NET LEASE INVESTMENT OFFERING

Atlantic Union Bank

Atlantic Union Bank (Investment Grade)

10045 Kings Hwy
King George, VA 22485

THE Boulder GROUP

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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 King George, 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 one 5-year renewal option 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 5,493 square-foot branch is positioned along Kings Highway (US Route 301), King George County's primary commercial artery, which carries approximately 11,200 vehicles per day. The property is situated within the county's established retail corridor in proximity to national co-tenants including a Walmart Supercenter, Food Lion, Dollar Tree, T.J. Maxx, and Five Below. King George County is home to Naval Surface Warfare Center Dahlgren Division (NSWC Dahlgren), one of the United States Navy's largest science and technology commands, employing more than 10,800 military and civilian personnel and contributing more than $1 billion annually to the local economy - providing a stable and growing pool of banking customers for the subject branch. There are approximately 16,800 residents within a five-mile radius of the property earning an average household income of approximately $126,000.

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 – $152 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.
- **Primary Commercial Corridor - Kings Highway (US-301)** - The property is positioned along Kings Highway (US Route 301), King George County's primary commercial artery, which carries approximately 11,200 vehicles per day.
- **National Retail Co-Tenancy** - The property is surrounded by national retailers including a Walmart Supercenter, Food Lion, Dollar Tree, T.J. Maxx, and Five Below.
- **Proximity to NSWC Dahlgren - 10,800+ Employees** - King George County is home to Naval Surface Warfare Center Dahlgren Division, one of the Navy's largest R&D commands employing more than 10,800 military and civilian personnel with an annual economic impact exceeding $1 billion.
- **Affluent and Growing Trade Area Demographics** - The five-mile trade area is home to approximately 16,800 residents earning an average household income of approximately $126,000.

Property Overview

PRICE
$2,054,327

CAP RATE
6.20%

NOI
$127,368
(as of 10/1/2026)

LEASE EXPIRATION:	September 30, 2040
RENTAL ESCALATIONS:	1.50% Annual
RENEWAL OPTIONS:	One 5-Year (2.00% Annual)
TENANT:	Atlantic Union Bank
GUARANTOR:	Atlantic Union Bankshares Corporation
LEASE TYPE:	Triple Net (NNN)
LANDLORD RESPONSIBILITIES:	None
BUILDING SIZE:	5,493 SF
LAND SIZE:	2.00 Acres
YEAR BUILT:	1974
BRANCH DEPOSITS:	$152,606,000 (2025)

