NET LEASE INVESTMENT OFFERING

Atlantic Union Bank

Atlantic Union Bank (Investment Grade)

134 W Main St
Orange, VA 22960

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 Orange, 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 two 5-year renewal options 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 2,559 square-foot building is positioned along West Main Street in the heart of downtown Orange, which serves as the dual-designated US Route 15 and VA Route 20 corridor and functions as the primary commercial spine of Orange County. Orange serves as the county seat of Orange County, with its courthouse, governmental offices, and civic institutions concentrated along this Main Street corridor. Major employment anchors in the trade area include L3Harris Technologies' Aerojet Rocketdyne facility - a defense manufacturing operation with over 350 employees that announced a significant plant expansion in 2024 - and Dogwood Village of Orange County, a regional senior care campus with 164 nursing beds and 80 assisted living units. James Madison's Montpelier, a 2,650-acre National Trust for Historic Preservation site, is located approximately 4 miles from the property and draws tens of thousands of visitors to the Orange area annually. The average household income within five miles of the property exceeds $95,000.

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.
- **Largest Bank Headquartered in Virginia** — After the April 2025 Sandy Spring Bancorp acquisition, AUB operates ~190 branches across VA, MD, and NC.
- **County Seat Location on Primary Commercial Corridor** - The property is situated on West Main Street in Orange, the county seat and governmental center of Orange County, anchoring the town's primary commercial and civic spine.
- **Defense-Anchored Employment Base** - L3Harris Technologies' Aerojet Rocketdyne facility in Orange County employs 350+ workers producing solid rocket motors for U.S. defense programs and announced a major facility expansion in 2024.
- **-ffluent Surrounding Demographics** - The average household income within five miles exceeds $95,696, supporting a strong consumer base for local businesses and banking services.
- **Historic Downtown Main Street Corridor** - West Main Street serves dual designation as US Route 15 and VA Route 20, the region's primary north-south and east-west corridors through the heart of Orange County.
- **James Madison's Montpelier Proximity** - James Madison's Montpelier, a nationally recognized 2,650-acre historic site managed by the National Trust for Historic Preservation, is located approximately 4 miles from the property and draws tens of thousands of visitors to the Orange area annually.

Property Overview

PRICE
$791,005

CAP RATE
6.20%

NOI
$49,042
(as of 10/1/2026)

