



5355 RIDGE RD CHARLOTTE, NC

**OFFERED
FOR SALE**

\$2,778,000 | 4.50% CAP

Representative Photo



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale the PNC Bank located at 5355 Ridge Road in Charlotte, North Carolina, a newly constructed single tenant absolute NNN ground lease investment. The lease is guaranteed directly by PNC Bank, N.A., rated S&P A and DBRS AA (Low), with more than \$616 billion in assets and 2,224 branches nationwide.

The property is structured as a brand-new 20-year Absolute NNN ground lease with 12% rental increases every five years throughout the primary term and option periods, creating durable long-term income growth. The investor acquires fee simple ownership of the land with zero landlord responsibilities of any kind, delivering entirely passive, management-free income. PNC is responsible for all design, construction, permitting, and associated costs for the new branch, with no landlord obligations, and has already commenced rent payments while final permits are being secured.

The site is located along Ridge Road (15,770 VPD) within the Prosperity Village submarket of northeast Charlotte, adjacent to the Publix-anchored (Top 9% Nationwide) Prosperity Village and surrounded by top-performing national retailers and development including Harris Teeter, Chick-fil-A (Top 3% Nationwide), and hundreds of newly built apartments. The property serves more than 178,236 residents within five miles with an average household income of \$151,698 within three miles. Combined with a brand-new absolute NNN ground lease, contractual rent growth, and institutional-quality credit from one of the nation's most financially durable banks, the offering presents an opportunity to acquire a long-term passive investment in one of Charlotte's strongest growth corridors.

RENT SCHEDULE	TERM	RENT	PSF RENT
Current Term	1-5	\$125,000	\$41.67
Rent Escalation	6-10	\$140,000	\$46.67
Rent Escalation	11-15	\$156,800	\$52.27
Rent Escalation	16-20	\$175,616	\$58.54
1st Extension Term	21-25	\$196,690	\$65.56
2nd Extension Term	26-30	\$220,293	\$73.43
3rd Extension Term	31-35	\$246,728	\$82.24
4th Extension Term	36-40	\$276,335	\$92.11

NOI	\$125,000
CAP RATE	4.50%
LISTING PRICE	\$2,778,000

ASSET SNAPSHOT

Tenant Name	PNC Bank
Address	5355 Ridge Rd, Charlotte, NC 28269
Building Size (GLA)	3,000 SF
Land Size	0.67 Acres
Year Built	2026 (Est. Opening Date: January 2027)
Signatory/Guarantor	Corporate
Rent Type	ABS. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	5/14/2026
Lease Expiration Date	5/31/2046
Remaining Term	20 Years
Renewal Options	4 x 5 Years
Rent Escalations	12% Every 5 Years and in Options
Current Annual Rent	\$125,000



REPRESENTATIVE PHOTO



178,236
PEOPLE
IN 5 MILE RADIUS



\$151,698
AHHI IN
3 MILE RADIUS



15,770
VPD ON
RIDGE RD





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 | 12% RENT ESCALATIONS

PNC Bank has executed a brand-new 20-year ground lease on a to-be-built 2026 branch, with 12% rent escalations every 5 years and in options periods. PNC is responsible for all construction costs and has already commenced paying rent.



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

PNC Bank is one of the 10 largest U.S. banks with \$616 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.



PUBLIX-ANCHORED NODE WITH PLACER-VALIDATED CONSUMER TRAFFIC

The property is positioned within Prosperity Village, anchored by Publix (Top 9% Nationwide) and surrounded by national retailers including Harris Teeter, Chick-fil-A (Top 3%), IHOP (Top 13%), and ALDI (Top 25%).



