



410 COUNTRY CLUB DR | STOCKBRIDGE, GA

**OFFERED
FOR SALE**
\$2,369,000
5.75% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale PNC Bank located at 410 Country Club Drive in Stockbridge, Georgia. The 4,335-square-foot branch is 100% leased to PNC Bank, N.A. under a corporate-guaranteed NN lease generating \$136,224 in annual rent. PNC recently demonstrated its commitment to the location by exercising a 5-year renewal option, extending the current term through March 2029, with one additional 5-year option remaining at fair market value.

The property is strategically positioned in the heart of the Eagles Landing commercial corridor, immediately adjacent to Eagles Landing Country Club and the Publix-anchored Villages at Eagles Landing. The surrounding area represents one of Stockbridge's primary retail, medical and commercial nodes, with 7.2 MSF of retail, 2.9 MSF of office, 5.7 MSF of industrial and more than 9,500 multifamily units within five miles, and is less than one mile from I-75, which carries approximately 187,000 vehicles per day. Major nearby traffic drivers include Piedmont Henry Hospital, Walmart Supercenter, Publix, Kroger, Walgreens, Starbucks, Chick-fil-A, Chipotle, Outback Steakhouse and numerous medical and professional uses.

The property also benefits from an affluent and growing residential base, with an average household income of \$111,248 within one mile and a population exceeding 108,000 within five miles. Located approximately 20 miles from downtown Atlanta, Stockbridge serves as a key Henry County submarket within the 6.4 million-person Atlanta MSA.

RENT SCHEDULE	TERM	RENT	PSF RENT
Current Term	1-5	\$136,224	\$31.42
Last Option Period	6-10	Fair Market Value	

NOI	\$136,224
CAP RATE	5.75%
LISTING PRICE	\$2,369,000

ASSET SNAPSHOT

Tenant Name	PNC Bank
Address	410 Country Club Dr, Stockbridge, GA 30281
Building Size (GLA)	4,335 SF
Land Size	0.97 Acres
Year Built/Renovated	2003/2024
Signatory/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof, Structure, and Parking Lot Replacement
Lease Expiration Date	3/31/2029
Remaining Term	3 Years
Renewal Options	1x 5 Years
Rent Escalations	Fair Market Value
Current Annual Rent	\$136,224




108,447
 PEOPLE
 IN 5 MILE RADIUS


\$111,248
 AHHI IN
 1 MILE RADIUS


30,000
 VPD ON EAGLES
 LANDING PKWY





INVESTMENT GRADE TENANCY

PNC Bank carries an S&P “A” senior debt rating and Moody’s “A2,” reflecting strong investment-grade credit and low default risk for net-lease investors.



LONG-TERM TENANT COMMITMENT

PNC Bank exercised renewal option in 2023, committing to a new 5-year term through March 2029 with one additional 5-year extension option remaining.



PUBLIX SUPER MARKET OUTPARCEL

This PNC Bank branch sits within immediate proximity to Publix Super Market at Eagles Landing, a strong daily-needs traffic driver for surrounding retail.



AFFLUENT RESIDENTIAL MARKET

Adjacent to Eagles Landing Country Club and surrounding higher income single-family neighborhoods with an AHHI within a 1-mile radius exceeding \$111K.



