NET LEASE INVESTMENT OFFERING

Atlantic Union Bank (Investment Grade)

50 W Main St
Radford, VA 24141 (Blacksburg MSA)

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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Atlantic Union Bank located in Radford, Virginia. Atlantic Union Bank is currently operating on a long-term NNN lease through September 2040, with approximately 14 years of remaining term. The subject lease presents zero landlord responsibilities. Additionally, there are 1.50% annual rent escalations throughout the remaining primary term and two 5-year renewal options with 2.00% annual rent increases. The lease is backed by a corporate guarantee from Atlantic Union Bankshares Corporation (NYSE: AUB), the largest bank headquartered in Virginia. Atlantic Union Bank maintains a KBRA: A- investment grade credit rating.

The 8,750 square-foot building is positioned along West Main Street in the heart of Radford's central commercial corridor, which carries approximately 23,000 vehicles per day. The property benefits from its location at a signalized intersection with combined traffic exceeding approximately 45,000 vehicles per day at the junction of West Main Street and Lee Highway. Interstate 81 is accessible approximately five miles east, providing regional connectivity throughout Southwest Virginia. Radford University, with approximately 7,800 students and an estimated $390 million annual economic impact on the New River Valley, is located approximately one mile east of the property. Carilion New River Valley Medical Center, a 146-bed Level III trauma center, is situated approximately two miles from the property, anchoring a major regional healthcare cluster and providing a steady stream of medical professionals and patients to the trade area. There are more than 26,600 residents within a five-mile radius of the property with an average household income of approximately $78,000.

Atlantic Union Bank is a full-service regional commercial bank headquartered in Richmond, Virginia, and a wholly owned subsidiary of Atlantic Union Bankshares Corporation (NYSE: AUB). Following its April 2025 acquisition of Sandy Spring Bancorp, Atlantic Union Bank became the largest bank headquartered in Virginia, operating approximately 190 branches across Virginia, Maryland, and North Carolina with approximately $37.6 billion in total assets and reporting net income of $261.8 million in fiscal year 2025. The bank carries a KBRA: A- investment grade credit rating, affirmed in October 2025 with a Stable outlook.

Investment Highlights

- **Long-Term Lease Through September 2040** - 1.50% annual escalations in the primary term, increasing to 2.00% annually during the option period.
- **Absolute NNN lease** – zero landlord responsibilities.
- **Investment-Grade Tenant (KBRA: A-)** - A- rating from KBRA, affirmed Stable in October 2025, providing institutional-quality credit behind the lease.
- **NYSE-Listed Parent Guaranty (NYSE: AUB)** - Corporately guaranteed by Atlantic Union Bankshares Corp., Virginia's largest headquartered bank with ~$37.6B in total assets.
- **High-Performing Branch – $83M in Deposits (2025)** - Branch deposits sit well above national averages, underscoring the location's importance.
- **Largest Bank Headquartered in Virginia** - After the April 2025 Sandy Spring Bancorp acquisition, AUB operates ~190 branches across VA, MD, and NC.
- **Signalized Intersection** - The property is positioned at a signalized intersection of West Main Street and Lee Highway with combined traffic exceeding approximately 45,000 vehicles per day, anchored by approximately 23,000 VPD on West Main Street (US-11).
- **Radford University Anchor** - Radford University is located approximately one mile east, with approximately 7,800 students and an estimated $390 million annual economic impact on the New River Valley, generating consistent daytime traffic to the surrounding corridor.
- **Carilion New River Valley Medical Center** - Approximately two miles from Carilion New River Valley Medical Center, a 146-bed Level III trauma center anchoring a major regional healthcare cluster and providing a steady employment and traffic base.
- **Virginia Tech University Proximity** - Virginia Tech, one of the nation's leading public research universities with approximately 38,857 students, is located 15 miles west in Blacksburg and generates an estimated $3.4 billion annually to the New River Valley economy.
- **Radford Army Ammunition Plant** - The BAE Systems-operated Radford Army Ammunition Plant, a major federal defense installation employing approximately 3,000 workers, is located approximately seven miles from the property.
- **Top-Ranked Economic Region** - The Blacksburg-Christiansburg-Radford MSA ranks among the Top 50 U.S. Economic Growth Markets and is consistently ranked top 10 nationally in high-tech employment concentration, with approximately 24.5% of regional jobs in technology sectors.
- **Growing Demographic Base** - There are more than 26,600 residents within a five-mile radius of the property with an average household income of approximately $78,000 and projected population growth through 2030.