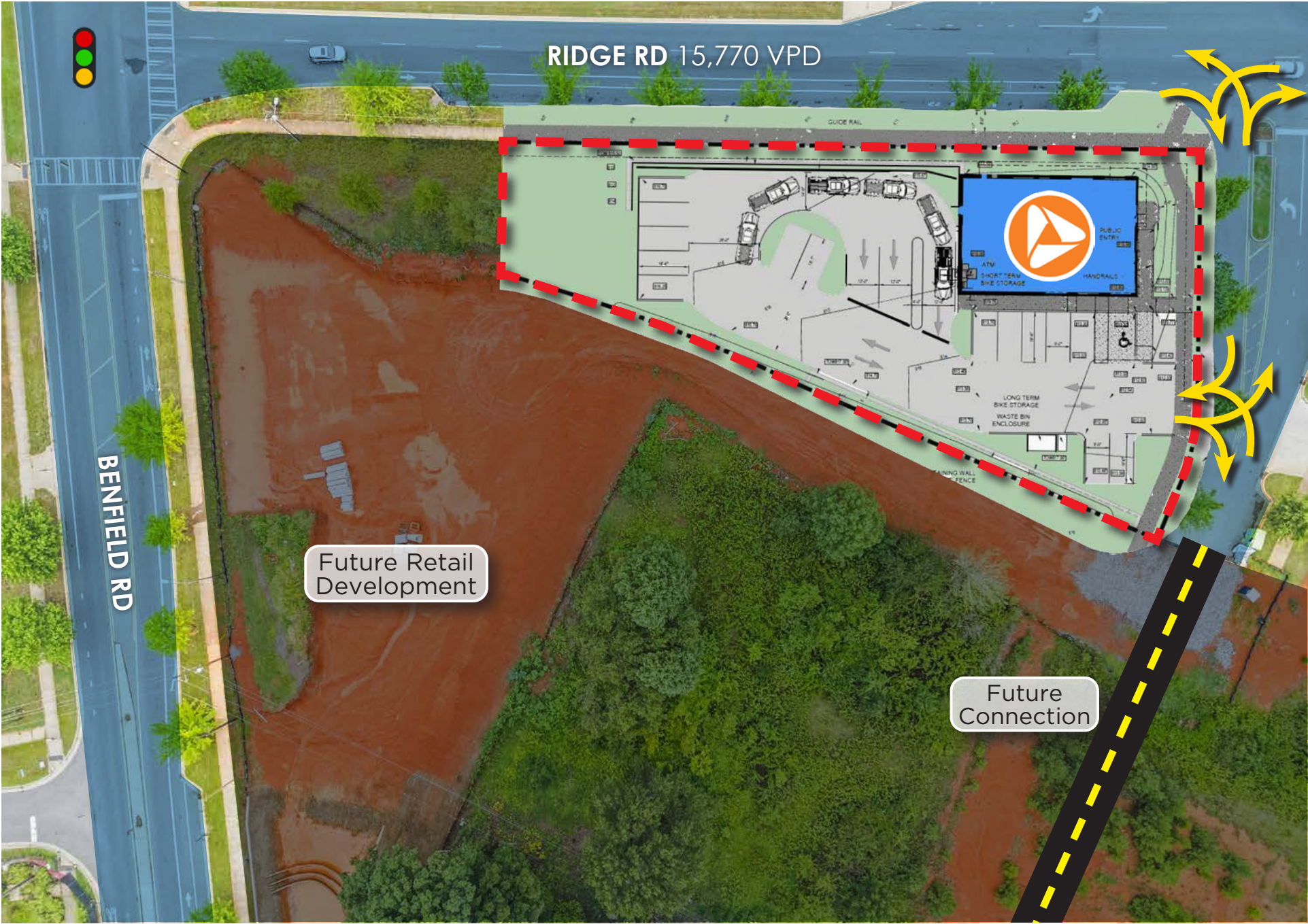
DENSE & AFFLUENT NORTHEAST CHARLOTTE TRADE AREA

Located within Charlotte's growing northeast corridor, the property serves 178,236 residents within five miles with average household incomes of \$151,698 within three miles, supporting a deep and affluent consumer base.



IRREPLACEABLE INFILL LOCATION WITH IMMEDIATE I-485 ACCESS

Situated along Ridge Road (15,770 VPD) near I-485 (112,000 VPD) Exit 26, the property occupies an established infill location in the Prosperity Village submarket, where limited land availability supports long-term real estate value.





