PNC

3685 DALLAS HIGHWAY | MARIETTA, GA

OFFERED FOR SALE
$4,191,000
5.95% CAP



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale PNC Bank | Marietta, GA, an absolute NNN investment leased directly to PNC Bank, National Association (S&P: A), the principal banking subsidiary of The PNC Financial Services Group. The 4,137 SF branch sits on 1.83 acres and generates $249,361 in annual NOI. It is offered at $4,191,000 (5.95% cap rate), providing investors with passive income and zero landlord responsibilities.

PNC operates approximately 2,300 branches nationwide and reported $616.0 billion in total assets as of June 30, 2026. A bank has operated here since 2007. PNC recently exercised a five-year lease extension through November 30, 2033, providing approximately 7 years of remaining lease term. PNC retains two (2) five-year renewal options, each with a 5% increase, providing long-term optionality through 2043.

The offering presents the opportunity to acquire a bank branch at the hard corner of Dallas Highway (40,800 VPD) and Casteel Road, an outparcel to The Avenue West Cobb, home to Barnes & Noble and Talbots, 21 miles northwest of downtown Atlanta. Cobb County has grown 3.6% since 2020 to 793,345 residents, and the 3-mile trade area includes 40,507 residents with $194,513 average household income. Investment grade credit, an absolute NNN structure and an affluent trade area position the asset as a durable, low-management investment.

RENT SCHEDULE	TERM	RENT
Current Term	7/1/2022-11/30/2033	$249,361
3rd Extension	12/1/2033-11/30/2038	$261,829
4th Extension	12/1/2038-11/30/2043	$274,920

*Seller will credit the buyer at closing for any abated rent remaining.

NOI	$249,361
CAP RATE	5.95%
LISTING PRICE	$4,191,000

ASSET SNAPSHOT

Tenant Name	PNC Bank
Address	3685 Dallas Highway, Marietta, GA 30064
Signator/Guarantor	Corporate
Credit Rating	S&P: A
Building Size	4,137 SF
Land Size	1.83 Acres
Year Built	2006
Lease Type	Abs. NNN
Landlord Responsibilities	None
Lease Expiration Date	11/30/2033
Term Remaining	7 Years
Renewal Options	2 x 5 Years
Rental Increases	5% at Commencement of Each Renewal Option
NOI	$249,361



130,016
PEOPLE
IN 5 MILE RADIUS

$194,513
AHHI IN
3 MILE RADIUS

40,800
VPD ON
DALLAS HWY

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.

RECENTLY EXTENDED LEASE - LONG OPERATING HISTORY

New five-year extension runs 12/1/2028-11/30/2033, ±7.1 years remaining | Two, five-year renewal options left with 5% increases through 2043 | Branch operating at this site since 2007.

ABSOLUTE NNN WITH ZERO LANDLORD RESPONSIBILITIES

Tenant pays taxes, insurance and utilities | Tenant maintains roof, structure, HVAC and parking | Fee simple ownership of the building and 1.83 acres.

HIGH-TRAFFIC CORNER LOCATION ALONG ESTABLISHED RETAIL CORRIDOR

Hard corner of Dallas Highway (SR 120) and Casteel Road | 40,800 AADT on Dallas Highway | Neighbors include Barnes & Noble and Talbots | 775K SF of retail within 1 mile.