Property Overview

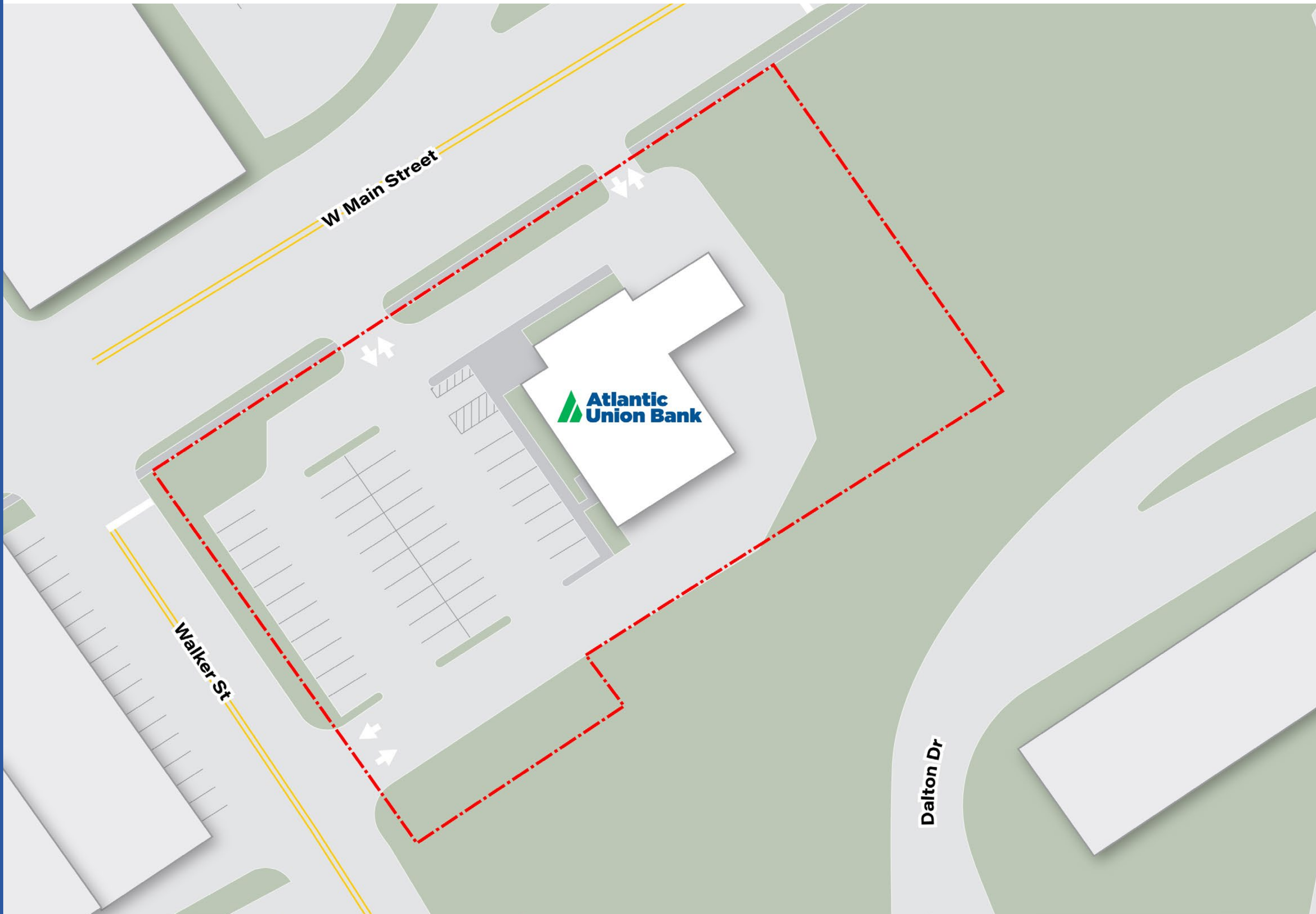
PRICE	CAP RATE	NOI
$3,196,831	6.00%	$191,810 (as of 10/1/2026)

LEASE EXPIRATION:	**September 30, 2040**
RENTAL ESCALATIONS:	**1.50% Annual**
RENEWAL OPTIONS:	**Two 5-Year (2.00% Annual)**
TENANT:	**Atlantic Union Bank**
GUARANTOR:	**Atlantic Union Bankshares Corporation**
LEASE TYPE:	**Triple Net (NNN)**
LANDLORD RESPONSIBILITIES:	**None**
BUILDING SIZE:	**8,750 SF**
LAND SIZE:	**1.16 Acres**
YEAR BUILT:	**1988**
BRANCH DEPOSITS:	**$83,000,000 (2025)**

