



Franklin Street

Offering Memorandum

Renderings of Actual Site



PNC BANK

4195 Old Milton Pkwy, Alpharetta, GA 30022

Affluent Atlanta Suburb (\$216K HHI) | 49,000 VPD | Oversized 2.1 AC Lot

CONTACT US

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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 | Alpharetta, GA



FranklinStreet

OFFERING MEMORANDUM



PNC BANK

4195 Old Milton Pkwy, Alpharetta, GA 30022



PNC

OFFERING SUMMARY

Sale Price: \$6,185,000

Cap Rate: 4.85%

NOI: \$300,000

Building Size: 4,009 SF

Year Built: 1999

Year Renovated: 2026

Lot Size: 2.1 Acres

Parking Spaces: 23

Zoning: C1

Lease Type: NNN

Ownership: Fee Simple

Lease Start: 9/28/2026

Lease End: 9/30/2041

Term Remaining: 15 Years

Increases: 10% Every 5

Parcel Number: 11-0260-0120-141-9



49,000 VPD

Travel daily along
Old Milton Pkwy



200,387 RESIDENTS

within 5 miles of the property





INVESTMENT HIGHLIGHTS

- **New 15 Year NNN Lease with PNC Bank in Atlanta MSA**
- **Densely Populated Atlanta Suburb: 200,000+ Residents with 5 Miles**
- **Some of the Most Affluent Demographics in the Southeast: \$216,000+ Household Incomes**
- **Excellent Visibility on a Publix Outparcel: 49,000 VPD in front of the site**
- **Oversize Lot Allowing For Future Optionality: 2.1 Acres**
- **Fee Simple Ownership Allowing For Depreciation - Rare For a Bank Asset**
- **PNC is the 7th Largest Bank With \$575B in Assets and 2,300+ Branches**
- **Continuous 10% Rental Increases Every 5 Years Throughout the Lease and Option Periods**
- **Investment Grade Guarantee : A/Stable Rated by S&P 500**

PROPERTY DESCRIPTION

Franklin Street is pleased to present this newly renovated PNC Bank in Alpharetta, Georgia. Alpharetta is a northern suburb in the Atlanta MSA and Alpharetta, often dubbed the "Technology City of the South," home to over 900 technology companies, including heavy concentrations of fintech, cybersecurity, and software development firms. This leads to a really affluent population and home prices ranging from \$650,000 - \$4,000,000 in the immediate area. PNC Bank has been heavily focused on growth in Atlanta with plans to open 25+ branches over the next 2 years in the market. PNC Bank signed a new 15 year lease commencing in the fall that offers rare fee simple interest for a bank leased asset. The location is a corner parcel at a lighted intersection, in front of strong performing Publix anchored center. Publix attracts 1 million annual visitors to the site and \$42M in annual sales, per Placer.AI. The location off Old Milton Parkway is a major east west connector off GA Hwy 400, which leads into Atlanta. Just west of the site is Avalon, the metro's premium mixed use development anchored by Whole Foods, AMC, Apple, Arhaus, Crate & Barrel, West Elm, The Container Store, Pottery Barn, along with many high performing restaurants. This intersection is an established banking corridor with very strong deposits: Wells Fargo (\$242M), Chase (\$143M), Truist (\$95M), and Fifth Third coming soon, all within a block of each other for the affluent customers in the surrounding neighborhoods.

TENANT OVERVIEW



Company Website

www.pnc.com

Lease Type

NNN

Guarantor

Corporate

Square Feet

4,009

Original Lease Term

15 Years

Lease Term Remaining

15 Years

Rent Increases

10% Every 5 Years

Renewal Options

5-5 Year

Rent Commencement Date

9/28/2026

Rent Expiration Date

9/30/2041

Company AUM

\$600+ Billion

ABOUT PNC

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
1st Renewal Term	16 -to- 20	\$399,300	10%
2nd Renewal Term	21 -to- 25	\$439,230	10%
3rd Renewal Term	26 -to- 30	\$483,153	10%
4th Renewal Term	31 -to- 35	\$531,468	10%
5th Renewal Term	36 -to- 40	\$584,615	10%

