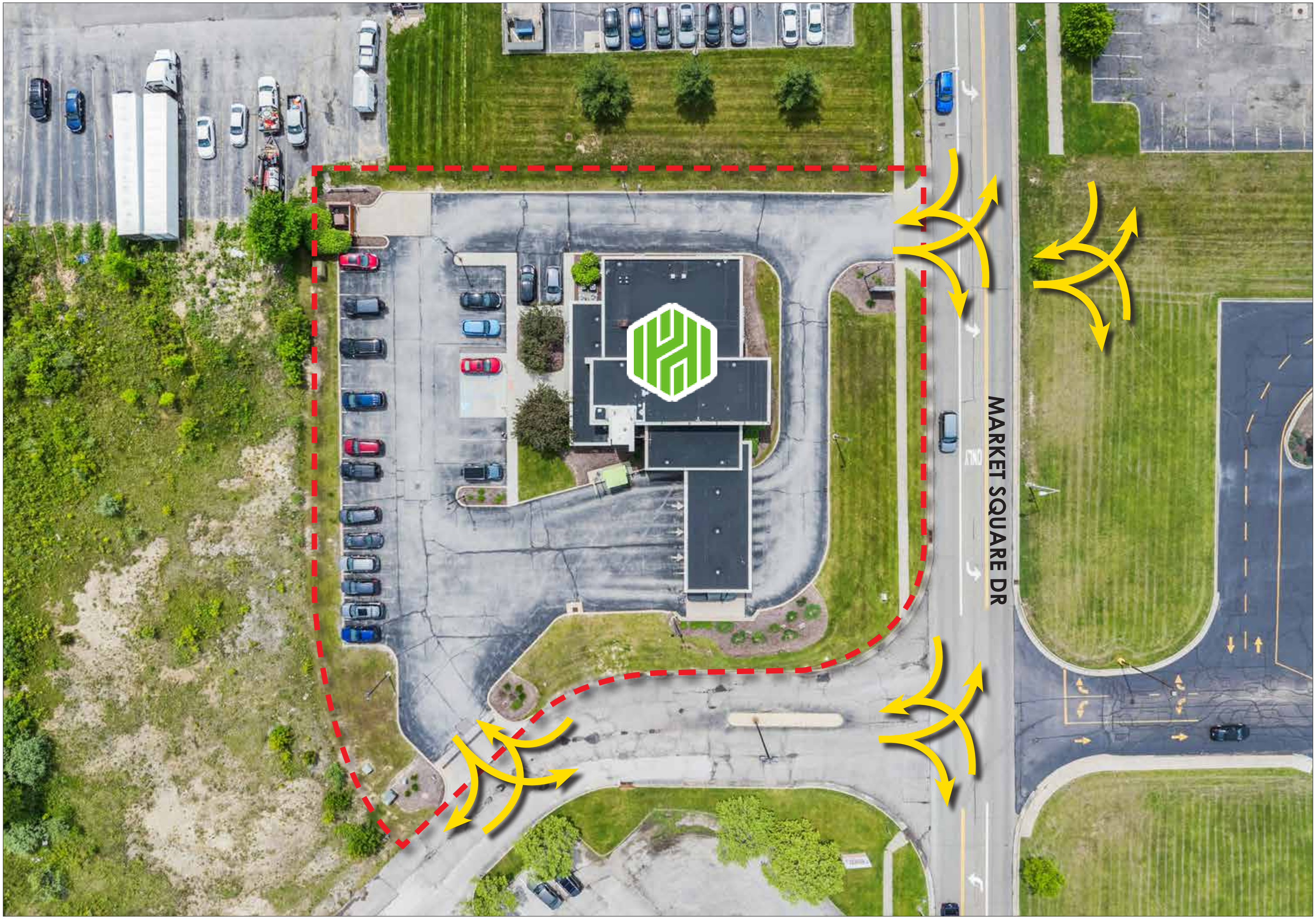
DOMINANT RETAIL CORRIDOR

Located within Streetsboro's dominant retail corridor along OH-14 (32,700+ VPD), surrounded by Target, Lowe's, Walmart, Aldi, Giant Eagle, Home Depot and numerous national retailers.

AFFLUENT TRADE AREA

Affluent and growing trade area featuring average household incomes exceeding $152,000 within five miles, while benefiting from its strategic location between Cleveland and Akron along the Ohio Turnpike (I-80).

SITE PLAN



LOCATION OVERVIEW

Streetsboro is strategically located between Cleveland and Akron at the intersection of Interstate 80 (Ohio Turnpike), Interstate 480, and State Route 14, making it one of Northeast Ohio's primary logistics and commercial hubs. The city benefits from exceptional regional accessibility and serves a broad employment base spanning manufacturing, distribution, healthcare, education, and professional services.

