

12180 GA-92 | WOODSTOCK, GA

OFFERED FOR SALE
$5,714,000
5.25% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale PNC Bank | Woodstock, GA, an absolute NNN investment leased to PNC Bank, National Association (S&P: A), one of the largest banks in the United States. The 3,417 SF branch sits on 1.24 acres and will generate $300,000 in annual NOI. It is offered at $5,714,000 (5.25% cap rate), providing investors with fee simple ownership, passive long-term income and zero landlord responsibilities.

PNC holds $627.8 billion in total assets and is investing approximately $2 billion to open more than 300 new branches nationwide by 2030. The tenant has executed a new 15-year lease running from an estimated March 30, 2027 through March 31, 2042, with 10% rent increases every five years. PNC retains five (5) five-year renewal options, each with a 10% increase, providing long-term optionality through 2067.

The offering presents the opportunity to acquire a necessity-based banking asset within the Walmart-anchored Shoppes at Trickum at State Route 92 and Trickum Road, a major commercial corridor through Woodstock. Publix and Kroger anchor the surrounding retail. Cherokee County grew 27.1% from 2015 to 2025, and downtown Woodstock drew about 3 million visitors in 2024. The combination of an absolute NNN structure, scheduled rent growth and investment grade credit positions the asset as a durable, low-management income investment in a high-growth North Atlanta submarket.

RENT SCHEDULE	TERM	RENT
Current Term	1-5	$300,000
Rental Increase	6-10	$330,000
Rental Increase	11-15	$363,000
1st Option	16-20	$399,300
2nd Option	21-25	$439,230
3rd Option	26-30	$483,153
4th Option	31-35	$531,468
5th Option	36-40	$584,615

NOI	$300,000
CAP RATE	5.25%
LISTING PRICE	$5,714,000

ASSET SNAPSHOT

Tenant Name	PNC Bank
Address	12180 GA-92, Woodstock, GA 30188
Signator/Guarantor	Corporate (PNC Bank, National Association)
Credit Rating	S&P: A
Building Size	3,417 SF
Land Size	1.24 Acres
Year Built	2004
Lease Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	2/27/26
Lease Expiration Date	1/31/41
Term Remaining	15 Years
Rental Increases	10% Every 5 Years & In Options
NOI	$300,000



167,933
PEOPLE
IN 5 MILE RADIUS

$165,337
AHHI IN
5 MILE RADIUS

48,500
VPD ON
GA-92

INVESTMENT HIGHLIGHTS

INVESTMENT GRADE TENANT: PNC BANK (S&P: A)

PNC Bank, National Association carries an investment grade 'A' issuer rating from S&P | ~2,300 branches and $616.0B in total assets as of June 30, 2026 | Lease signed by the operating bank.

NEW 15-YEAR ABSOLUTE NNN LEASE

Tenant maintains and replaces the roof, structure, parking lot and HVAC, and pays all taxes, insurance and utilities | Fee simple ownership of the land and building | 15-year primary term.

10% RENT INCREASES EVERY FIVE YEARS & IN OPTIONS

NOI grows from $300,000 to $330,000 in year six and $363,000 in year eleven | Five, five-year renewal options, each with a 10% increase | Option rent reaches $584,615 in the fifth option.

WALMART-ANCHORED RETAIL NODE ON STATE ROUTE 92

Located within the Shoppes at Trickum at the intersection of State Route 92 and Trickum Road | Walmart Supercenter, Publix and Kroger anchor the surrounding retail | SR 92 is a major commercial corridor.

PART OF PNC'S 25-BRANCH METRO ATLANTA EXPANSION

PNC plans 25 new Atlanta locations by 2029, adding to its 54 existing retail branches | Company plan to open 300+ new branches by 2030 | $2B investment in new branches across nearly 20 U.S. markets.