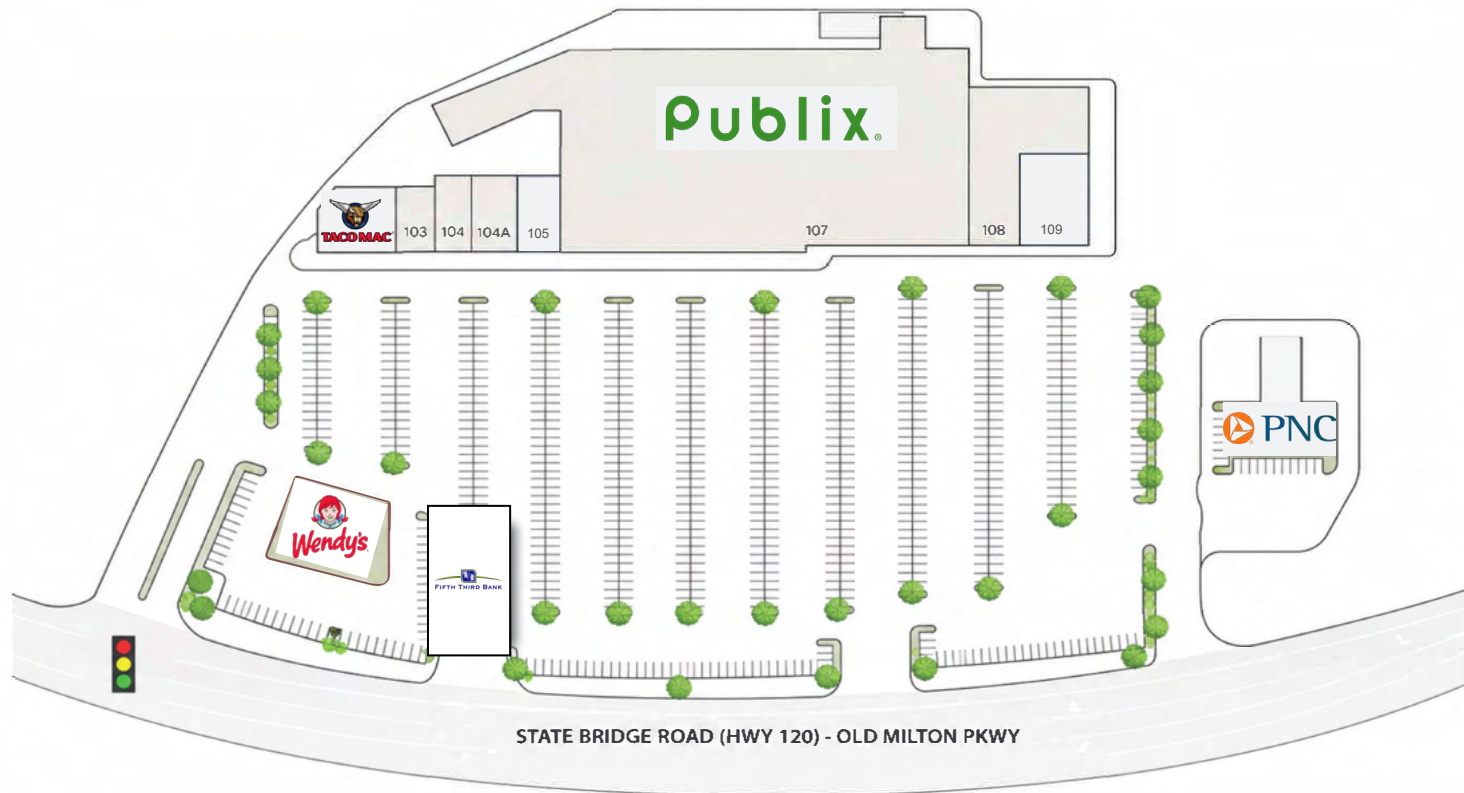
DISCLAIMER

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 VIEW

Tenant	SF	Ste
Taco Mac	4,065	101
Kokee Tea	1,200	103
Sports Clips	1,556	104
T-Mobile	1,600	104A

Tenant	SF	Ste
Allure Nail Bar	2,400	106
Publix	65,146	107
Madras Chettinaad	9,839	108
Fifth Third Bank	1,900	OP



