



## NET LEASE INVESTMENT OFFERING



### PNC Bank (Strong Deposits)

753 E County Line Rd  
Hatboro, PA 19040 (Philadelphia MSA)







# Table of Contents

---

<b>Offering</b>	<b>1</b>
Executive Summary	
Investment Highlights	
Property Overview	
<b>Location</b>	<b>4</b>
Aerials	
Site Plan	
Map	
<b>Market</b>	<b>8</b>
Location Overview	
Demographics	
MSA Overview	
<b>Tenant</b>	<b>10</b>
Tenant Overview	





## Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant ground leased PNC Bank property positioned within the Philadelphia MSA in Hatboro, Pennsylvania. PNC Bank has successfully operated at this location since 2011. The current ground lease extends through February 2031 and includes 10% rental increases in each option. The lease also features two renewal options and zero landlord responsibilities. **Per FDIC data, this branch has averaged over \$200 million in deposits over the past five years.**

This 3,604 square-foot building is located at a signalized intersection along County Line Road with 31,600 vehicles passing daily. It is adjacent to Huntingdon Valley Marketplace, a key shopping center anchored by Weis Markets and LA Fitness. Nearby retailers like CVS Wawa Wendy's Dunkin' Verizon GNC and Chipotle feed a continual flow of traffic through the area. The property is a short distance from William Tennent High School with 1,765 students enrolled. Over 215,000 people live within a five-mile radius where the average household income tops \$138,000. The location also benefits from its proximity to Interstate 276, which sees 108,000 vehicles daily.

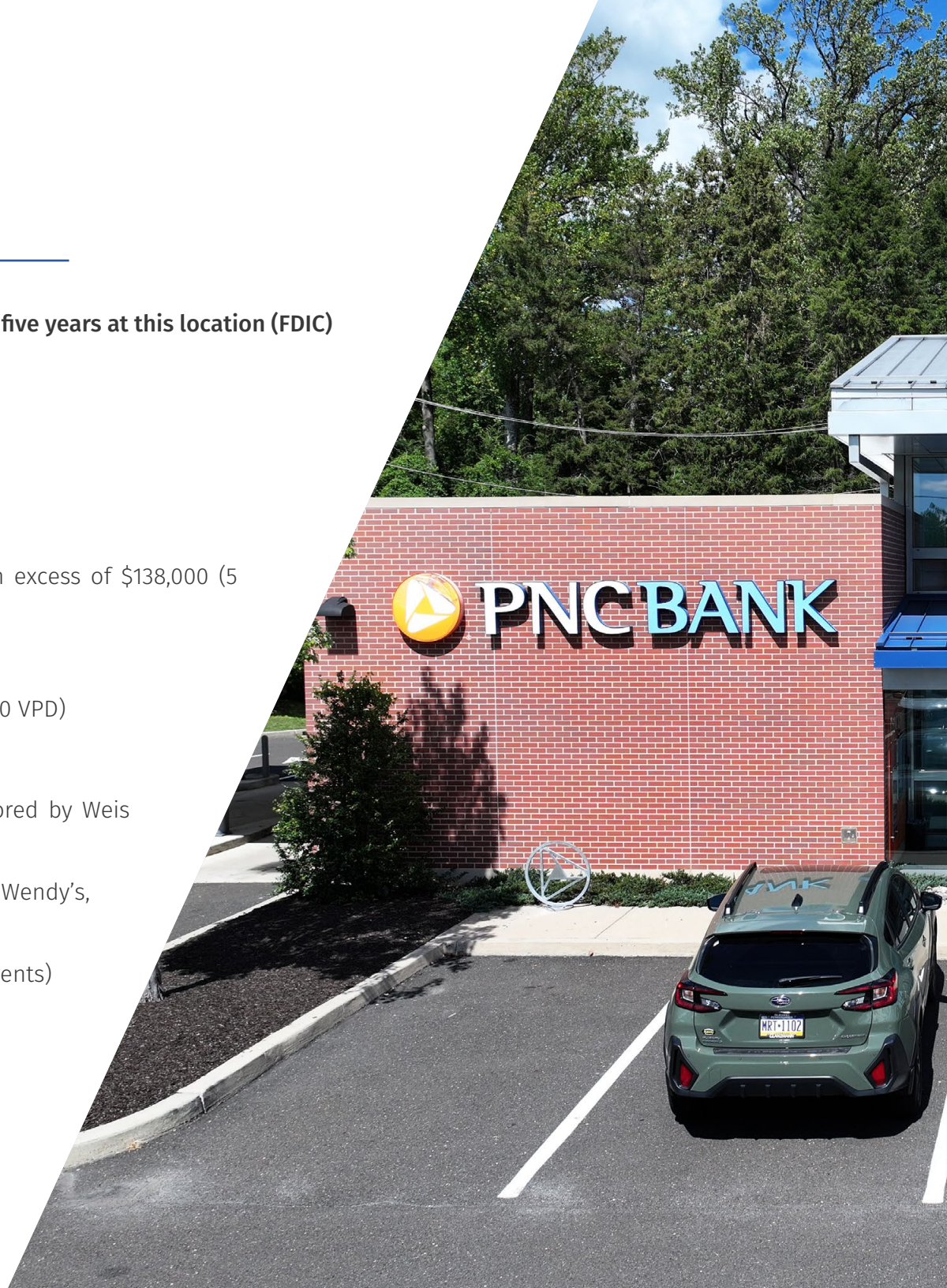
PNC Financial Services Group, Inc., commonly known as PNC Bank, is a major American bank holding company and financial services corporation headquartered in Pittsburgh, Pennsylvania. Tracing its roots to the Pittsburgh Trust and Savings Company founded in 1845, PNC has grown through numerous mergers and acquisitions, including a landmark 1982 merger with Provident National Corporation that formed the basis of its modern structure, and the adoption of its current name in 2000. The company operates in 27 states and the District of Columbia providing a wide array of services such as retail and corporate banking, asset management, wealth management, mortgage loans, insurance, investment banking, private equity, and credit cards. With total assets exceeding \$557 billion as of recent reports, it employs around 59,000 people and maintains thousands of branches and ATMs nationwide.