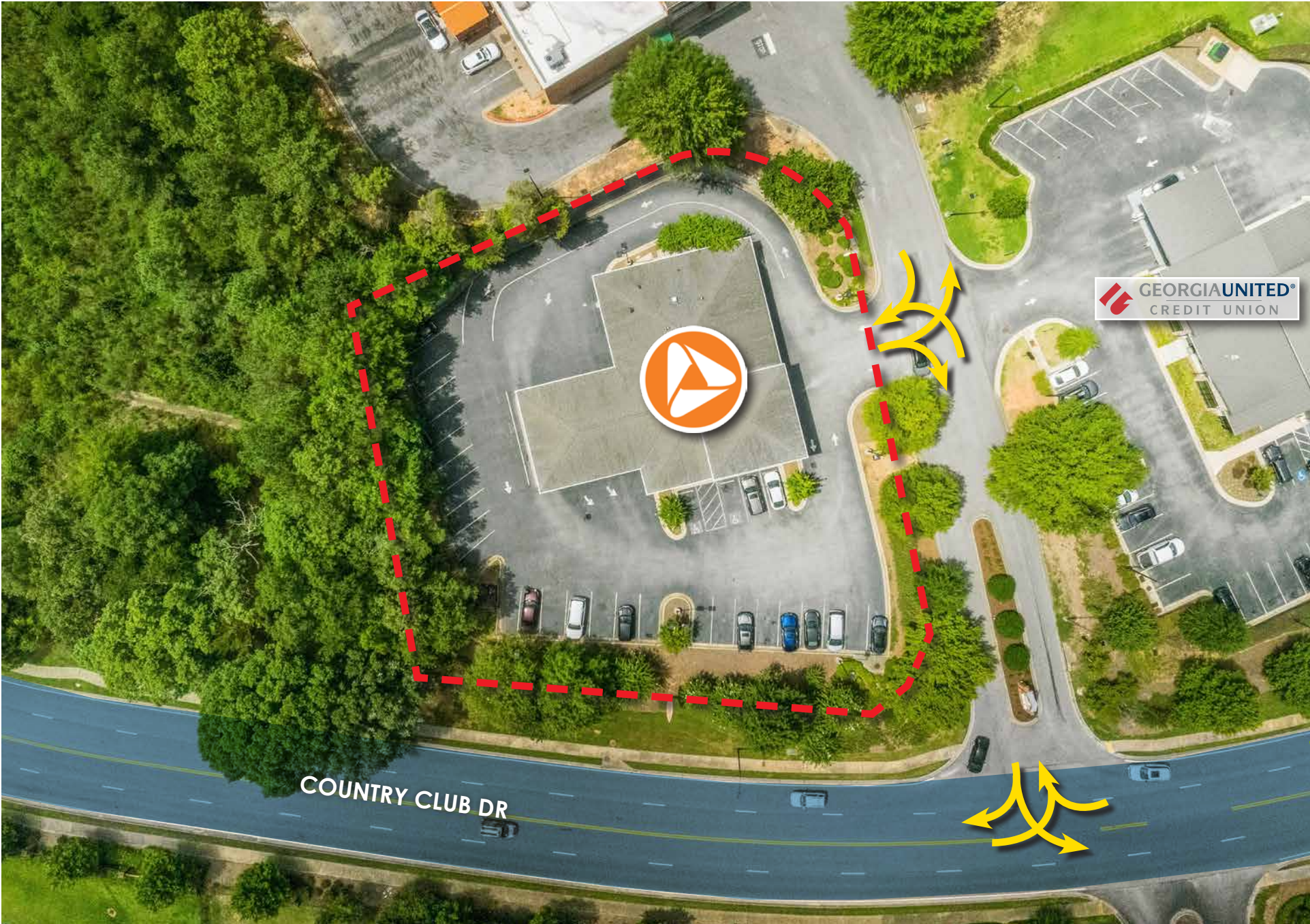
STRONG CORRIDOR VISIBILITY AND ACCESS

Positioned along Eagles Landing Pkwy, a well-traveled multi-lane arterial with strong ingress/egress and visibility to passing traffic.



HIGH GROWTH STOCKBRIDGE, GA

Stockbridge, GA is a fast-growing Atlanta submarket along I-75, with rising population, strong incomes, and durable retail demand drivers.