AERIAL VIEW



Woodbridge
Apartments
352 Units

ALPHARETTA COMMONS

Publix SportClips
T-Mobile TACOMAC
1 Million Annual Visits

Chick-fil-z

Wendy's

FIFTH THIRD BANK
Coming Soon

PNC

WELLS
FARGO
\$242M
in Deposits

OLD MILTON PKWY
49,000 VPD

Village at Park Bridge

crumbl cookies
EMORY DEPARTMENT CENTER JJ STARBUCKS

Woodhaven
at Park Bridge
352 Units

AERIAL VIEW



Kroger

MAVIS
NAIL SALON

REGIONS

Mister
CAR WASH

Walgreens

Ocee
Elementary School
700 Students

KIMBALL BRIDGE RD
33,000 VPD



Wendy's

Chick-fil-A

ALPHARETTA COMMONS
Publix SportClips
T Mobile
1 Million Annual Visits



Village at Park Bridge
crumbl
cookies
EMORY
STARBUCKS

FIFTH THIRD BANK
Coming Soon

PNC

OLD MILTON PKWY
49,000 VPD



WELLS
FARGO
\$242M
in Deposits

AERIAL VIEW



AVALON
EST. 2014
 500K SF of Retail
 750K SF of Office
 350 Residences & Luxury Hotel

