PNC

8918 CHARLOTTE HWY INDIAN LAND, SC

OFFERED FOR SALE

$3,558,000 | 4.75% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale a rare absolute NNN ground lease investment at 8918 Charlotte Highway in Indian Land, South Carolina. The offering is 100% leased to PNC Bank under a brand-new 20-year ground lease generating $169,000 in annual NOI at a 4.85% cap rate. The investor acquires the land outright with zero landlord responsibilities, creating a fully passive income stream backed by investment-grade credit.

The investment is secured by a direct corporate lease with PNC Bank, N.A., one of the nation's largest financial institutions with $573.6 billion in assets and 2,224 branches nationwide. The lease features 2% annual rent increases throughout the initial term, growing NOI to more than $246,201 by Year 20. Rent commences January 1, 2027, with a primary term extending through January 2047.

Positioned on Charlotte Highway (US-521, 38,400 VPD) within The Exchange at Indian Land, a 130-acre mixed-use development anchored by Costco and Lowes Foods, the property benefits from one of the Charlotte MSA's fastest-growing and most affluent trade areas. Average household incomes exceed $167,000 within 3 miles and $188,000 within 5 miles, supporting strong long-term fundamentals.

RENT SCHEDULE	TERM	RENT	PSF RENT
Current Term	1-5	$169,000	$56.33
Rent Escalation	6-10	$186,590	$62.20
Rent Escalation	11-15	$206,010	$68.67
Rent Escalation	16-20	$227,452	$75.82
1st Extension Term	21-25	$251,125	$83.71
2nd Extension Term	26-30	$277,262	$92.42
3rd Extension Term	31-35	$306,120	$102.04
4th Extension Term	36-40	$337,981	$112.66

NOI	$169,000
CAP RATE	4.75%
LISTING PRICE	$3,558,000

ASSET SNAPSHOT

Tenant Name	PNC Bank
Address	8918 Charlotte Hwy, Indian Land, SC 29707
Building Size (GLA)	3,000 SF
Land Size	1.13 Acres
Year Built/Renovated	2026
Signatory/Guarantor	PNC Bank, N.A.
Rent Type	ABS. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	9/12/2026
Lease Expiration Date	10/31/2046
Remaining Term	20 Years
Rent Escalations	2% Annually & in Options
Current Annual Rent	$169,000

118,596
PEOPLE
IN 5 MILE RADIUS

$188,241
AHHI IN
5 MILE RADIUS

38,400
VPD ON
CHARLOTTE HWY

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN GROUND LEASE

The investor acquires the land outright under an absolute NNN ground lease with zero landlord responsibilities, delivering fully passive, management-free ownership with no maintenance or capital obligations.

BRAND-NEW 20-YEAR CORPORATE LEASE | 2% ANNUAL RENT ESCALATIONS

PNC Bank has executed a brand-new 20-year ground lease on a newly constructed 2026 branch, with 2% annual rent escalations throughout the term.

INVESTMENT-GRADE CREDIT: S&P A-RATED WITH $573 BILLION IN ASSETS

PNC Bank is one of the 10 largest U.S. banks with $573.6 billion in assets, ratings of A (S&P) and AA (low) (Morningstar DBRS), 2,224 branches, and $440.9 billion in deposits, providing exceptional institutional credit.

COSTCO-ANCHORED MIXED-USE DEVELOPMENT

Located within The Exchange at Indian Land, a 130-acre mixed-use development anchored by Costco and Lowes Foods with 400+ apartments and 320 townhomes planned.

FAST-GROWING CHARLOTTE SUBMARKET

Located in Lancaster County, the Charlotte region's fastest-growing county, with frontage along Charlotte Highway (US-521), the primary corridor connecting Indian Land and Ballantyne.

AFFLUENT TRADE AREA

Exceptional demographics with average household incomes of $167,000 within three miles and $188,000 within five miles, supporting long-term retail demand.