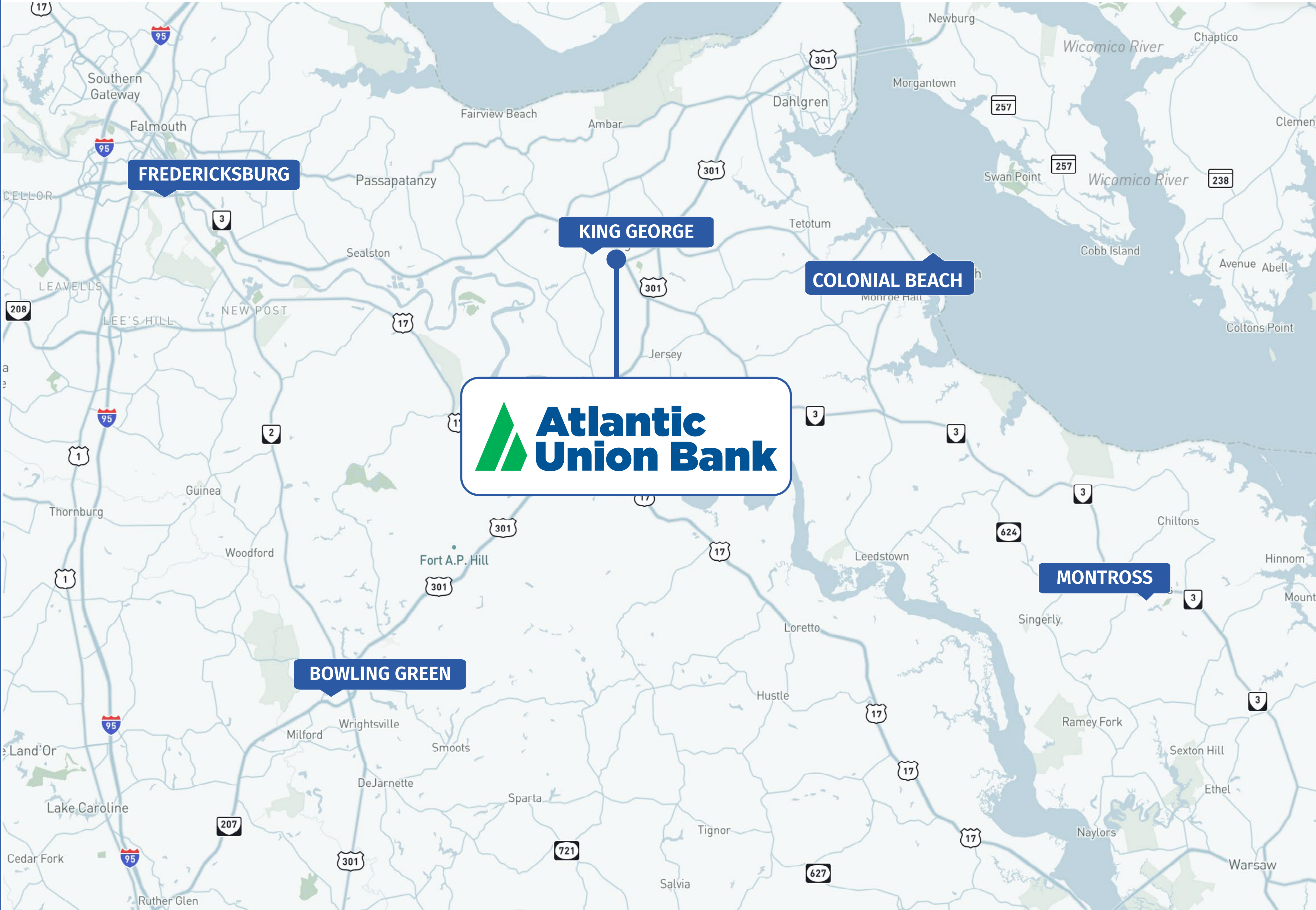
Photographs

Aerial


FOOD LION
KING GEORGE MIDDLE SCHOOL
KING GEORGE HIGH SCHOOL
Domino's
Northern Neck Auto Parts
Signature Mary's
FRESENIUS
Atlantic Union Bank
CENTERCARE URGENT CARE FAMILY PRACTICE
O'Reilly AUTO PARTS
SHEETZ
TRUIST
HAPPY DANCE COFFEE SHOP
DOLLAR TREE
Kings Hwy
STORAGE Rentals of America
KGP&R KING GEORGE PARKS & RECREATION
NAPA
KING GEORGE ELEMENTARY SCHOOL
DOLLAR GENERAL

Site Plan

Map


FREDERICKSBURG
KING GEORGE
COLONIAL BEACH
MONTROSS
BOWLING GREEN
Atlantic Union Bank
Southern Gateway
Falmouth
Fairview Beach
Ambar
Passapatanzy
Sealston
Newburg
Morgantown
Dahlgren
Tetotum
Swan Point
Cobb Island
Wicomico River
Chaptico
Avenue
Abell
Coltons Point
Jersey
Guinea
Thornburg
Woodford
Fort A.P. Hill
Leedstown
Chiltons
Hinnom
Singerly
Loretto
Hustle
Ramey Fork
Sexton Hill
Ethel
Naylors
Warsaw
Milford
Wrightsville
Smoots
DeJarnette
Sparta
Tignor
Salvia
Lake Caroline
Cedar Fork
Ruther Glen
LEAVELLS
LEE'S HILL
NEW POST

Location Overview

KING GEORGE, VIRGINIA

King George is a growing residential and commercial county situated along the banks of the Potomac River in Northern Virginia, approximately 55 miles south of Washington, DC. The county is anchored by Naval Surface Warfare Center Dahlgren Division (NSWC Dahlgren), one of the United States Navy's largest science and technology commands and the county's dominant economic driver, employing more than 10,800 military and civilian personnel and contributing more than $1 billion annually to the regional economy. The community has attracted a well-educated professional workforce drawn to government research and defense contracting careers, driving steady residential growth and rising household incomes throughout the county. The subject trade area's five-mile population of approximately 16,800 earns an average household income of approximately $126,000 - reflecting the market's professional demographics and strong economic foundation.

Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	1,332	520	$65,951	$88,167
3-MILE	8,422	3,089	$94,844	$112,866
5-MILE	16,765	5,893	$110,040	$126,040

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-
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

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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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