Alpharetta Campus
 Georgia State University

GA 400
 165,000 VPD

TRUIST 
 \$95M
 in Deposits

FedEx 
 Office

WELLS FARGO
 \$242M
 in Deposits

CHASE 
 \$143M
 in Deposits

 PNC

ALPHARETTA COMMONS
Publix SportClips
(HAIRCUTS)
T Mobile

 1 Million Annual Visits

 OLD MILTON PKWY
 49,000 VPD


 FIFTH THIRD BANK
 Coming Soon

Village at Park Bridge

crumbl
 cookies






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MARKET OVERVIEW

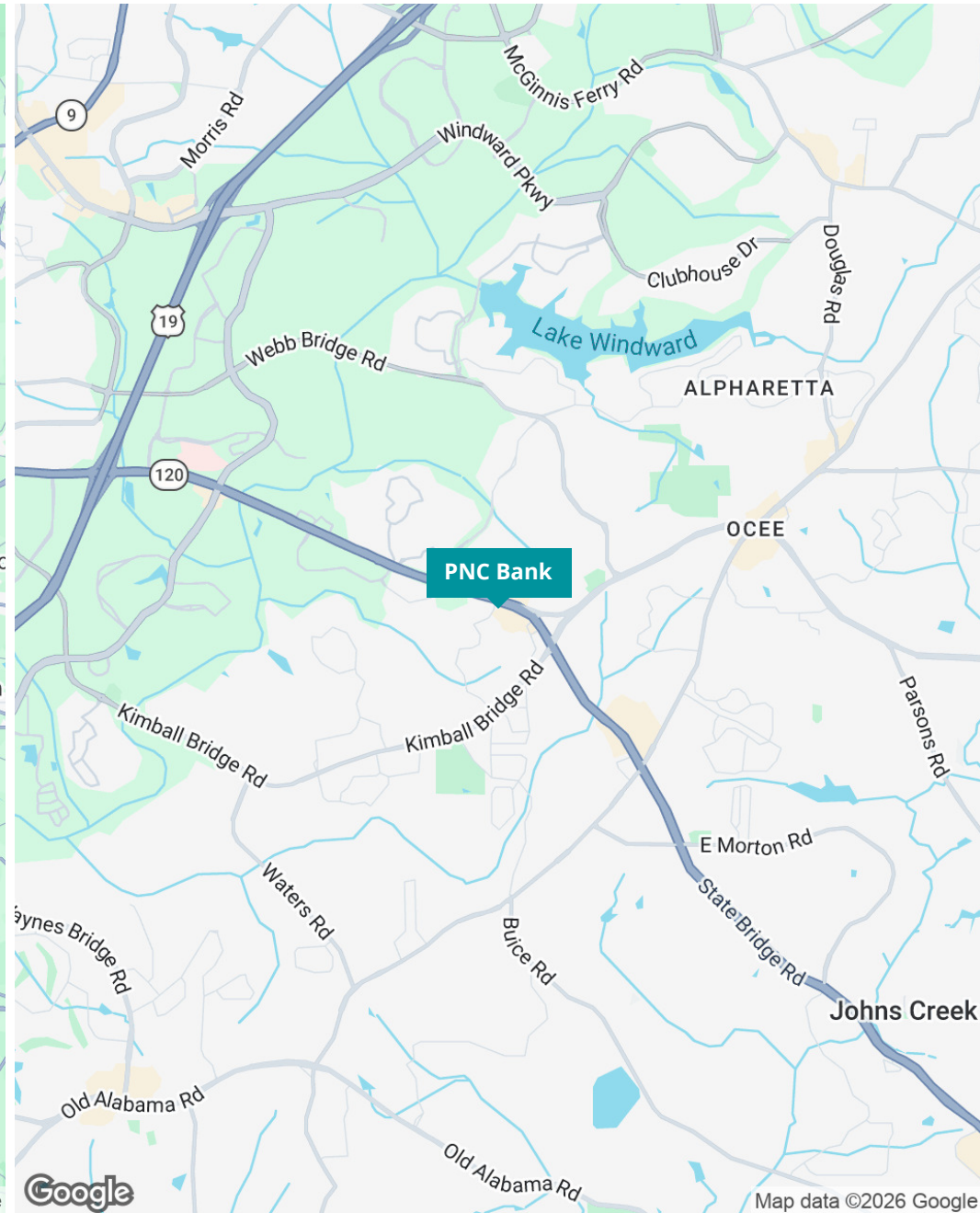
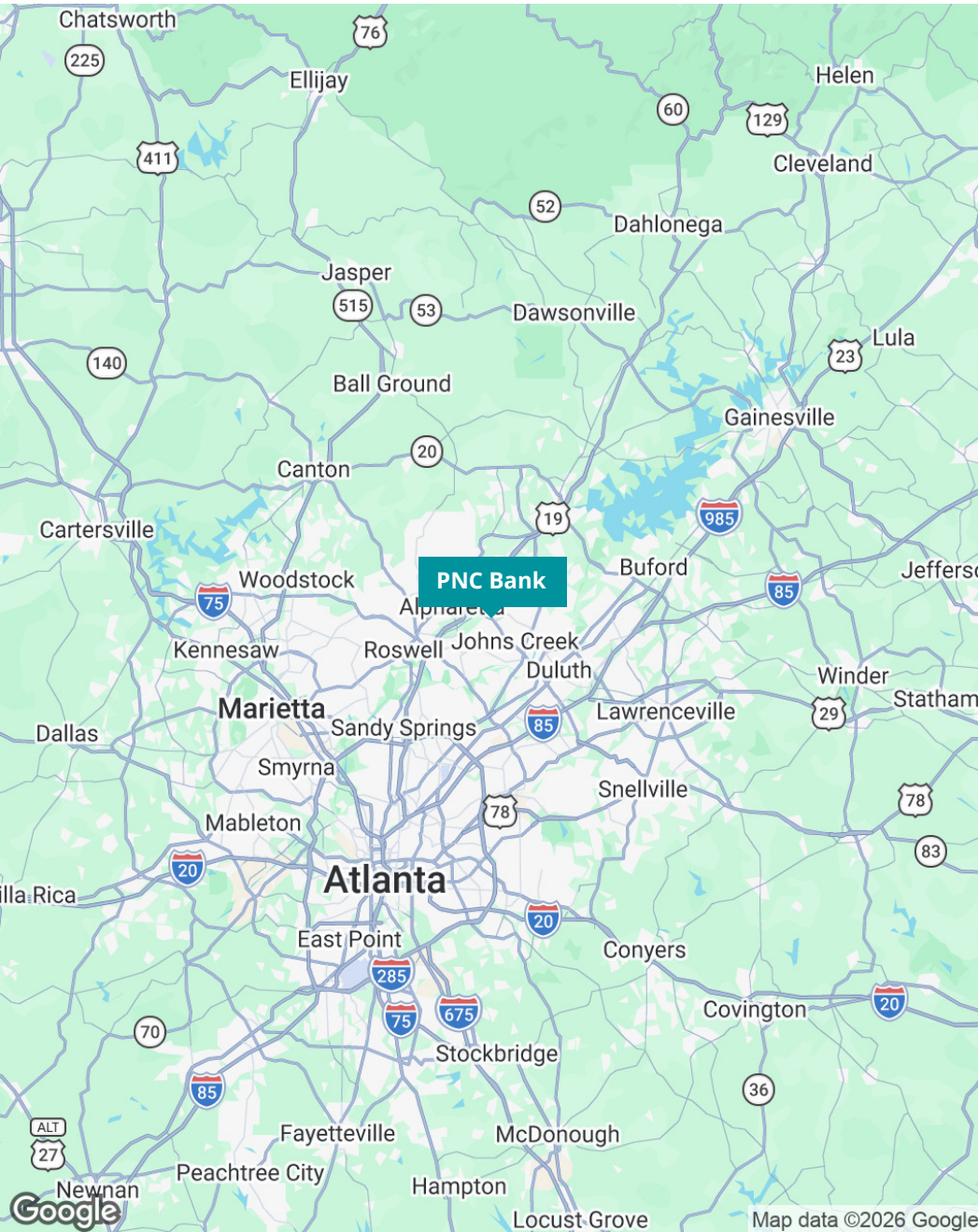
PNC Bank | Alpharetta, GA