# Investment Highlights

---

- » **Average deposits exceed \$200,000,000 over the last five years at this location (FDIC)**
- » Positioned within the Philadelphia MSA
- » Investment grade – S&P: A
- » Successful operating history since 2011
- » Ground Lease – NNN – No landlord responsibilities
- » Affluent community – Average household income in excess of \$138,000 (5 miles)
- » 10% rental escalations in each option
- » Signalized intersection along County Line Road (31,600 VPD)
- » Proximity to Interstate 276 (108,000 VPD)
- » Adjacent to Huntingdon Valley Marketplace – anchored by Weis Markets
- » Neighboring retailers include LA Fitness, CVS, Wawa, Wendy's, Dunkin', Verizon, GNC, & Chipotle
- » Minutes from William Tennent High School (1,765 students)
- » Over 215,000 people live within a five-mile radius





## Property Overview



**PRICE**  
\$4,436,667



**CAP RATE**  
6.00%



**NOI**  
\$266,200<sup>1</sup>

**LEASE COMMENCEMENT DATE:**

3/1/2011

**LEASE EXPIRATION DATE:**

2/28/2031

**RENEWAL OPTIONS:**

One 5-year &  
One 4-year + 11 months

**RENTAL ESCALATION:**

10% in each option

**LEASE TYPE:**

Ground lease – NNN

**TENANT:**

PNC Bank

**YEAR BUILT:**

2011

**BUILDING SIZE:**

3,604 SF

**LAND SIZE:**

1.05 AC

1) NOI is as of the March 2026 rental escalation. Seller to credit any rent differential at closing.



# Aerial



JUSTA FARM SHOPPING CENTER

EVERDAY'S A  
HOLIDAY



Wawa



CVS

County Line Rd

PNC

Pinehorst Rd

HUNTINGDON VALLEY MARKETPLACE

weis

LA FITNESS

GOOD STUFF THRIFT  
HELPING KIDS

verizon

DUNKIN'