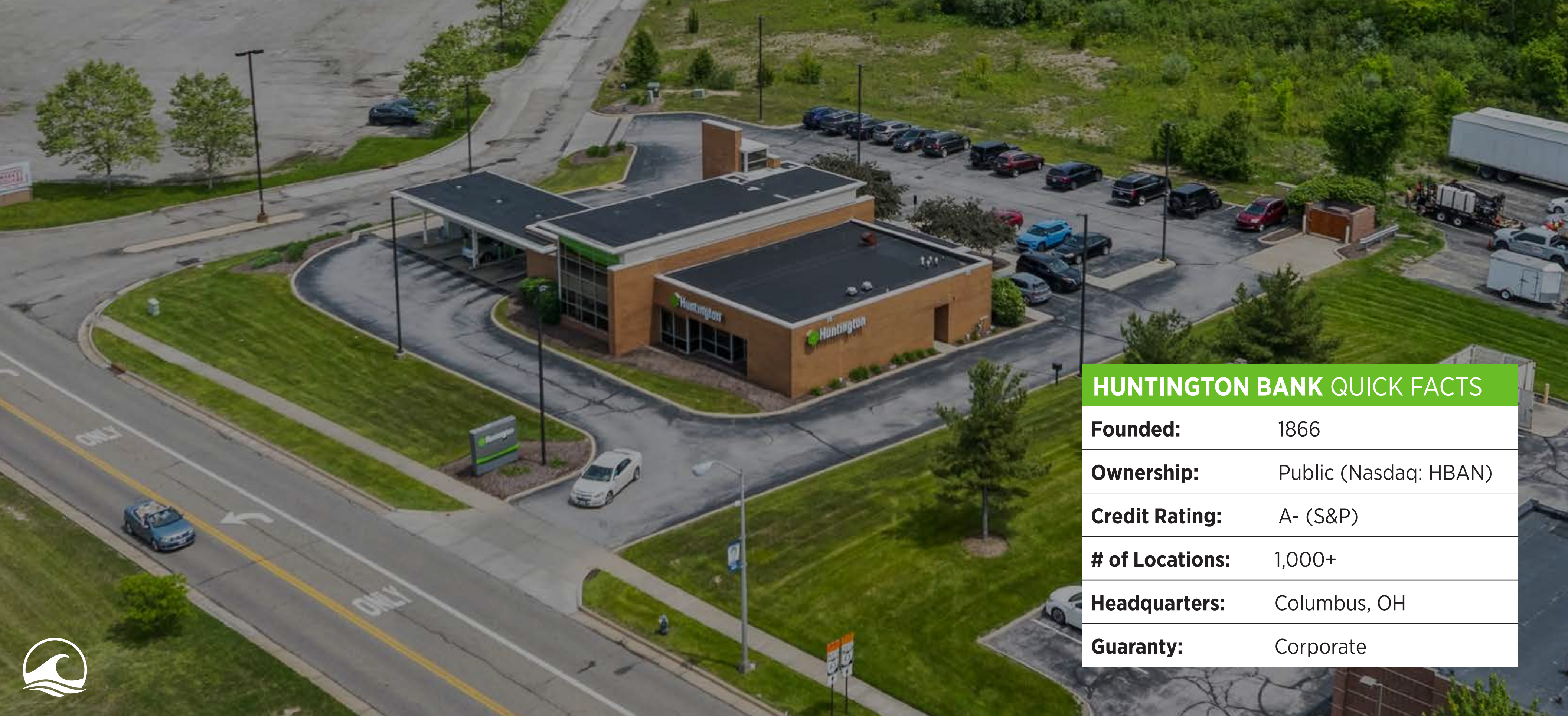
The market is supported by proximity to Kent State University, major industrial employers, and affluent communities including Hudson and Aurora. Continued residential and commercial growth, combined with strong household incomes and limited retail supply, continues to reinforce long-term demand for well-located retail real estate.

TENANT SUMMARY

Huntington Bancshares Incorporated (Nasdaq: HBAN) is one of the largest regional bank holding companies in the United States, with approximately $223 billion in total assets and a network of more than 1,000 branches across 11 states. Founded in 1866 in Columbus, Ohio, Huntington has grown into a Fortune 500 financial institution providing a full suite of consumer, commercial, wealth management, and small business banking services throughout the Midwest.

Huntington maintains investment-grade credit ratings from all three major agencies, including A- from S&P and Fitch and A3 from Moody's, reflecting the company's strong capital position, conservative balance sheet, and consistent operating performance. Publicly traded on the Nasdaq under the ticker HBAN, Huntington has a market capitalization of approximately $30 billion, underscoring its financial strength and long-term stability.

The subject property is occupied by Huntington Bank under an Absolute NNN Ground Lease, providing investors with passive, management-free ownership and zero landlord responsibilities. The branch reports approximately $238 million in deposits and ranks among the top 7% of all Huntington Bank locations nationwide by customer visits (Placer.ai), demonstrating the location's strategic importance within the company's branch network and supporting the long-term investment thesis.



HUNTINGTON BANK QUICK FACTS

Founded:	1866
Ownership:	Public (Nasdaq: HBAN)
Credit Rating:	A- (S&P)
# of Locations:	1,000+
Headquarters:	Columbus, OH
Guaranty:	Corporate

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Exclusively Offered By

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