FranklinStreet

OFFERING MEMORANDUM

REGIONAL & LOCAL MAP



LOCATION OVERVIEW

ABOUT ALPHARETTA

Alpharetta, Georgia was selected by Forbes.com as the Number 1 best place to move in their article "America's 25 Best Places To Move". Additionally, Southern Living Magazine named Alpharetta one of the South's Friendliest Cities. Alpharetta is located in northern Fulton County in a constantly and steadily growing affluent area with a unique blend of excellent schools, incredible job opportunities, great shopping and cultural events and abundant green space. Alpharetta has it all! It is a family-friendly destination with award-winning parks, hiking and biking trails, arboretums and plenty of free activities; 250+ shops in five distinct shopping districts with eclectic boutiques, luxury brands and renowned retail stores; and more than 200 dining options with locally-owned and chef-driven restaurants to delight every imaginable culinary preference. Alpharetta also has a flourishing music scene which includes the award-winning, 12,000-seat Verizon Amphitheatre drawing mainstream performers; Matilda's showcasing folk, country and blues; The Velvet Note, where you can find the best in jazz; and Chukkar Farm with singer-songwriters from around the Southeast. There is never a dull moment to spare when Main Event Entertainment, Topgolf, Urban Escape Games, Dave & Buster's, Motorcycle Safety Foundation, YMCA ropes course and Odyssey Escape Game await with fun and games to entertain your group. On any given weekend, you may find a farmers market, parade, event, festival or art in the park -huge attractors for visitors to enjoy and become a part of the fabric of the community. The charming downtown district of Alpharetta is being redeveloped with more shops and restaurants, bringing new energy to the heart of the city.



AREA DEMOGRAPHICS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
Total Population (2025)	10,183	78,087	200,387
HOUSEHOLDS & INCOME			
Total Households (2026)	3,643	27,692	74,407
Avg. HHI (2025)	\$208,871	\$216,766	\$196,333
Median HHI (2025)	\$173,052	\$171,501	\$157,717
Avg. HH Net Worth (2025)	\$1.9M	\$1.99M	\$1.83M