SOUTHEAST AERIAL

Maxwell at Highland Creek
338 Apartments

HAWTHORNES
NY PIZZA & BAR

Harris Teeter
YOUR NEIGHBORHOOD MARKET

MAVIS
TIRES, BRAKES
WAX & MORE

tropical CAFE

Highland Ridge
300 Apartments

Alta Croft
238 Apartments

Prosperity Junction
270 Apartments

CINERGY
DINE-IN CINEMAS

Atrium Health

Bojangles

PIKE
NURSERIES

WELLS
FARGO
SALSARITA'S

SHERWIN
WILLIAMS

Tide Cleaners

GoodVets

Future
Connection

112,000 VPD

485

DOLLAR TREE

ALDI

Pointe at Prosperity Village
292 Apartments

PNC

Future Retail
Development

RIDGE RD 15,770 VPD

Prosperity
87 Condos

Jersey Mike's
PAPA JOHN'S
Hollywood Feed
UD DENTAL
UNIVERSITY DENTAL ASSOCIATES
SCOTT R. TUCKER D.D.S., M.D., P.A.

NOVANT
HEALTH

Publix
Top 9% Nationwide
- placer.ai





Publix.
Top 9% Nationwide
- placer.ai

Jersey Mike's
SUBS
PAPA JOHN'S
Hollywood Feed
UDS DENTAL
UNIVERSITY DENTAL ASSOCIATES
SCOTT F. TUCKER D.D.S., M.D., P.S.

Pointe at Prosperity Village
292 Apartments

Cascadia at Highland Creek
89 Townhomes

Avalon Highland Creek
260 Apartments

Chick-fil-A

DOLLAR TREE

HAWTHORNES
NY PIZZA & BAR

Harris Teeter
YOUR NEIGHBORHOOD MARKET

Tide Cleaners
GoodVets

ALDI

WELLS FARGO
SALSARITA'S
FRESH MEXICAN GRILL

NOVANT HEALTH

Future Connection

RIDGE RD 15,770 VPD

Future Retail Development

PNC

BENFIELD RD

Prosperity
87 Condos





IMMEDIATE TRADE AREA – DENSELY POPULATED & HIGH INCOME DEMOGRAPHICS



Publix



Harris Teeter

KOHL'S
EARTH
FARE



Lowe's

Walmart

CONCORD-PADGETT
REGIONAL AIRPORT

PAVILION AT KING'S
GRANT

Total Wine petco
ROSS HomeGoods
TJ-maxx

Academy

CONCORD MILLS
TJ-maxx B&N BEST BUY
OLD NAVY BED BATH & BEYOND
Burlington HomeGoods
amc

at home

BJ's
GREAT WOLF LODGE

CHARLOTTE
1.1 Million
Annual Visitors

1 MILE

11,867
PEOPLE
\$134,460
AHHI
2,634
TOTAL
EMPLOYEES

3 MILES

71,190
PEOPLE
\$151,698
AHHI
17,304
TOTAL
EMPLOYEES

5 MILES

178,236
PEOPLE
\$136,289
AHHI
74,103
TOTAL
EMPLOYEES

Harris Teeter

TRADER JOE'S

UNIVERSITY BUSINESS PARK
-75,000 JOBS
-11 MILLION SF IN OFFICE SPACE

Mallard Creek Rd
E Wt Harris Blvd

CENTENE

Sams
Office Depot
Michaels

UNC Charlotte
29,000 Students

N Tryon St

REGAL CINEMAS

PNC
MUSIC
PAVILION

Walmart
Petco





LOCATION OVERVIEW

PNC BANK CHARLOTTE, NC

8

GREENSBORO

74 MILES
1:15 DRIVE

ASHEVILLE

100 MILES
2:13 DRIVE

UPTOWN CLT

10 MILES
0:20 DRIVE

GREENVILLE

98 MILES
2:05 DRIVE

1 MILE

11,867
PEOPLE
\$134,460
AHHI
2,634
TOTAL
EMPLOYEES

3 MILES

71,190
PEOPLE
\$151,698
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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 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 Charlotte identified as one of its key strategic growth markets. The bank has committed to opening 25 new locations in the Charlotte region through 2029, reflecting a long-term, institutional view of the market's growth trajectory.

The 5355 Ridge Road branch is a brand-new to-be-built 3,000 SF build-to-suit on 0.67 acres in Charlotte's Prosperity Village submarket, opening in 2027 as part of PNC's northeast Charlotte expansion strategy. Positioned along Ridge Road with immediate I-485 access, the site serves a dense and affluent trade area.

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)





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Exclusively Offered By



PRIMARY DEAL CONTACTS

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