RAPIDLY GROWING CHEROKEE COUNTY IN METRO ATLANTA

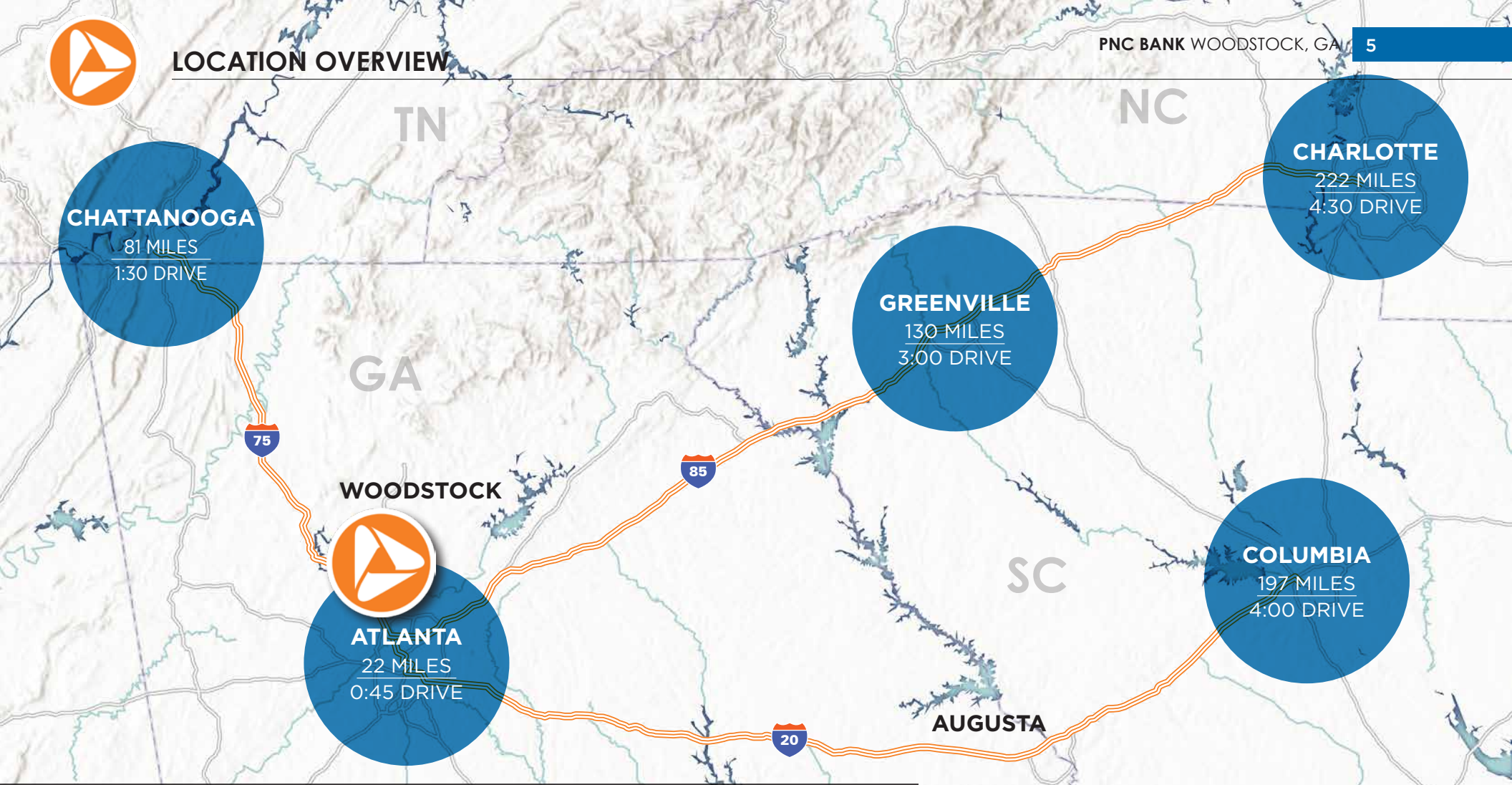
Cherokee County grew 27.1% from 2015 to 2025 | Woodstock is the county's largest city, with a downtown that drew 3M+ visitors in 2024 | Northside Hospital employs about 1,400 physicians and 3,800 staff.

Atlantic CAPITAL PARTNERS™

WEST AERIAL


TSC TRACTOR SUPPLY CO
Bojangles
MAVIS TIRES & BRAKES
Walgreens
Wendy's
Publix
ExtraSpace Storage
Kroger
bp
CIRCLE K
REGIONS
PANDA EXPRESS
PetSupermarket
BANK OF AMERICA
Walmart
WELLS FARGO
PNC
Coosa Valley CREDIT UNION
GA-92 48,500 VPD
STARBUCKS
DISCOUNT TIRE

LOCATION OVERVIEW



The Atlanta MSA is the economic center of the Southeast and one of the fastest-growing metropolitan areas in the United States. Home to more than 6.4 million residents, the region is supported by a diverse economy spanning logistics, technology, healthcare, finance, professional services, and corporate headquarters.

Major employers including The Home Depot, Delta Air Lines, UPS, Coca-Cola, Georgia-Pacific, NCR Voyix, and numerous Fortune 500 companies have helped establish Atlanta as one of the nation's premier business markets. Continued population growth, high-income suburban communities, and significant corporate investment continue to drive retail demand throughout the metro area.