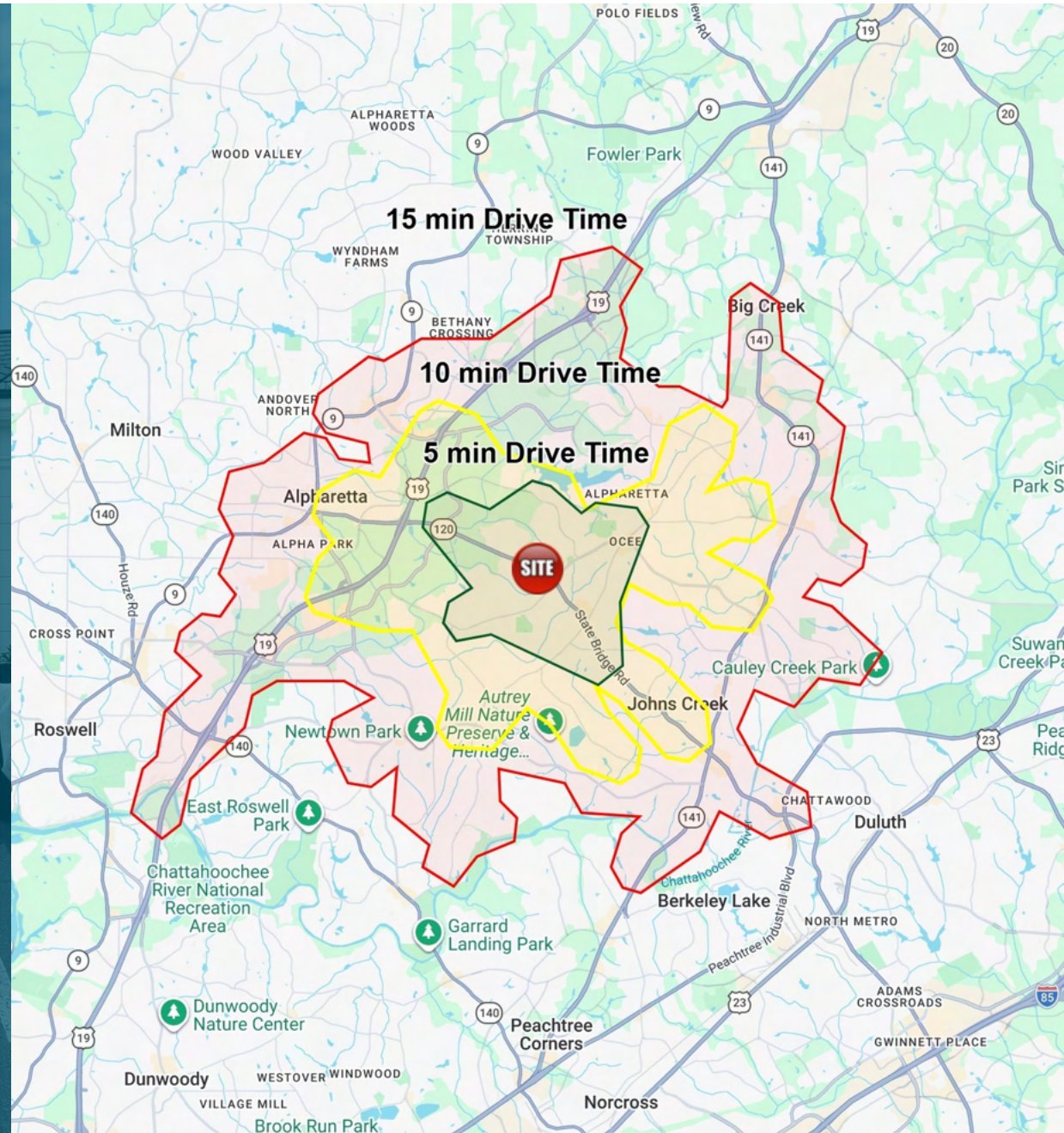
* Demographic data derived from REGIS Online



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Total Population (2025)	22,932	70,379	169,276
HOUSEHOLDS			
Total Households (2025)	8,052	25,296	63,363
HOUSEHOLD INCOMES			
Avg. HHI (2025)	\$209,145	\$208,002	\$191,427
Median HHI (2025)	\$168,575	\$166,439	\$152,221
Avg. Household Net Worth (2025)	\$1.89M	\$1.87M	\$1.72M



WHY ATLANTA

#4

Top metros in overall real estate investments over the last 5 years

2025 Fortune 1000 Lists

3.4%

Unemployment compared to U.S. 3.9%

BLS, October 2023

#1

State for doing business for the 10th consecutive year

Area Development, 2025

#3

Startups ecosystem nationally and #8 globally

Business Facilities 2025

Atlanta is the hub and economic engine of the Southeast, the fastest growing region in the United States. Anchored by a growing list of brand name corporations, an evolving innovation district, and coveted quality of life, Atlanta has grown into a powerhouse. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination for young and educated talent from the region's nationally renowned universities. Backed by Hartsfield-Jackson International, the world's busiest airport and the Port of Savannah, the country's fastest growing and #4th largest port, Atlanta possesses unmatched logistical advantages to meet the needs of its' growing population and economy. Atlanta's entrepreneurs, workers, consumers and investors, set the stage for the inception of cutting-edge ideas and discoveries upon the buzzing metropolis.

