NET LEASE INVESTMENT OFFERING

PNC

PNC Bank

4490 North Main St
Dayton, OH 45405

THE Boulder GROUP

BANG REALTY

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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased PNC Bank property located in Dayton, Ohio. PNC Bank has continuously operated a retail branch at this location since 2005, establishing a strong 20-year operating history at the site. The tenant has demonstrated long-term commitment by extending the lease multiple times and currently maintains one 5-year renewal option remaining, which includes a 7.5% rental escalation. PNC Bank maintains an investment grade A credit rating from Standard and Poor's.

The 3,568 square-foot bank branch is positioned along North Main Street (24,000 VPD), a primary north-south commercial corridor serving the North Dayton trade area. The site occupies a 1.618-acre parcel and features five drive-thru lanes. The property benefits from a dense residential base, with approximately 151,500 residents within a five-mile radius. Nearby retailers that draw a continual flow of traffic to the corridor include Kroger, Ace Hardware, McDonald's, AutoZone, CVS, Walgreens, Hibbett Sports, KFC, Taco Bell, and several others. The property is also roughly 2 miles west of Interstate 75, which carries 109,000+ vehicles per day.

PNC Bank, the primary banking subsidiary of The PNC Financial Services Group, Inc. (NYSE: PNC), is one of the largest diversified financial services institutions in the United States. Headquartered in Pittsburgh, Pennsylvania, with roots tracing back to 1852 (yr. founded), PNC was formed in its current structure through the 1983 merger of Pittsburgh National Corporation and Provident National Corporation. As of March 31, 2026, the company reported approximately $603 billion in assets, $458 billion in deposits, $463 billion in assets under administration, roughly 2,400 branches, and about 58,000 employees. They recently acquired First Bank in January 2026, demonstrating their growth strategy.

Investment Highlights

- Located within the Dayton MSA - anchored by Wright-Patterson Air Force Base - the largest single-site employer in Ohio with approximately 38,000 personnel - along with Premier Health, Kettering Health, and the University of Dayton
- Investment grade tenant – Standard & Poor's: A
- Low absolute rent ($92,176) compared to other investment grade bank branches
- 20-year operating history with multiple lease extensions
- 1.618-acre land parcel with five drive-thru lanes – Oversized land parcel for a building of this size
- 151,500 residents within a five-mile radius
- Nearby retailers include Kroger, Ace Hardware, McDonald's, AutoZone, CVS, Walgreens, Hibbett Sports, KFC, Taco Bell, and several others
- Two miles west of Interstate 75 (109,000+ VPD)

Property Overview

PRICE	CAP RATE	NOI
$1,229,013	7.50%	$92,176

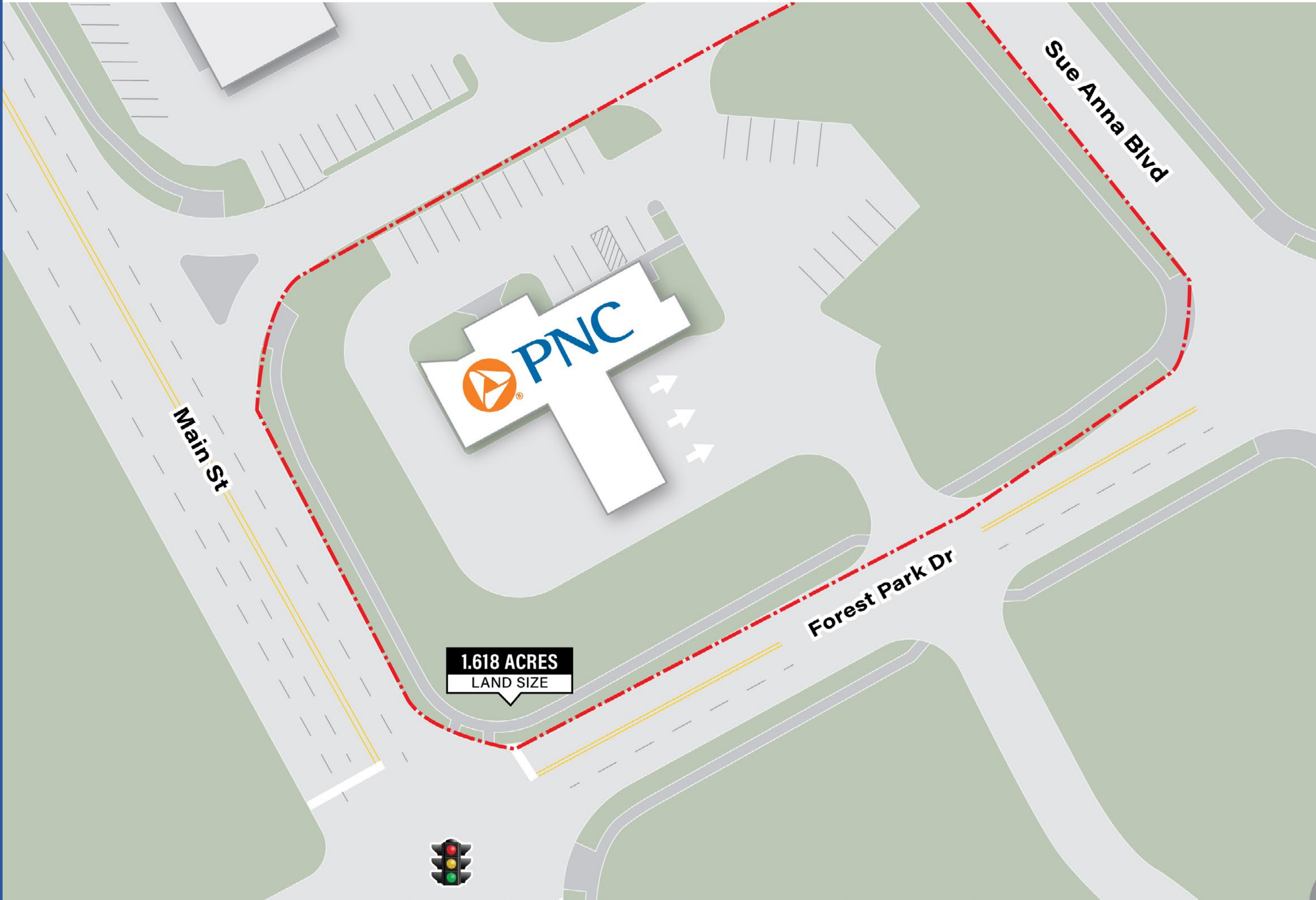
LEASE COMMENCEMENT DATE:	6/1/2005
LEASE EXPIRATION DATE:	5/31/2028
RENEWAL OPTIONS:	One 5-year
RENTAL ESCALATION:	Option 1: 7.5%
LEASE TYPE:	NN – Roof & Structure
TENANT:	PNC Bank, NA
YEAR BUILT:	1983
BUILDING SIZE:	3,568 SF
LAND SIZE:	1.618 AC