EXCELLENT SURROUNDING DEMOGRAPHICS

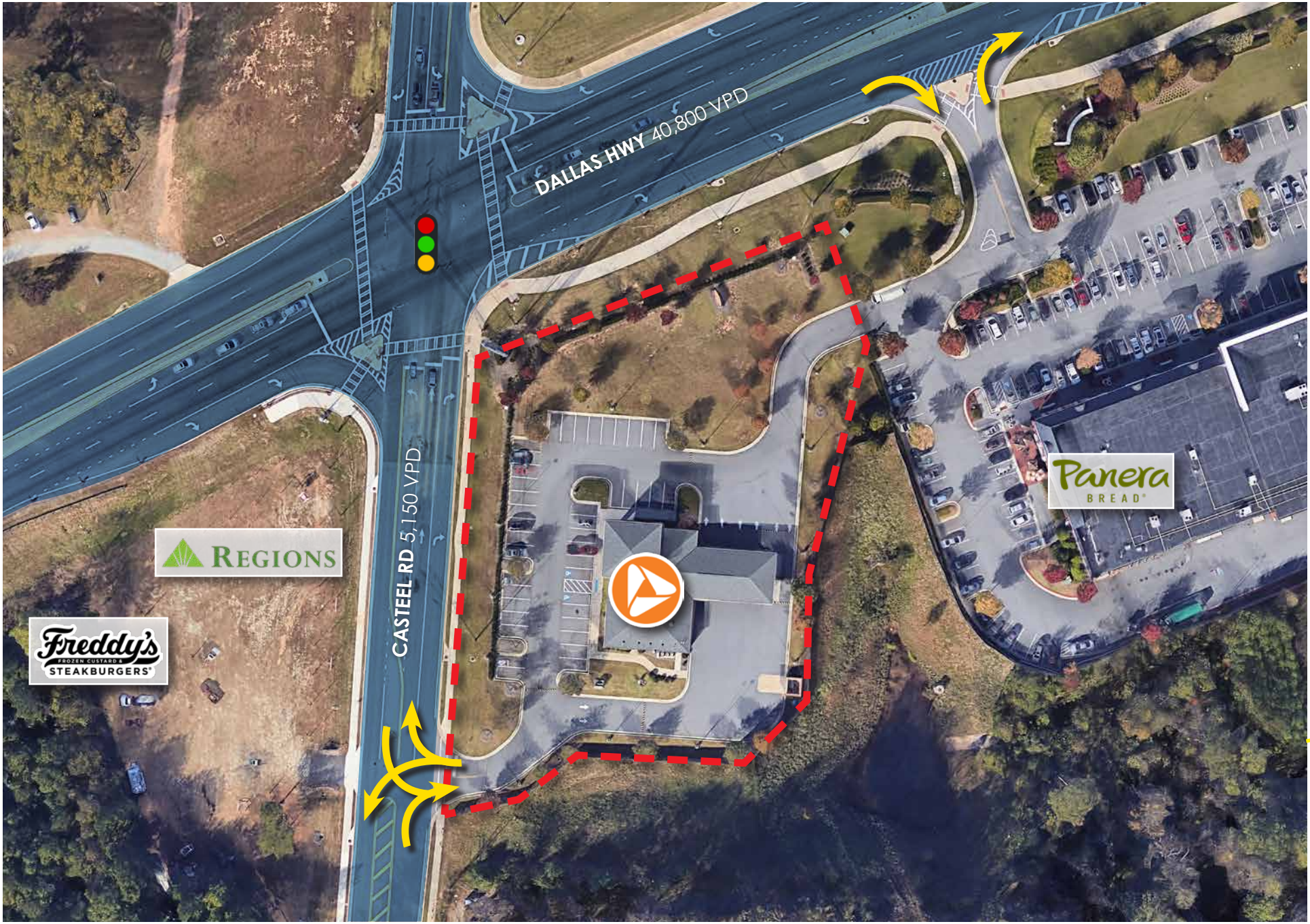
$195K AHHI & 40,507 residents within a 3-mile radius | 130,016 residents within a 5-mile radius | $177K average household income within a 5-mile radius.

GROWING COBB COUNTY IN THE ATLANTA MSA

793,345 Cobb County residents in 2025, up 3.6% since 2020 | Part of the Atlanta MSA, the nation's 6th largest metro with 6.48M residents | 21 miles northwest of downtown Atlanta.