RANKING & STATISTICS

Metro Atlanta is home to the headquarters of 16 Fortune 500 Companies, making it the 4th ranked city in the country



DELTA



#1

Best tech job city in the U.S.

Course report, 16 Best Tech Job Cities, 2025

#1

Best city for Gen Z in the U.S.

Commercial café, June 2025

#1

Best place to live in the U.S.

Money Magazine, 2022-2024

33

Fortune 1000 headquartered in Atlanta

2025 Fortune 1000 Lists

70%+

Industries Growing Faster than Nation

Lightcast, 2025.Q2 (2019-2025)

#2

City for Professional Opportunities

WalletHub, 2025

MANUFACTURING

Georgia boasts a robust manufacturing industry, with a strong presence across sectors such as aerospace, electrical equipment, chemicals, and machinery. The state is also a leader in automotive and electric vehicle (EV) manufacturing.

AUTOMOTIVE

942K

Automotive-Related Production Employment

CBRE Research. Scoring Tech Talent 2025

30,300

Jobs Created by Locations & Expansions

CBRE Research. Scoring Tech Talent 2025

EV SECTOR

83K

Jobs at Automotive-Related Facilities

In Georgia with 50+ Employees (GPC ED)

194

Automotive-Related Facilities in Georgia

With 50+ Employees (GPC ED, 2023)

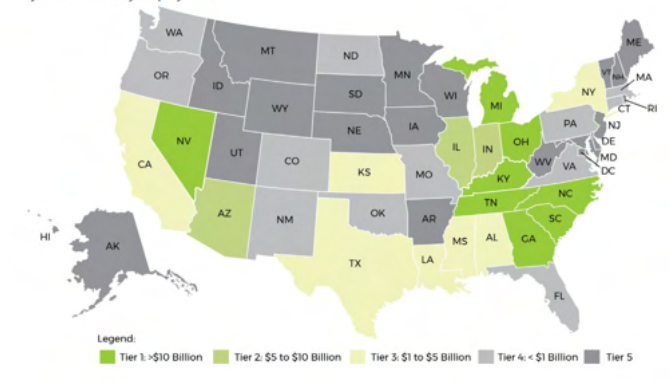
\$22.9B

In investment to the state

Georgia Power Community & Economic Development, 2018-2025

Announced EV Ecosystem Investment

- ▶ 185 distinct manufacturing investments announced at 162 project sites in the past 9 years
- ▶ \$188 billion in private investment announced
- ▶ These investments will result in 195,000 created or retained jobs, and could generate up to 876,000 addition jobs in secondary employment¹



TECH TALENT

TOP 10

State by net tech employment

Lightcast | US Bureau of Labor Statistics

#5

Market for tech degree completions

Boston Consulting Group, 2025

229,584

Total Tech Employment across Atlanta

U.S. Bureau of Labor Statistics, 2025

Atlanta's top destination for tech talent.

- **Diverse Talent Pool:** Atlanta boasts a diverse population, including a significant number of highly skilled tech professionals from top universities like Georgia Tech
- **Lower Cost of Living:** Compared to other major tech hubs like Silicon Valley and New York City, Atlanta offers a more affordable cost of living, making it an attractive option for tech workers.
- **Strong Academic Institutions:** Georgia Tech is a renowned engineering and technology university, producing top-notch talent.
- **Supportive Business Environment:** The city offers a business-friendly environment with favorable tax incentives and a strong entrepreneurial culture.
- **Growing Tech Ecosystem:** Atlanta has a thriving tech ecosystem, with numerous startups, incubators, and accelerators. These factors have collectively contributed to Atlanta's emergence as a major player in the global tech industry.

MAJOR COLLEGES

Metro Atlanta's 21 colleges and universities and 7 trade/technical schools contribute to a highly educated workforce and pipeline of diverse talent.

#1

Best Place to Start a Career

200K

New Graduates annually within 250 miles of Atlanta

2

of the Nation's Top 20 Public Universities call Georgia home

2

of the Nation's Top 5 HBCUs call Georgia home



- **Enrollment:** Over 53,000 students.
- **Rankings:** Top-ranked in business, law, and public health; R1 research institution.
- **Economic Impact:** Contributes \$2.6 billion annually to Atlanta's economy.