Aerial


verizon
Walmart Supercenter
SALLY
SUBWAY
Pizza Hut
LOWE'S
TACO BELL
ANYTIME FITNESS
Hardee's
SHEETZ
Atlantic Union Bank
CHIPOTLE MEXICAN GRILL
Domino's
Little Caesars
LONG JOHN SILVER'S
Lee Hwy
goodwill
CVS
Kroger
EST'D 1960
RURAL KING
AMERICA'S FARM & HOME STORE
SONIC
7 ELEVEN
JIMMY JOHN'S SANDWICHES
SUBWAY
TireDiscounters
W Main St
Radford UNIVERSITY
(7,800 STUDENTS)
RADFORD HIGH SCHOOL
Speedway
Earth

Site Plan



Map


Atlantic Union Bank
RADFORD
BLACKSBURG
CHRISTIANSBURG
VIRGINIA TECH.
(38,857 STUDENTS)
Radford UNIVERSITY
(7,800 STUDENTS)
Buckeye Mountain
Dry Branch
Wake Forest
McCoy
Parrott
Prices Fork
Merrimac
Belview
Vicker
Fairlawn
Plum Creek
Yellow Sulphur Springs
New Ellett
Ellett
Ingles Mountain
New River Ordnance Works
Mountain View
Rogers
COUNTRYSIDE ESTATES
CLOVER VALLEY
DICKERSON
KARR HEIGHTS
CARRIAGE HILL
BELMONT FARMS
VISTA VIA
CAMBRIA
CANTERBURY
HIGHLAND PARK
WILLOW WOODS
Peppers Ferry Rd
Radford Rd
E Main St
Tyler Rd