Atlantic CAPITAL PARTNERS™

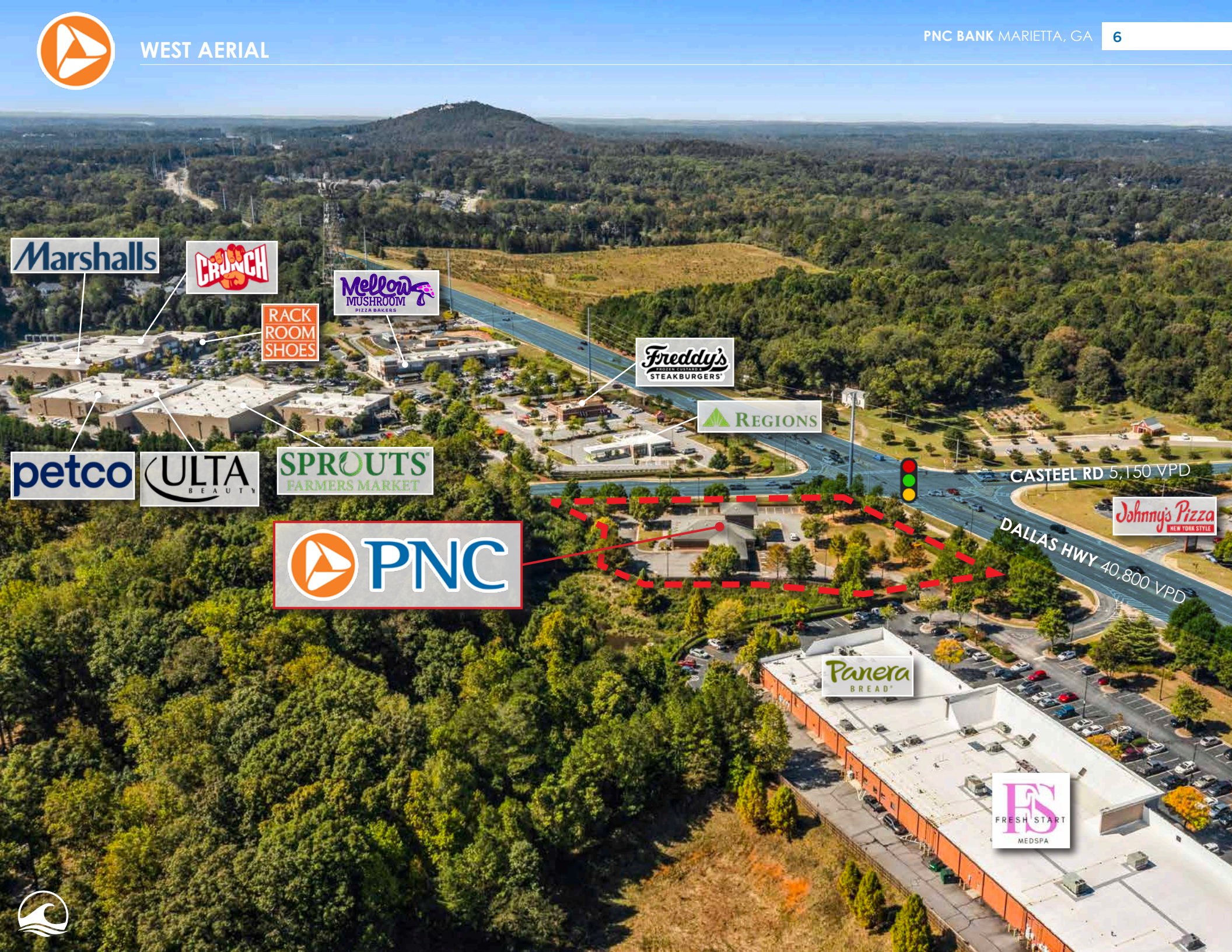
SITE PLAN


DALLAS HWY 40,800 VPD
CASTEEL RD 5,150 VPD
REGIONS
Freddy's FROZEN CUSTARD & STEAKBURGERS
Panera BREAD

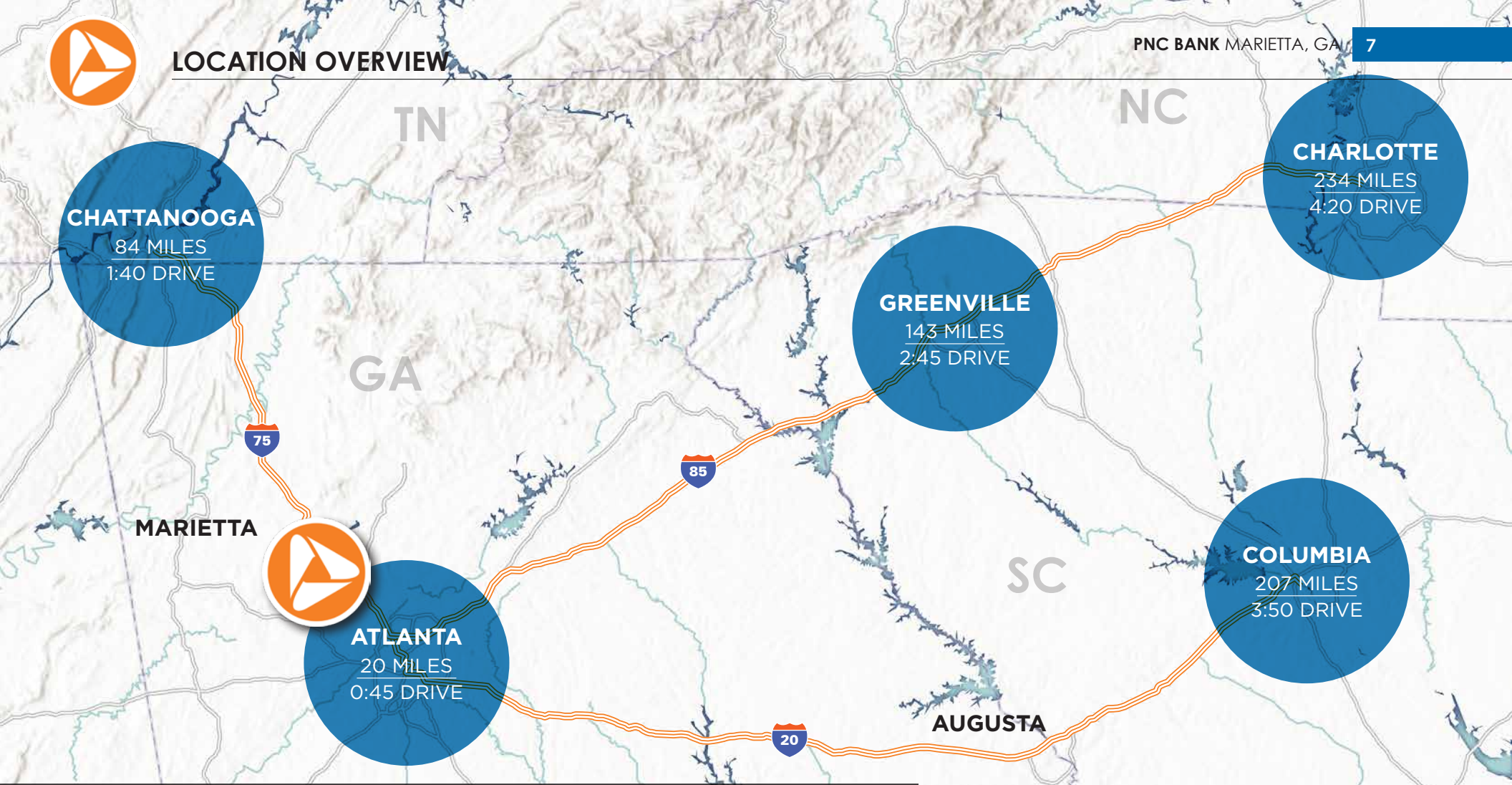
EAST AERIAL


belk
Kroger
SouthState
Bank of America
LGE Community Credit Union
Kirkland's
LANE BRYANT
Hallmark
BARNES & NOBLE
JIM 'N NICK'S COMMUNITY BAR-B-Q
AT&T
DQ
TALBOTS
Johnny's Pizza NEW YORK STYLE
FRESH START MEDSPA
Panera BREAD
chico's LOFT
J.CREW AMERICAN EAGLE OUTFITTERS
PNC
CASTEEL RD 5,150 VPD
DALLAS HWY 40,800 VPD
REGIONS
Freddy's FROZEN CUSTARD & STEAKBURGERS

WEST AERIAL


Marshalls
CRUNCH
Mellow MUSHROOM PIZZA BAKERS
RACK ROOM SHOES
Freddy's FROZEN CUSTARD & STEAKBURGERS
REGIONS
petco
ULTA BEAUTY
SPROUTS FARMERS MARKET
PNC
CASTEEL RD 5,150 VPD
Johnny's Pizza NEW YORK STYLE
DALLAS HWY 40,800 VPD
Panera BREAD
FRESH START MEDSPA

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.