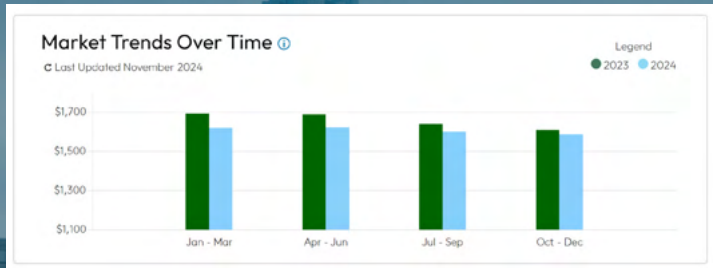
- **Enrollment:** Approximately 15,000 students.
- **Rankings:** Top-ranked in medicine, public health, and law; consistently among the top 25 national universities.
- **Economic Impact:** Contributes \$12.5 billion annually to the Atlanta economy.
- **Reputation:** Known for its strong research output and global health initiatives.

- **Enrollment:** Over 40,000 students.
- **Rankings:** Top-ranked in engineering, computer science, and business; consistently among the top 10 public universities.
- **Economic Impact:** Contributes over \$4.7 billion annually to Georgia's economy.
- **Reputation:** Known for its innovation, tech entrepreneurship, and research in fields like robotics and aerospace.

- **Enrollment:** Over 40,000 students.
- **Rankings:** Top-ranked in agriculture, business, and education; consistently among the top 20 public universities in the U.S.
- **Economic Impact:** Contributes \$7.3 billion annually to Georgia's economy.
- **Reputation:** Known for its research in agriculture, strong athletic programs, and statewide outreach.

Discover the Atlanta Advantage.

ATLANTAS HOUSING MARKET



As of November 2024, the average rent in Atlanta, GA is \$1,585 per month.

Apartments.com, 2024

383,600

Average value of owner occupied housing units

Census, 2024

\$128,965

Average household income in Atlanta

World Population, 2024

JOB GROWTH 2013-2024

ATLANTA'S JOB GROWTH OUTPACES OTHER MAJOR METROS

#2

MSA for HQ Job Growth (2014-2024)

Lightcast, 2025.Q4

478,000

2024 HQ Jobs

Lightcast, 2025.Q3

Metro Atlanta is the #3 metro area nationally for corporate headquarters.

Business Facilities, 2025

POPULATION DYNAMICS

512,0147

Atlanta's population in 2025 with

2.44%

increase since the 2020 Census.

World Population, 2025

Atlanta is the county seat of Fulton County but it also sprawls across Cobb and DeKalb Counties. The city's growth rate stands at 1.28% annually. The average household income in the city is \$128,965, with a poverty rate of 17.73%.

Atlanta is Georgia's capital, the most populous city, and the 10th largest economy in the US with a GDP of \$276 billion.

ATLANTA TRANSPORTATION

HARTSFIELD JACKSON AIRPORT

\$14.3M

Infrastructure upgrades and expansions are underway as well as more than \$60 million included for Georgia airports in the federal infrastructure bill.

Warnok Senate, 2025

DELTAS

Largest Hub and
Global Headquarters

Delta News Hub, 2025

The world's busiest airport by passenger traffic consistently since 1998

2 HOUR 150

Flight to 80% of the U.S. population U.S. Destinations

Atlanta Hartsfeild- Jackson Airport, 2025

Atlanta Hartsfeild- Jackson Airport, 2025

70

International Destinations in 43
countries

Atlanta Hartsfeild- Jackson Airport, 2025



MARTA

Atlanta's multimodal transit system links communities, driving new development and shaping the future of the city's transportation network.

MARTA TODAY

- 4.9M average monthly ridership
- 48 miles of rail with 38 stations
- 95% reduction in harmful emissions by using compressed natural gas
- 550+ buses provide service on 101 routes
- 1,439 miles of road covered

MARTA TOMORROW

- \$2.7B 40-year expansion plan
- +29 miles of rail
- +13 miles of bus rapid transit
- + 3 arterial rapid transit routes

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