



Franklin Street

Offering Memorandum

Actual Location Renderings



PNC BANK

12180 GA 92, Woodstock, GA 30188
Walmart Supercenter Outparcel | 49,700 VPD | Atlanta MSA

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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PROPERTY INFORMATION

PNC Bank | Woodstock, GA



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OFFERING MEMORANDUM



PNC BANK

12180 GA 92, Woodstock, GA 30188



PNC

OFFERING SUMMARY

Sale Price: \$5,940,000

Cap Rate: 5.05%

NOI:	\$300,000
Building Size:	3,417 SF
Year Built:	2004
Year Renovated:	2027
Lot Size:	1.24 Acres
Zoning:	GC
Lease Type:	NNN
Ownership:	Fee Simple
Lease Start:	2/24/2027
Lease End:	2/28/2042
Term Remaining:	15 Years
Increases:	10% Every 5 Years
Options:	5 Five-Year Options
Parcel Number:	015N24-00000-041-00F-000

Owner will rent credit if transaction closes before Rent Commencement Date



49,700 VPD

Travel daily along
Hwy 92



160,211 RESIDENTS

within 5 miles of the property





PROPERTY HIGHLIGHTS

- Newly Renovated PNC Bank in Woodstock, Georgia (Atlanta MSA)
- Investment Grade Guarantee Strength: A- by S&P, 7th Largest Bank
- Outparcel to Walmart Supercenter Anchored Center: 2.7M Annual Visits
- Rare NNN Fee Simple Structure Allowing for Depreciation
- Affluent Market: \$164,660 Household Incomes
- Densely Populated Area of the Atlanta MSA: 160,211 Residents within 5 Miles
- Hedge Against Inflation With 10% Built-in Rent Increases Every 5 Years
- Top-Tier Banking Deposits on Corridor: Wells Fargo (\$162M), Regions (\$103M), Synovus (\$331M), Truist (\$140M), and Bank of America (\$145M)

PROPERTY DESCRIPTION

Franklin Street is pleased to present this soon to be redeveloped PNC Bank in Woodstock, Georgia. Woodstock is a north suburb of Atlanta 20 miles from the perimeter. Woodstock is located in Cherokee County, which is one of the fastest growing counties in the state and projected to add 160,000+ residents by 2040, bringing the population to around 400,000 residents in the county. PNC Bank has a growing market share in Atlanta and plans to add 25+ locations over the next 3 years. The offering allows fee simple ownership versus a traditional ground lease structure, which allows significant tax advantages by offering the ability to depreciate the asset. PNC has a long term commitment to the site with a fully guaranteed 15 year lease structure with 10% bumps every 5 years. The site is located at a major intersection with the 4 corners being occupied by Publix, Kroger, Walmart, and First Baptist Church (16,000+ members). Other traffic generating retailers at the development include Dollar Tree, Uptown Cheapskate, Chipotle, McDonalds, Starbucks, among many others.

TENANT OVERVIEW



Company Website

www.pnc.com

Lease Type

NNN - Fee Simple

Guarantor

Corporate

Square Feet

3,417 SF

Original Lease Term

15 Years

Lease Term Remaining

15 Years

Rent Increases

10% Every 5 Years

Renewal Options

Five 5-Year Options

Rent Commencement Date

2/24/2027

Rent Expiration Date

2/28/2042

Company Sales

\$600+ Billion

ABOUT THE TENANT

The PNC Financial Services Group, Inc. is an American bank holding company and financial services corporation based in Pittsburgh, Pennsylvania. Its banking subsidiary, PNC Bank, operates in 27 states and the District of Columbia, with 2,629 branches and 9,523 ATMs. PNC Bank is one of the largest banks in the US by assets and by number of branches, deposits, and ATMs. The company also provides financial services such as asset management, wealth management, estate planning, loan servicing, and information processing. PNC is one of the largest Small Business Administration lenders and one of the largest credit card issuers. It also provides asset-based lending to private equity firms and middle market companies. PNC operates one of the largest treasury management businesses and the second largest lead arranger of asset-based loan syndications in the United States. Harris Williams & Co., a subsidiary of the company, is one of the country's largest mergers and acquisitions advisory firms for middle-market companies. Midland Loan Services, a division of PNC Real Estate based in Overland Park, Kansas and founded in 1991, is ranked by Mortgage Bankers Association as the second largest master and primary servicer of commercial bank and savings institution loans.