75 Under 1 Mile
187,000 VPD

Walmart

Piedmont
HEALTHCARE
Henry Hospital
355 Beds

Jenny Holm's
SUBS
Moe's
southwest grill
TICKET TO RIDE
QUICK



Walgreens

Chick-fil-A

OUTBACK

TRUIST

KFC

Piedmont
UrgentCare

Villages at Eagles Landing
Publix

Piedmont
HEALTHCARE

PNC

tropical CAFE
SMOOTHIE

GEORGIAUNITED
CREDIT UNION

CHASE



VyStar
Credit Union

COUNTRY CLUB DR

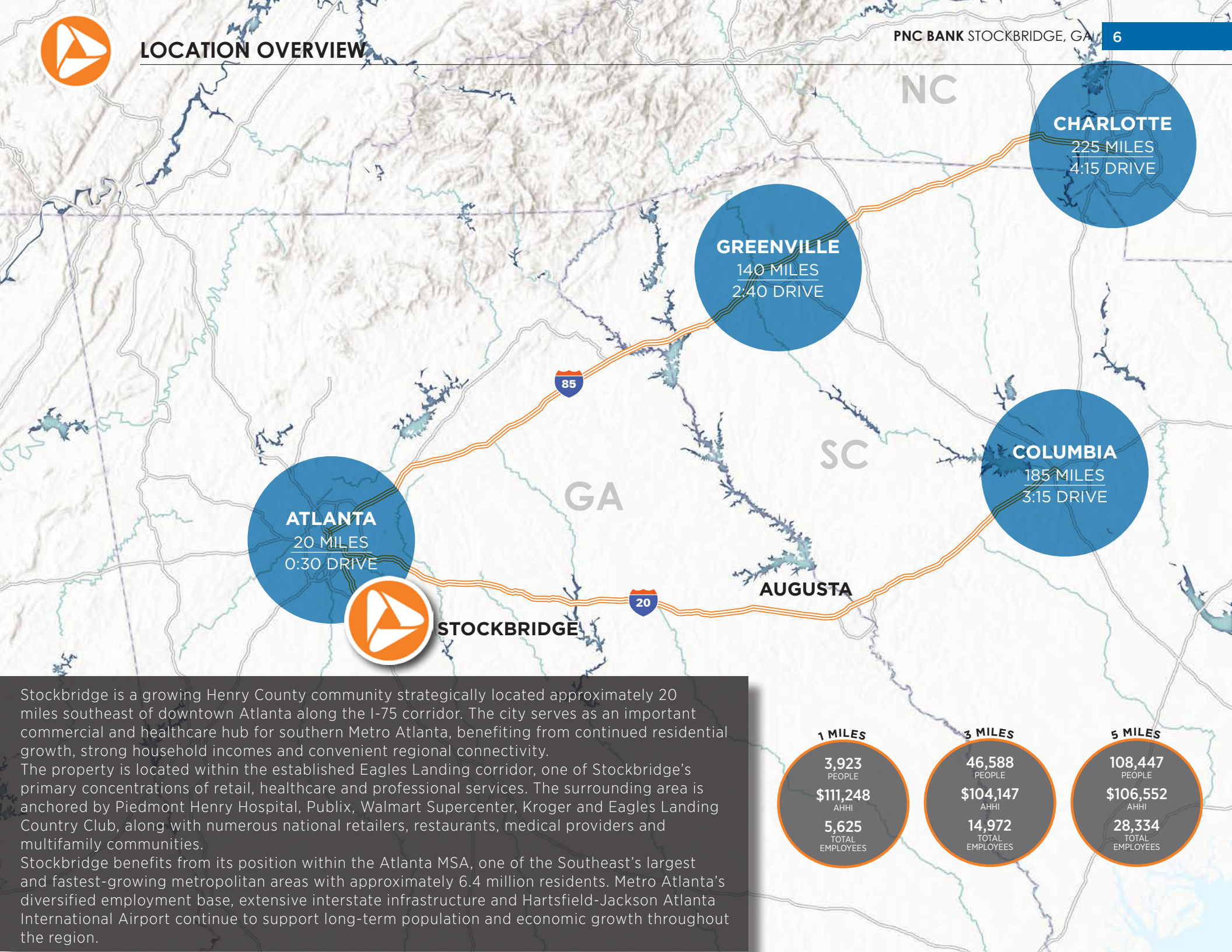
Eagles Landing
Country Club





LOCATION OVERVIEW

PNC BANK STOCKBRIDGE, GA 6



Stockbridge is a growing Henry County community strategically located approximately 20 miles southeast of downtown Atlanta along the I-75 corridor. The city serves as an important commercial and healthcare hub for southern Metro Atlanta, benefiting from continued residential growth, strong household incomes and convenient regional connectivity. The property is located within the established Eagles Landing corridor, one of Stockbridge's primary concentrations of retail, healthcare and professional services. The surrounding area is anchored by Piedmont Henry Hospital, Publix, Walmart Supercenter, Kroger and Eagles Landing Country Club, along with numerous national retailers, restaurants, medical providers and multifamily communities.

Stockbridge benefits from its position within the Atlanta MSA, one of the Southeast's largest and fastest-growing metropolitan areas with approximately 6.4 million residents. Metro Atlanta's diversified employment base, extensive interstate infrastructure and Hartsfield-Jackson Atlanta International Airport continue to support long-term population and economic growth throughout the region.