Photographs

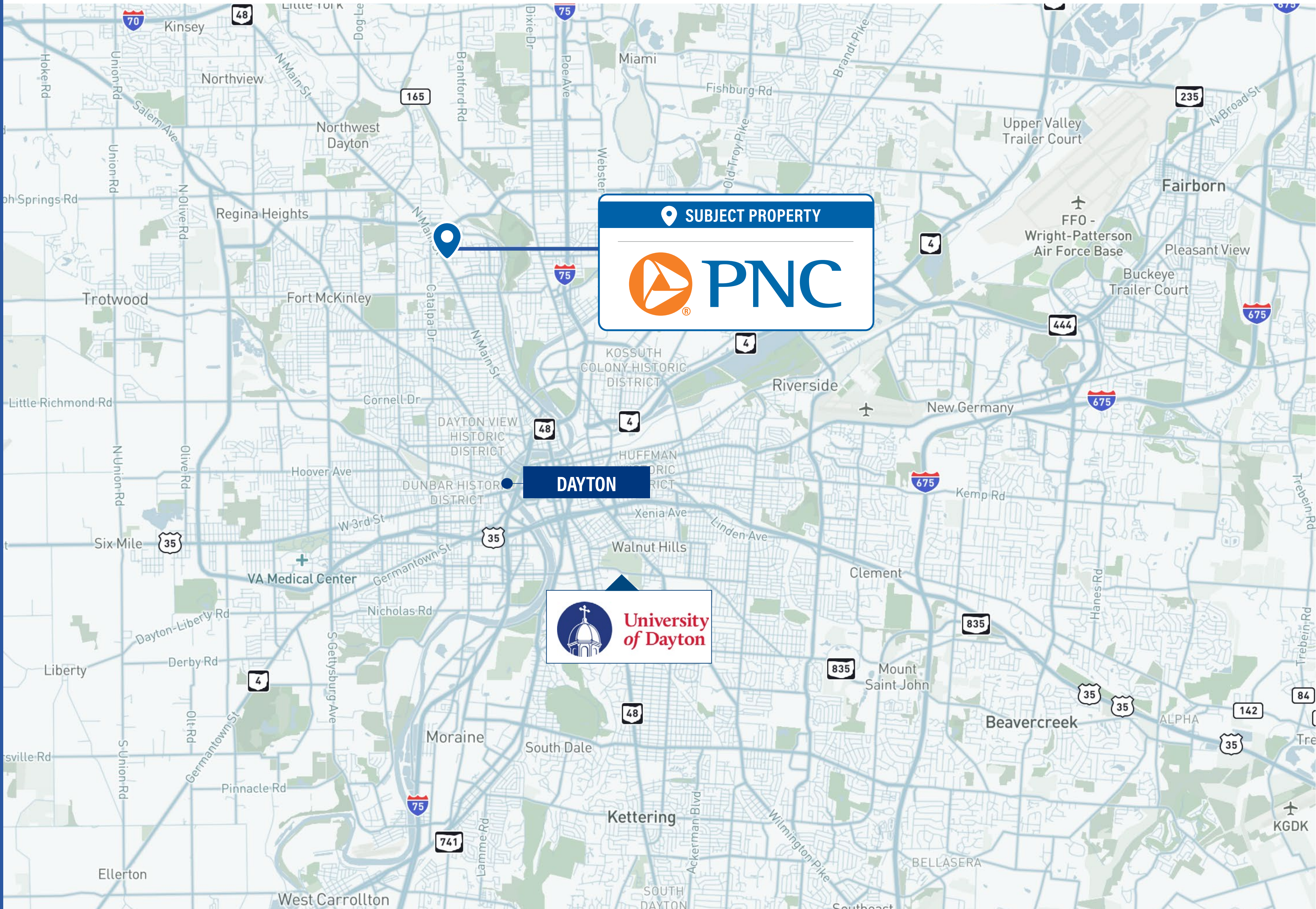
Aerial


DaVita
Walgreens
Wendy's
CVS
SVG MOTORS
Enterprise
Shoup Mill Rd
24,000 VPD
HORIZON SCIENCE ACADEMY DAYTON
CHARITY ADAMS
EARLEY ACADEMY
DOLLAR GENERAL market
AutoGlassNow
Main St
KFC
SUBJECT PROPERTY
PNC
24,000 VPD
NORTHWEST PLAZA
FAMILY DOLLAR
my family, my family dollar.
DTLR
HIBBETT
CITI TRENDS
NORTH TOWN CENTER
ACE Hardware
save a lot
DOLLAR TREE
DTLR
Pizza Hut
WING STOP
Kroger
TACO BELL
SUBWAY
CHASE

Site Plan



Map


SUBJECT PROPERTY
PNC
DAYTON
University of Dayton
Kinsey
Northview
Northwest Dayton
Miami
Regina Heights
Trotwood
Fort McKinley
Upper Valley Trailer Court
Fairborn
FFO - Wright-Patterson Air Force Base
Pleasant View
Buckeye Trailer Court
KOSSUTH COLONY HISTORIC DISTRICT
Riverside
New Germany
DAYTON VIEW HISTORIC DISTRICT
HUFFMAN
DUNBAR HISTOR
DISTRICT
Six Mile
VA Medical Center
Walnut Hills
Clement
Liberty
Mount Saint John
Beavercreek
Moraine
South Dale
Kettering
Ellerton
West Carrollton
BELLASERA
SOUTH DAYTON
KGDK
ALPHA

Location Overview

DAYTON, OHIO

Dayton is a city in southwestern Ohio and the county seat of Montgomery County, situated along the Great Miami River in a region known as the Miami Valley. With about 136,579 people, it is the sixth-most populous city in Ohio, and it anchors the Dayton–Kettering–Beavercreek metropolitan area, which has a population of roughly 821,740. Founded in 1796 and named after Revolutionary War figure Jonathan Dayton, the city grew into a major manufacturing and innovation hub, earning a reputation for producing more patents per capita than any other U.S. city in the early 20th century. Dayton is best known as the home of aviation pioneers Orville and Wilbur Wright, who developed the first successful powered airplane there, and it remains closely tied to aviation and aerospace through Wright-Patterson Air Force Base, one of the largest and most important installations in the U.S. Air Force. The city is also historically significant as the birthplace of numerous inventions—including the cash register and the