BASE RENT	LEASE YEARS	ANNUAL	% INCREASE
Primary Term	1-to-5	\$300,000	-
Primary Term	6-to-10	\$330,000	10%
Primary Term	11-to-15	\$363,000	10%

OPTION RENT	LEASE YEARS	ANNUAL	% INCREASE
Option 1	16-to-20	\$399,300	10%
Option 2	21-to-25	\$439,230	10%
Option 3	26-to-30	\$483,153	10%
Option 4	31-to-35	\$531,468	10%
Option 5	36-to-40	\$584,615	10%

DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

SITE PLAN



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW





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MARKET OVERVIEW

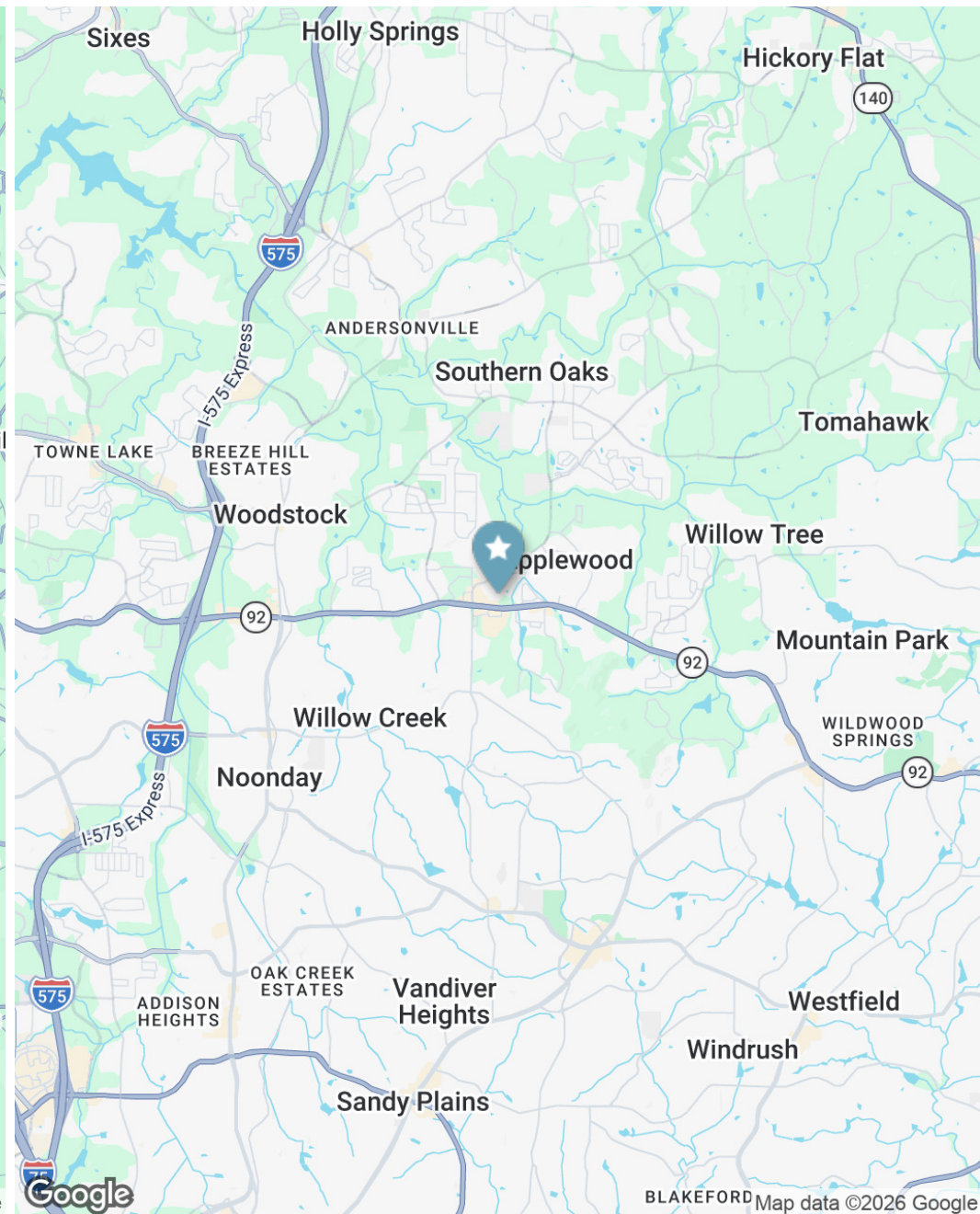
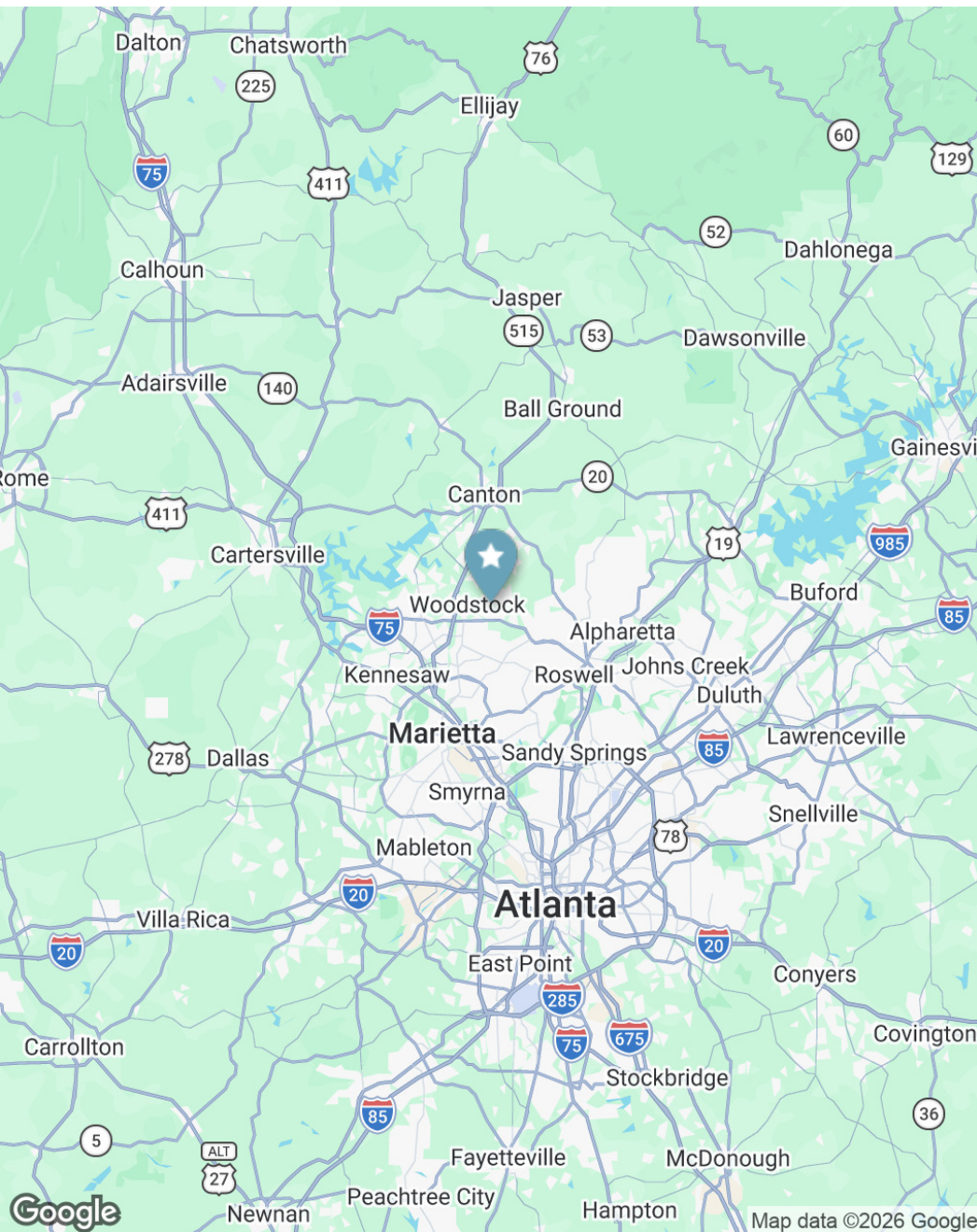
PNC Bank | Woodstock, GA