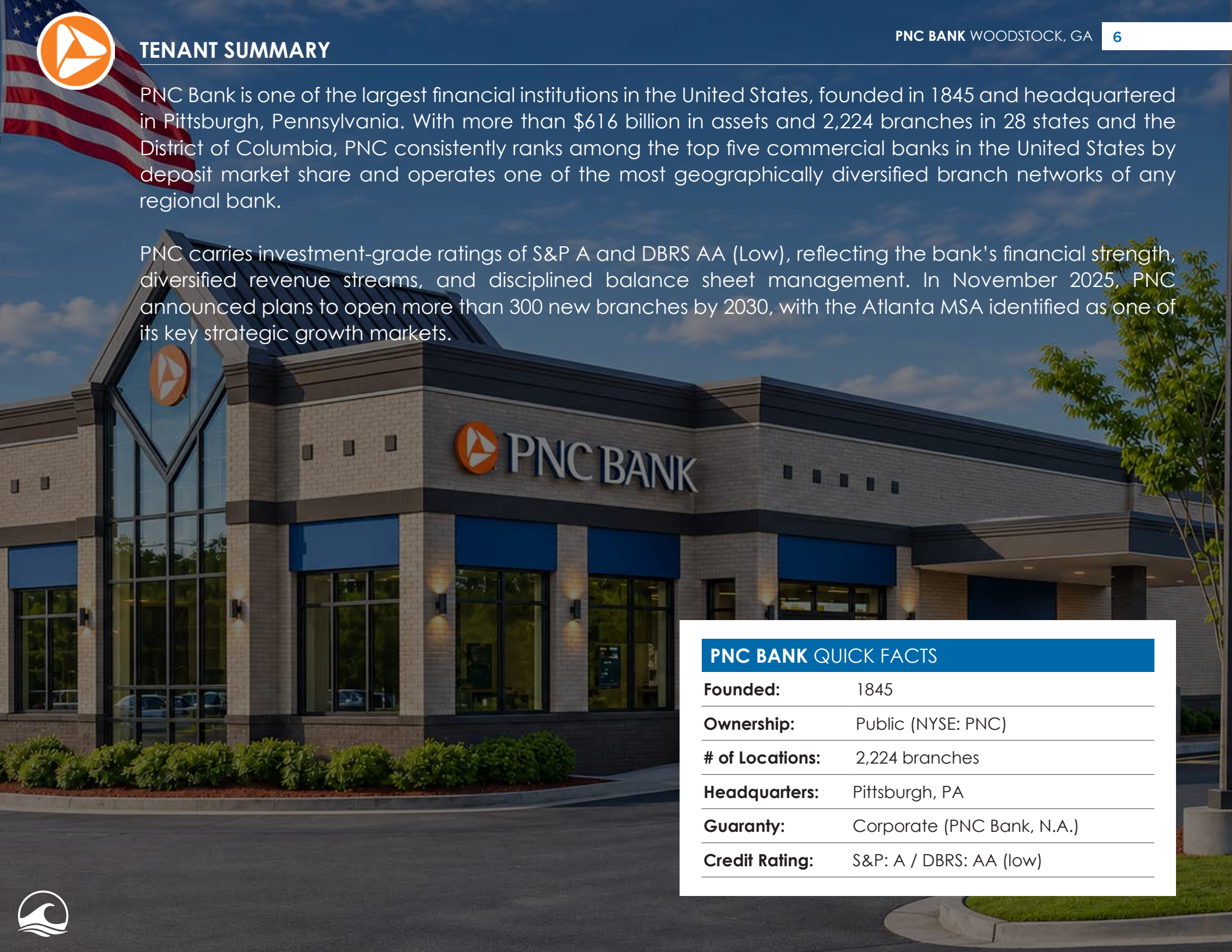
Woodstock is one of Atlanta's most desirable northwest suburbs, benefiting from direct access via I-575, a vibrant downtown with local shops and restaurants, and a growing base of residential communities.

1 MILE	3 MILES	5 MILES
9,991 PEOPLE	69,363 PEOPLE	167,933 PEOPLE
$142,786 AHHI	$160,877 AHHI	$165,337 AHHI
3,497 TOTAL EMPLOYEES	16,934 TOTAL EMPLOYEES	40,631 TOTAL EMPLOYEES

TENANT SUMMARY

PNC Bank is one of the largest financial institutions in the United States, founded in 1845 and headquartered in Pittsburgh, Pennsylvania. With more than $616 billion in assets and 2,224 branches in 28 states and the District of Columbia, PNC consistently ranks among the top five commercial banks in the United States by deposit market share and operates one of the most geographically diversified branch networks of any regional bank.

PNC carries investment-grade ratings of S&P A and DBRS AA (Low), reflecting the bank's financial strength, diversified revenue streams, and disciplined balance sheet management. In November 2025, PNC announced plans to open more than 300 new branches by 2030, with the Atlanta MSA identified as one of its key strategic growth markets.



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



PNC

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Exclusively Offered By

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