automobile self-starter—and as the site of the 1995 Dayton Accords that ended the Bosnian War. Today Dayton's economy centers on aerospace, defense, healthcare, and research, and its cultural landmarks include the National Museum of the United States Air Force and the Dayton Aviation Heritage National Historical Park.

DAYTON

Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	9,714	4,723	$48,848	$62,542
3-MILE	68,976	30,303	$48,260	$65,784
5-MILE	151,469	67,213	$49,800	$71,339

Tenant Overview

PNC BANK

PNC Bank, the primary banking subsidiary of The PNC Financial Services Group, Inc. (NYSE: PNC), is one of the largest diversified financial services institutions in the United States. Headquartered in Pittsburgh, Pennsylvania, with roots tracing back to 1865 (and predecessor institutions from 1845), PNC was formed in its current structure through the 1983 merger of Pittsburgh National Corporation and Provident National Corporation. As of March 31, 2026, the company reported approximately $603 billion in assets, $458 billion in deposits, $463 billion in assets under administration, roughly 2,400 branches, and about 58,000 employees.

PNC operates a coast-to-coast franchise with a strong presence in all of the country's 30 largest markets across 27 states and the District of Columbia, serving retail consumers, small businesses, and large corporations through segments including Retail Banking, Corporate & Institutional Banking, and Asset Management. It provides a full range of services such as consumer and commercial lending, deposits, treasury management, capital markets, wealth management, and more, with additional strategic international offices in Canada, Germany, the United Kingdom, and China. Led by Chairman and CEO William S. Demchak, PNC continues to expand through organic growth, branch expansion plans, and strategic acquisitions.

Website:	www.pnc.com
Headquarters:	Pittsburgh, PA
Number of Locations:	2,400+/-
Company Type:	Public – NYSE: PNC
Year Founded:	1852

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