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OFFERING MEMORANDUM

REGIONAL & LOCAL MAP

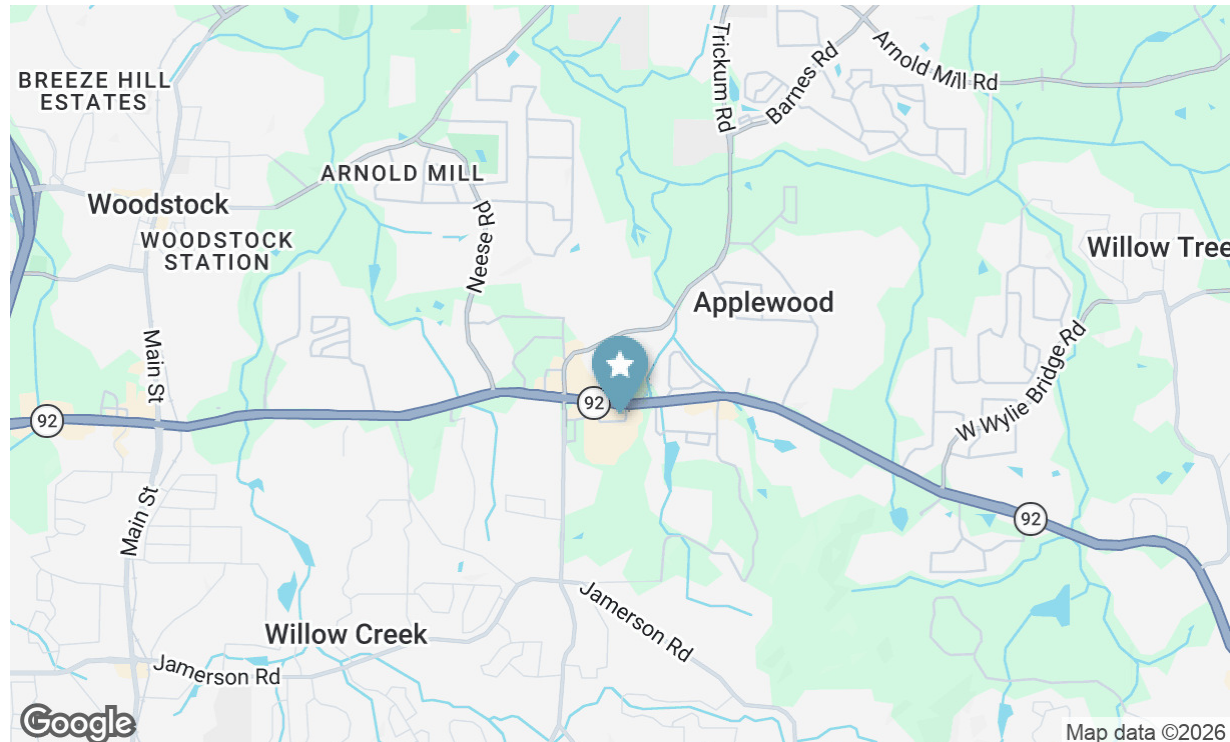


LOCATION OVERVIEW

ABOUT WOODSTOCK

Woodstock is a city in Cherokee County, Georgia, approximately 30 miles north of downtown Atlanta. Woodstock is part of the Atlanta metropolitan area. The Woodstock region is full of great area attractions including world-class golf and is home hundreds of thriving small businesses, regional shopping and tourism destinations. Woodstock continues to be among the fastest-growing cities in Cherokee County and Northern Georgia. Cherokee County will add nearly 160,000 residents by 2040, bringing the total population to 392,500, to the latest county population forecasts from the Atlanta Regional Commission predict. The northern suburbs are growing quickly due to relatively low housing costs and good schools. Cherokee is seen as a good place to raise a family. Woodstock and Canton are vibrant, growing communities that attract singles and families to the area. Outside of those more urban areas there is plenty of land and there are numerous affordable, attractive neighborhoods all around.

The City of Woodstock is a growing city with a young, vibrant and well-educated population. The city has dramatically changed over the past 10 years. The significant mixed-use development transformed the downtown area with new retail, restaurants and housing. The vibrant businesses, supportive residents and the many visitors have ensured that the downtown Woodstock is a place that will continue to thrive now and in the future. This transformation is a prime example of the revival of a town center that did not sacrifice history and character but at the same time resulted in a city that has been held up as a model in the Atlanta region. With an estimated population of 304,516, Cherokee is currently the fastest-growing county in the metro Atlanta area. Cherokee is and remains largely a bedroom community. Most people – about 78 percent of the workforce – travel elsewhere to earn a living. Cherokee has spent money to build greenspaces, trails and parks that lend credence to the idea of quality of life, and plans are underway to develop a linear park and greenway system that connects across the county.