CHIPOTLE



PENNCINEMA

31,600 VPD

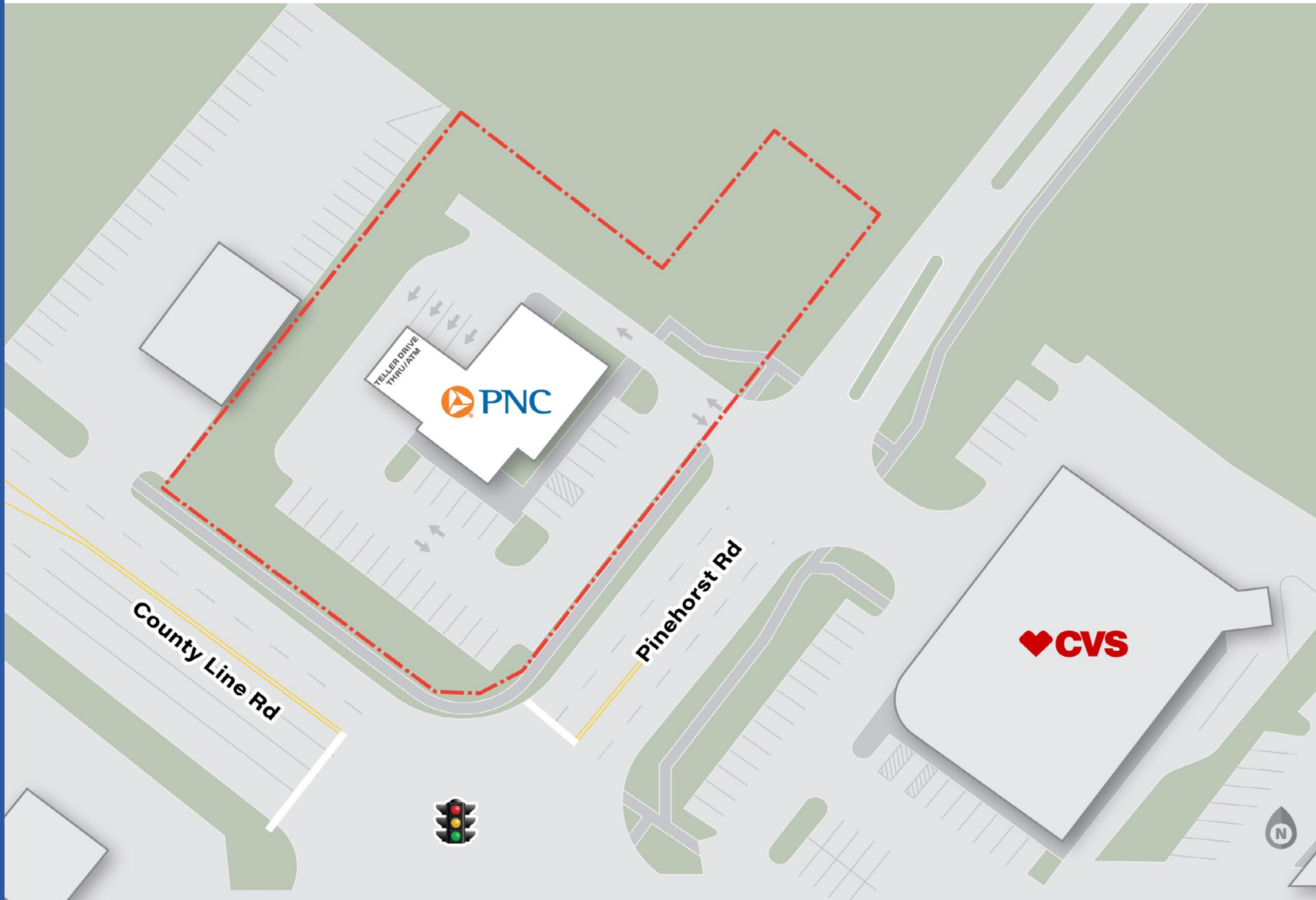


# Aerial





# Site Plan





# Map








# Location Overview

## HATBORO, PENNSYLVANIA

Hatboro, Pennsylvania, is a small borough in Montgomery County, located approximately 20 miles northeast of Philadelphia. Founded in the early 18th century, Hatboro’s history is rooted in its strategic location along the York Road, which facilitated trade and travel, fostering early growth as a commercial hub. The borough, covering just 1.4 square miles, has a population of around 7,400 as of recent estimates. Known for its walkable downtown, Hatboro features a mix of historic charm and modern amenities, with local businesses, restaurants, and community events like the Moonlight Memories Car Show and National Night Out drawing residents and visitors alike. The borough is part of the Hatboro-Horsham School District, and its proximity to major highways and public transit, including SEPTA’s Warminster Line, makes it a convenient suburban community with strong ties to the Greater Philadelphia region.

Recent developments in Hatboro reflect its commitment to community engagement and resilience. In the first half of 2025, the borough made headlines for events such as the 32nd Annual Moonlight Memories Car Show on July 26, hosted by the Greater Hatboro Chamber of Commerce, and the Hatboro Community Market and Children’s Entrepreneur Market on August 2, both held at Miller Meadow Park. A house fire on March 31 at 205 S. Warminster Road was contained without injuries, showcasing the effectiveness of local emergency response teams. Additionally, Hatboro received a PECO Green Region grant to support environmental initiatives, and the borough was recognized as Pennsylvania’s 78th Bird Town, highlighting its focus on sustainability. Despite challenges, such as a fatal three-vehicle crash on August 23, 2024, Hatboro continues to foster a tight-knit community through events like First Friday Hatboro and ongoing infrastructure improvements, including PECO utility work and Aqua water main replacements.

# Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	9,696	3,939	\$100,525	\$128,728
3-MILE	78,481	31,653	\$101,352	\$129,562
5-MILE	215,439	83,483	\$104,543	\$138,157





## MSA Overview

---

### PHILADELPHIA MSA

The Philadelphia Metropolitan Statistical Area (MSA), encompassing parts of Pennsylvania, New Jersey, Delaware, and Maryland, is one of the largest and most vibrant urban regions in the United States, with a population of approximately 6.3 million as of 2025. Centered around Philadelphia, the nation's sixth-largest city, the MSA spans 11 counties, including Philadelphia, Montgomery, Bucks, and Delaware in Pennsylvania; Camden, Burlington, and Gloucester in New Jersey; New Castle in Delaware; and Cecil in Maryland. Known for its rich history, the region is home to iconic landmarks like Independence Hall and the Liberty Bell, alongside a diverse economy driven by sectors such as healthcare, education, finance, and technology. Major institutions like the University of Pennsylvania, Jefferson Health, and Comcast, alongside a robust network of small businesses, contribute to its economic strength. The MSA's connectivity, with access to major highways, Amtrak's Northeast Corridor, and Philadelphia International Airport, makes it a critical hub for commerce and culture.

In the first half of 2025, the Philadelphia MSA has shown resilience and growth despite national economic uncertainties. The region's unemployment rate held steady at around 3.9%, below the national average, with job growth in healthcare, professional services, and clean energy sectors. Philadelphia's housing market remained competitive, with median home prices in the MSA rising 4.2% year-over-year to approximately \$360,000, driven by demand in suburban counties like Montgomery and Bucks. Positive developments included a \$1.2 billion investment in University City's life sciences corridor, boosting innovation and job creation. Additionally, the MSA saw increased infrastructure funding, with SEPTA securing federal grants for rail modernization and green energy projects, aligning with the region's sustainability goals. Community initiatives, such as Philadelphia's designation as a UNESCO World Heritage City and expanded cultural festivals, further solidified the MSA's reputation as a dynamic, inclusive region.



# Tenant Overview



## PNC BANK

PNC Financial Services Group, Inc., commonly known as PNC Bank, is a major American bank holding company and financial services corporation headquartered in Pittsburgh, Pennsylvania. Tracing its roots to the Pittsburgh Trust and Savings Company founded in 1845, PNC has grown through numerous mergers and acquisitions, including a landmark 1982 merger with Provident National Corporation that formed the basis of its modern structure, and the adoption of its current name in 2000. The company operates in 27 states and the District of Columbia, providing a wide array of services such as retail and corporate banking, asset management, wealth management, mortgage loans, insurance, investment banking, private equity, and credit cards. As one of the largest Small Business Administration lenders and credit card issuers in the U.S., PNC also excels in treasury management and asset-based lending. With total assets exceeding \$557 billion as of recent reports, it employs around 59,000 people and maintains thousands of branches and ATMs nationwide.

In the first quarter of 2025, PNC reported strong financial results with net income of \$1.5 billion and diluted earnings per share (EPS) of \$3.51, marking a 12% year-over-year increase and beating analyst expectations. Revenues rose 6% annually to \$5.45 billion, supported by record net interest income and steady credit quality, while the company returned \$0.8 billion in capital to shareholders. The second quarter built on this momentum, with net income climbing to \$1.6 billion and EPS reaching \$3.85, surpassing estimates by about 8.7%. Total revenue grew 5% to \$5.7 billion, driven by a 4% increase in noninterest income and 2% rise in net interest income, alongside positive operating leverage and controlled expenses. Positive developments included a 6% dividend hike to \$1.70 per share, robust organic loan growth, and optimistic guidance for continued economic expansion and market opportunities.

Website:	<a href="http://www.pnc.com">www.pnc.com</a>
Headquarters:	Pittsburgh, PA
Number of Locations:	2,200
Company Type:	Public – NYSE: PNC





## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

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.



[www.bouldergroup.com](http://www.bouldergroup.com)



### EXCLUSIVELY LISTED BY:

#### JIMMY GOODMAN

Partner  
847-562-8500  
[jimmy@bouldergroup.com](mailto:jimmy@bouldergroup.com)

#### BRIAN BROCKMAN

Bang Realty, Pennsylvania Inc  
License #RM432816 | 513-898-1551  
[BOR@bangrealty.com](mailto:BOR@bangrealty.com)

### CONNECT WITH US



The Boulder Group | 3520 Lake Avenue, Suite 203  
Wilmette, Illinois 60091