Location Overview

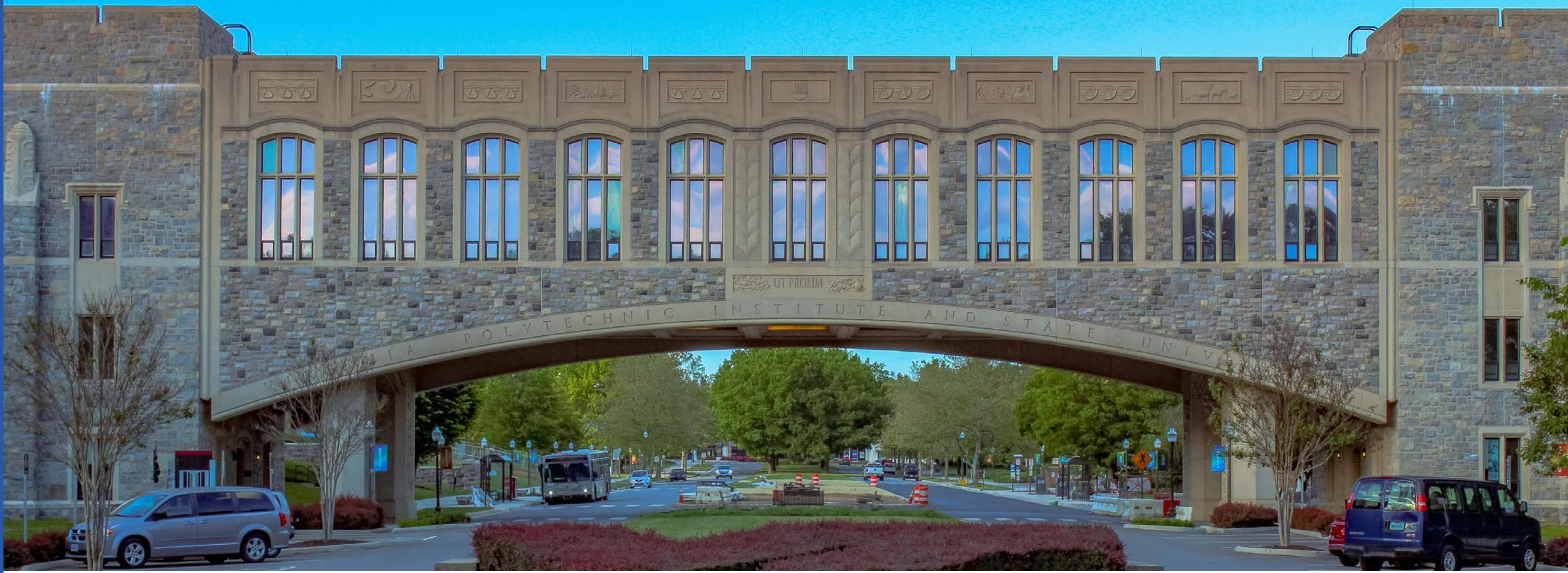
RADFORD, VIRGINIA

Radford is an independent city located along the New River in Southwest Virginia, situated between Montgomery and Pulaski counties approximately 45 miles southwest of Roanoke. Home to approximately 17,800 residents, Radford serves as the retail and services hub for the surrounding New River Valley communities. The city's economy is anchored by Radford University - a comprehensive doctoral university enrolling approximately 7,800 students - and benefits from proximity to the BAE Systems-operated Radford Army Ammunition Plant, a major federal defense facility approximately seven miles to the north. Radford's Main Street corridor serves as the primary commercial spine of the city, connecting residential neighborhoods to the university, downtown businesses, and the broader regional trade area, while Interstate 81 access via Exit 109 at Peppers Ferry Road approximately five miles east provides regional connectivity throughout Southwest Virginia. The Roanoke-Blacksburg Regional Airport is located approximately 44 miles northeast, providing commercial air service for the broader region.

RADFORD VA

Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	5,627	2,476	$43,727	$61,349
3-MILE	21,028	8,159	$53,317	$74,660
5-MILE	26,613	10,542	$56,168	$78,381



MSA Overview

BLACKSBURG, VA MSA

The Blacksburg-Christiansburg-Radford Metropolitan Statistical Area (MSA) encompasses a population of approximately 182,000 and is anchored by Virginia Tech, one of the nation's top public research universities with approximately 38,857 students and an estimated $3.4 billion annual economic impact on the region. The MSA has earned recognition as a Top 50 U.S. Economic Growth Market and consistently ranks among the nation's top 10 MSAs in high-tech employment concentration, with approximately 24.5% of regional jobs in technology sectors. Major employers include Virginia Tech, Volvo Group North America, BAE Systems, Carilion New River Valley Medical Center, Moog Inc., and HCA Healthcare Virginia, collectively supporting a diverse and resilient regional economy underpinned by research, advanced manufacturing, and defense technology.

TOWN OF Blacksburg VIRGINIA

Tenant Overview

ATLANTIC UNION BANK

Atlantic Union Bank is a full-service regional commercial bank headquartered in Richmond, Virginia, and a wholly owned subsidiary of Atlantic Union Bankshares Corporation (NYSE: AUB). Founded in 1902 as Union Bank and Trust Company in Bowling Green, Virginia, the institution has grown through more than 120 years of strategic acquisitions and organic expansion. The bank rebranded to Atlantic Union Bank in May 2019 to reflect its expanding Mid-Atlantic footprint. Following the completion of its acquisition of Sandy Spring Bancorp in April 2025 - which added 53 branches across Maryland and Northern Virginia - Atlantic Union Bank became the largest bank headquartered in Virginia, operating approximately 190 branches across Virginia, Maryland, and North Carolina with approximately $37.6 billion in total assets.

Atlantic Union Bank reported net income of $261.8 million for fiscal year 2025 on total revenues of approximately $1.4 billion, reflecting the fully integrated combined entity following the Sandy Spring Bancorp merger. Total assets grew to $37.6 billion as of December 31, 2025 - a nearly 60% increase from $24.6 billion at year-end 2024 - establishing Atlantic Union Bank as one of the largest regional banking franchises in the lower Mid-Atlantic. KBRA affirmed Atlantic Union Bank's investment-grade rating of A- in October 2025 with a Stable outlook, citing sound capital ratios, a strong core deposit franchise, and a track record of disciplined acquisition integration. Atlantic Union Bankshares has announced plans to open 10 additional branches in the Raleigh and Wilmington, North Carolina markets over the next three years, further expanding its Mid-Atlantic footprint.

Company Type	Subsidiary of Atlantic Union Bankshares Corporation (NYSE: AUB)
Credit Rating	KBRA: A- (Stable)
Headquarters	Richmond, Virginia
# of Locations	Approximately 190 branches (Virginia, Maryland, North Carolina)
Revenue (FY 2025)	Approximately $1.4 billion
Net Income (FY 2025)	$261.8 million
Total Assets (FY 2025)	$37.6 billion
Market Cap	Approximately $5.3 billion
Year Founded	1902
Website	www.atlanticunionbank.com

REPRESENTATIVE IMAGE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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