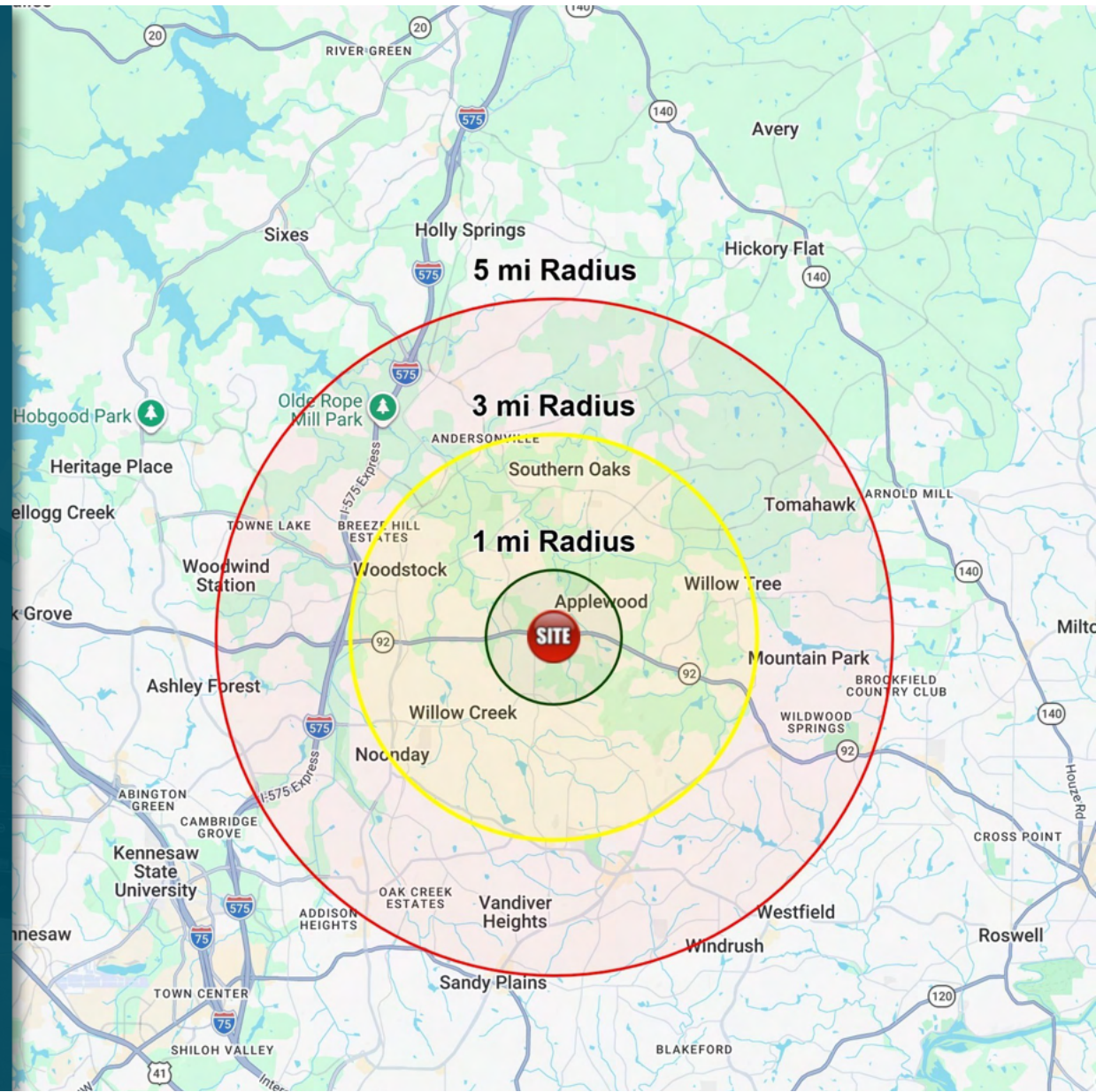


AREA DEMOGRAPHICS

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILE
POPULATION			
Total Population (2026)	8,824	63,463	160,211
Proj. Population (2031)	9,507	65,797	163,311
Census Population (2020)	8,253	59,210	156,417
HOUSEHOLDS & INCOME			
Total Households (2026)	3,756	24,755	60,743
Proj. Households (2031)	4,088	26,040	62,802
Avg. HHI (2026)	\$128,234	\$153,993	\$164,660
Median HHI (2026)	\$95,358	\$119,357	\$129,566
Avg. HH Net Worth (2026)	\$1.24M	\$1.62M	\$1.72M