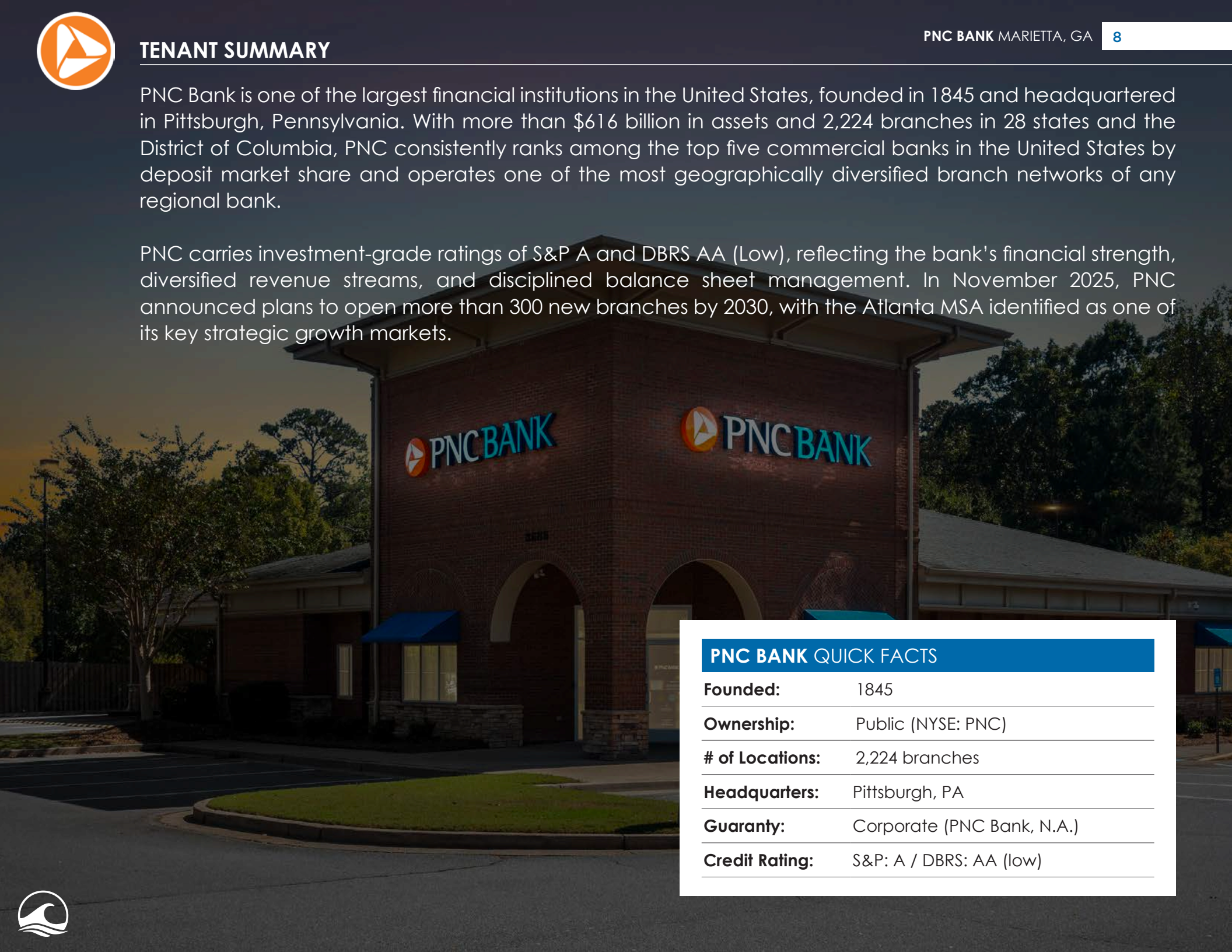
Marietta is one of Atlanta's most desirable northwest suburbs, benefiting from excellent access via I-75, proximity to major employment centers, and a strong concentration of established retail, dining, and residential communities.

1 MILES	3 MILES	5 MILES
3,637 PEOPLE	40,507 PEOPLE	130,016 PEOPLE
$153,048 AHHI	$194,513 AHHI	$176,744 AHHI
3,275 TOTAL EMPLOYEES	9,343 TOTAL EMPLOYEES	23,322 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)



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