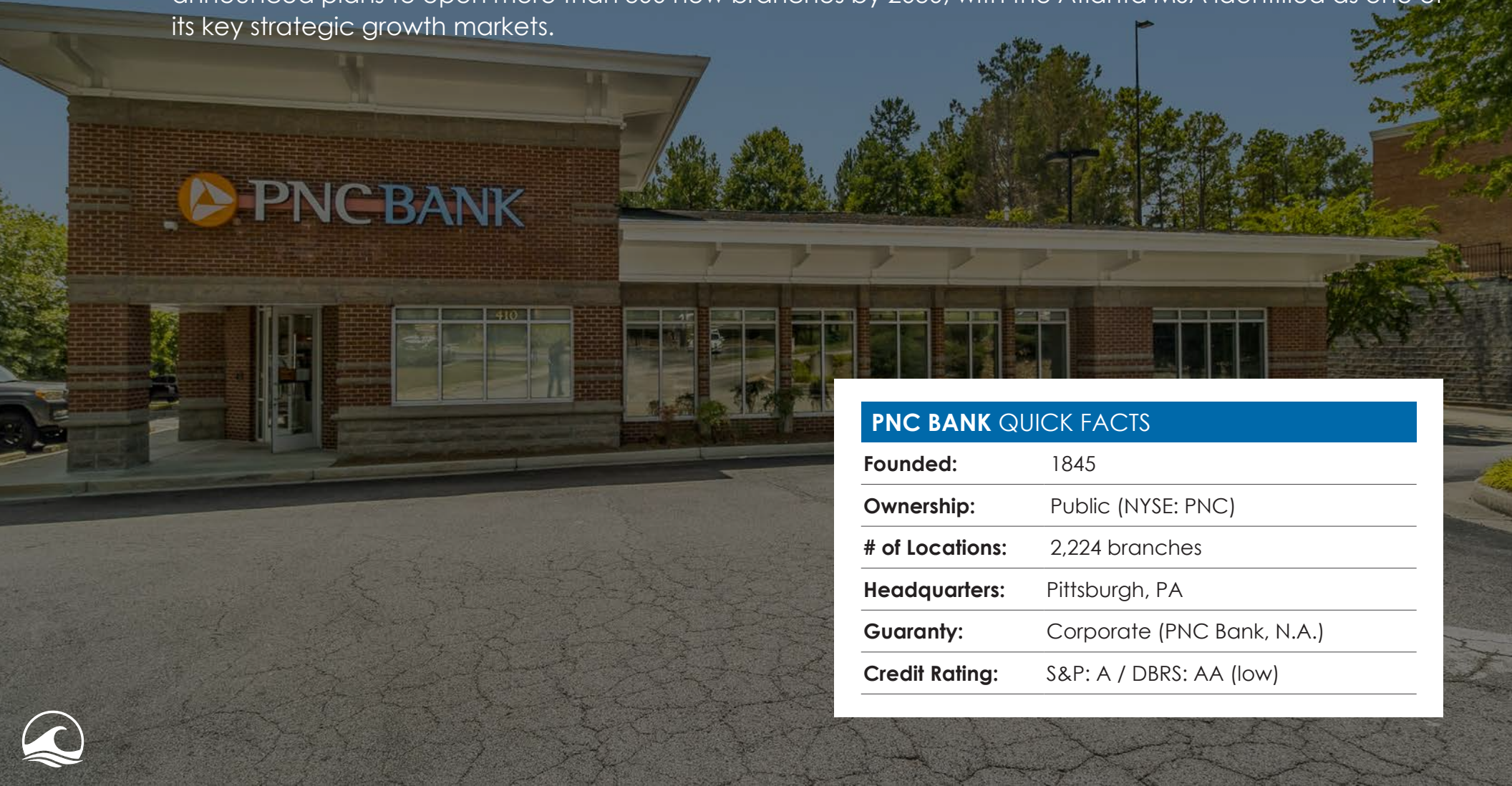




TENANT SUMMARY

PNC Bank is one of the largest financial institutions in the United States, founded in 1845 and headquartered in Pittsburgh, Pennsylvania. With more than \$616 billion in assets and 2,224 branches in 28 states and the District of Columbia, PNC consistently ranks among the top five commercial banks in the United States by deposit market share and operates one of the most geographically diversified branch networks of any regional bank.

PNC carries investment-grade ratings of S&P A and DBRS AA (Low), reflecting the bank's financial strength, diversified revenue streams, and disciplined balance sheet management. In November 2025, PNC announced plans to open more than 300 new branches by 2030, with the Atlanta MSA identified as one of its key strategic growth markets.



PNC BANK QUICK FACTS

Founded:	1845
Ownership:	Public (NYSE: PNC)
# of Locations:	2,224 branches
Headquarters:	Pittsburgh, PA
Guaranty:	Corporate (PNC Bank, N.A.)
Credit Rating:	S&P: A / DBRS: AA (low)





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Exclusively Offered By



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