* Demographic data derived from REGIS Online



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

POPULATION

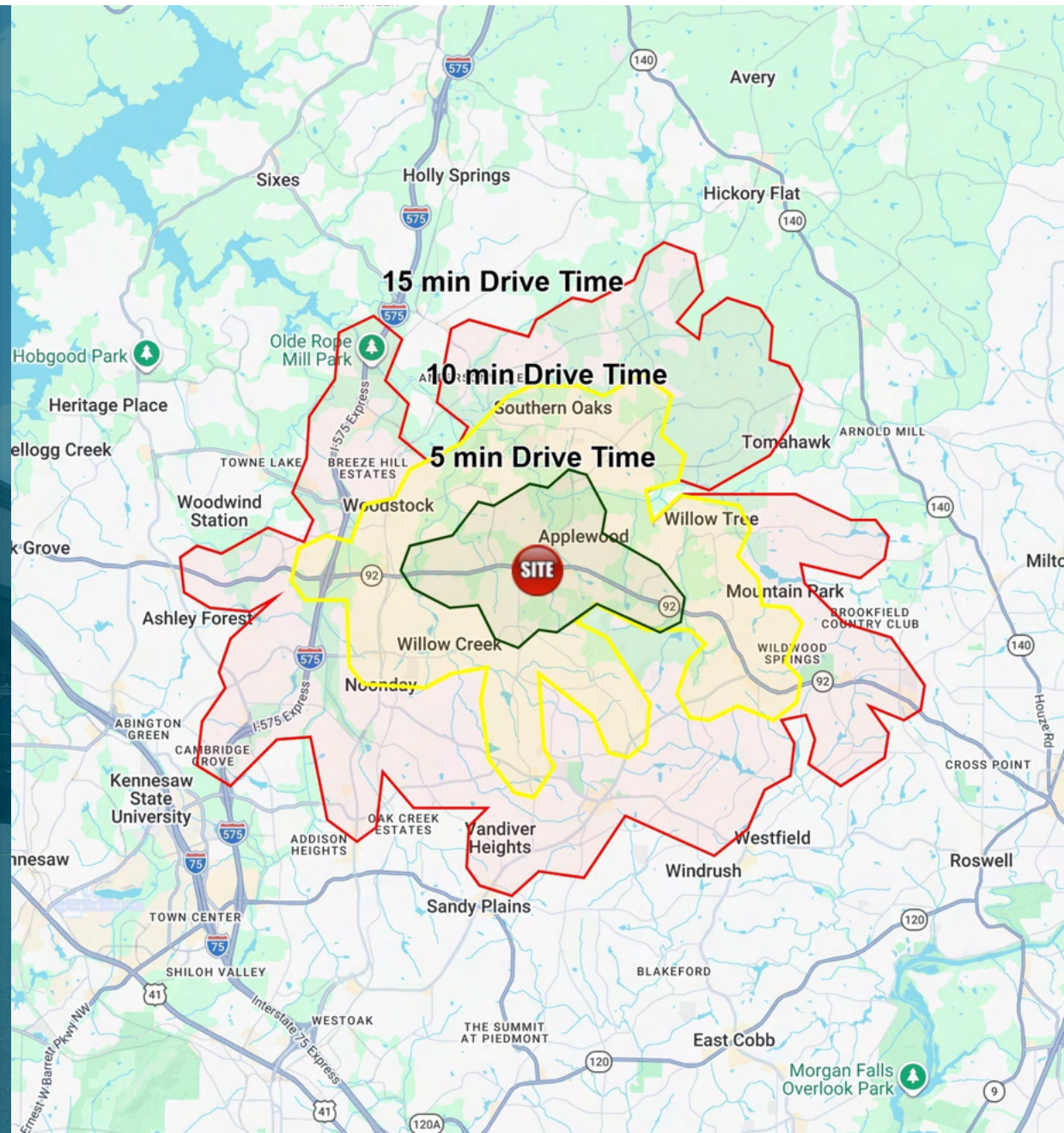
	5 MIN	10 MIN	15 MIN
Total Population (2026)	20,143	64,094	138,040
Proj. Population (2031)	21,545	66,401	140,485
Census Population (2020)	17,733	59,355	134,100

HOUSEHOLDS

	5 MIN	10 MIN	15 MIN
Total Households (2026)	8,452	24,936	52,520
Proj. Households (2031)	9,137	26,213	54,181
Census Households (2020)	7,253	22,344	49,271

HOUSEHOLD INCOMES

	5 MIN	10 MIN	15 MIN
Avg. HHI (2026)	\$142,125	\$155,704	\$166,930
Median HHI (2036)	\$112,938	\$120,395	\$130,536
Avg. HH Net Worth (2026)	\$1.5M	\$1.6M	\$1.76M



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