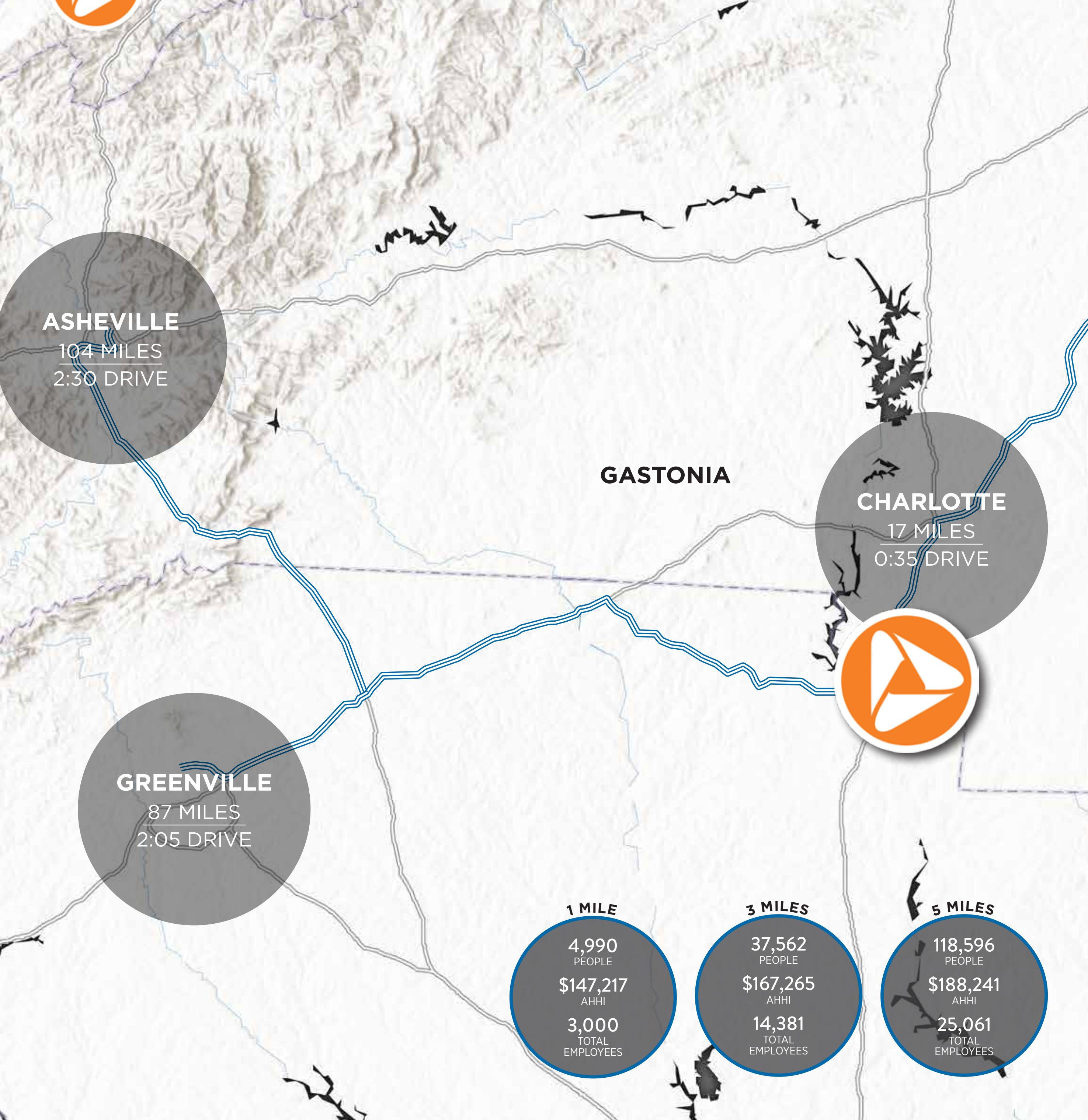
SITE PLAN


SHERBROOK AVE
COLD STONE
Petfolk
Veterinary & Urgent Care
Hollywood Feed
LONGHORN STEAKHOUSE
CHARLOTTE HWY 38,400 VPD
Future Development (Leased)
Lowes FOODS
Future Development (Leased)
PNC
CREEK BED DR
COSTCO WHOLESALE

NORTHEAST AERIAL

SOUTH AERIAL

LOCATION OVERVIEW



1 MILE	3 MILES	5 MILES
4,990 PEOPLE	37,562 PEOPLE	118,596 PEOPLE
$147,217 AHHI	$167,265 AHHI	$188,241 AHHI
3,000 TOTAL EMPLOYEES	14,381 TOTAL EMPLOYEES	25,061 TOTAL EMPLOYEES

Charlotte MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.6 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing $207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.

TENANT SUMMARY

PNC Bank is the principal banking subsidiary of PNC Financial Services Group, Inc. (NYSE: PNC), one of the 10 largest banks in the United States by total assets. With $573.6 billion in total assets, 2,224 branches across the country, $23.1 billion in annual revenue, and $6.99 billion in net income, PNC represents one of the most financially powerful and geographically diversified banking institutions available in the net lease investment market. PNC is headquartered in Pittsburgh, Pennsylvania, and traces its banking heritage to 1845.

PNC carries investment-grade credit ratings from multiple rating agencies: S&P Long-Term rating of A and Short-Term A-1, Morningstar DBRS Long-Term Issuer Rating of AA (low) — upgraded in October 2025 — with a Stable outlook across all ratings. These ratings reflect PNC's deep capital base, diversified revenue streams spanning retail banking, corporate banking, asset management, and mortgage origination, and its disciplined approach to credit risk and balance sheet management. PNC has remained consistently profitable through multiple credit cycles and economic environments.

The Indian Land branch at 8918 Charlotte Highway is a newly constructed 2026 location within The Exchange at Indian Land, Crosland Southeast's 130-acre mixed-use development anchored by Costco and Lowes Foods. PNC's site selection in one of the Southeast's fastest-growing suburban trade areas, with average household incomes exceeding $188,000 within 5 miles, reflects the bank's strategic focus on high-income suburban communities with strong household formation and banking services demand. The 20-year ground lease with 2% annual escalations and a January 2027 rent commencement provides the investor with a long-dated, inflation-sensitive income stream from one of the country's most creditworthy institutional tenants.

PNC BANK QUICK FACTS

Founded:	1845
Ownership:	Public (NYSE: PNC)
# of Locations:	2,224 branches
Headquarters:	Pittsburgh, PA
Guaranty:	Corporate (PNC Bank, N.A.) | S&P: A / DBRS: AA (low)

8918 CHARLOTTE HWY INDIAN LAND, SC

OFFERED FOR SALE

$3,558,000 | 4.75% CAP

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

PRIMARY DEAL CONTACTS

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

MIKE LUCIER
Executive Vice President
980.377.4469
mlucier@atlanticretail.com

ERIC SUFFOLETTO
Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

BEN OLMSTEAD
Senior Associate
980.498.3296
bolmstead@atlanticretail.com