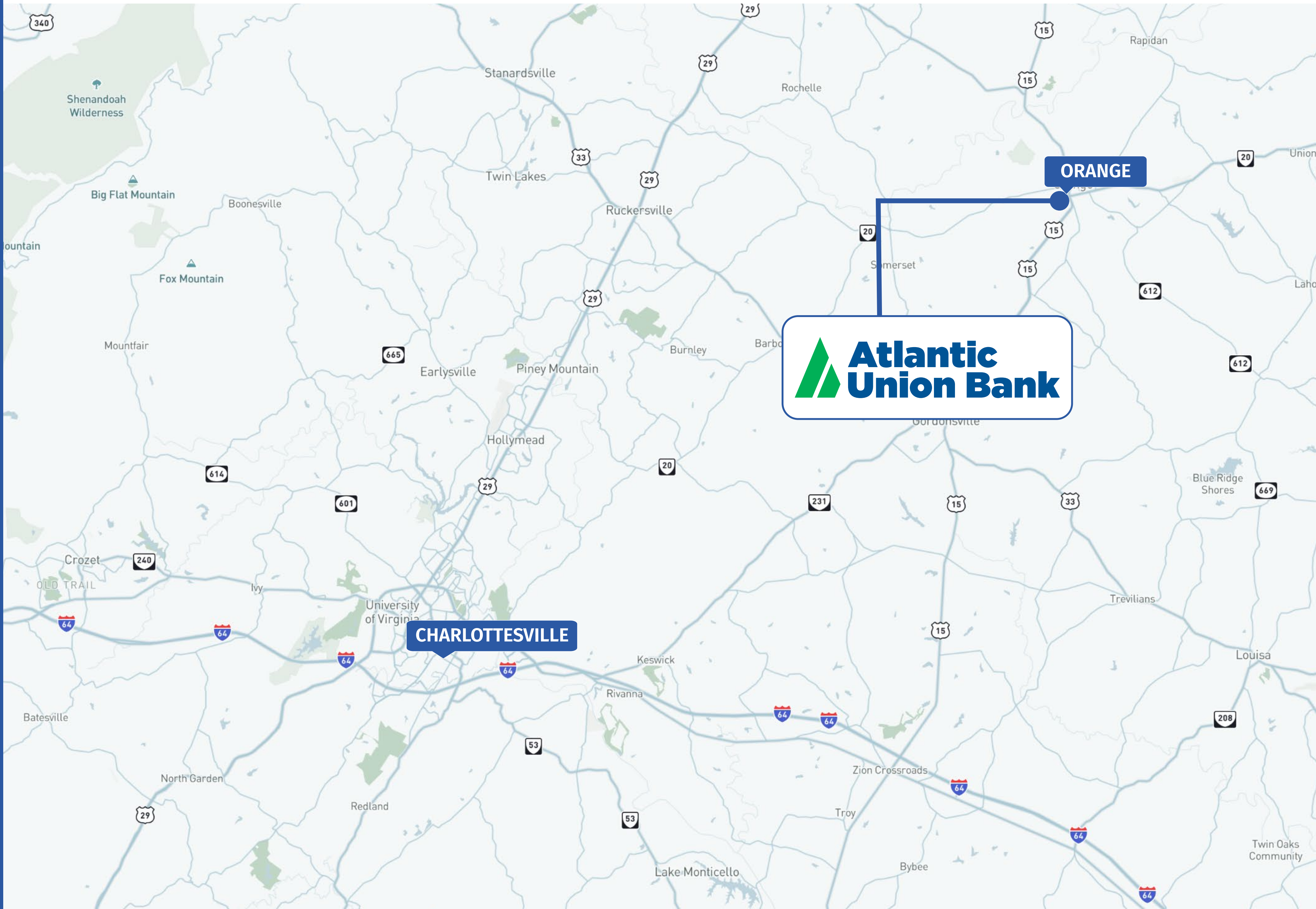
LEASE EXPIRATION:	**September 30, 2040**
RENTAL ESCALATIONS:	**1.50% Annual**
RENEWAL OPTIONS:	**Two 5-Year (2.00% Annual)**
TENANT:	**Atlantic Union Bank**
GUARANTOR:	**Atlantic Union Bankshares Corporation**
LEASE TYPE:	**Triple Net (NNN)**
LANDLORD RESPONSIBILITIES:	**None**
BUILDING SIZE:	**2,559 SF**
LAND SIZE:	**0.15 Acres**
YEAR BUILT:	**1960**
BRANCH DEPOSITS:	**$73,142,000 (2025)**

Aerial


FOOD LION
DOLLAR GENERAL
Goodwill RAPPAHANNOCK
BURGER KING
TACO BELL
Roses
WELLS FARGO
15
SHEETZ
KFC
TRUIST
Hardee's
NAPA
Atlantic Union Bank
AT&T
SUBARU
DOLLAR TREE
O'Reilly AUTO PARTS
schewels home
FAMILY DOLLAR
my family, my family dollar.
Domino's
ELEVEN
Hwy 15
W Main St
ADVANCE AUTO PARTS
15
Exxon
ORANGE COUNTY HIGH SCHOOL
PROSPECT HEIGHTS MIDDLE SCHOOL
Speedway
ACE Hardware

Site Plan

Map


ORANGE
Atlantic Union Bank
CHARLOTTESVILLE
Stanardsville
Rochelle
Rapidan
Shenandoah Wilderness
Twin Lakes
Ruckersville
Big Flat Mountain
Boonesville
Fox Mountain
Mountfair
Earlysville
Piney Mountain
Burnley
Hollymead
Blue Ridge Shores
Crozet
Ivy
University of Virginia
Trevilians
Keswick
Louisa
Rivanna
Batesville
Zion Crossroads
North Garden
Redland
Troy
Bybee
Lake Monticello
Twin Oaks Community

Location Overview

ORANGE, VIRGINIA

Orange, Virginia is the county seat of Orange County, situated in the heart of Virginia's historic Piedmont region approximately 28 miles northeast of Charlottesville and 88 miles southwest of Washington, D.C. The town of approximately 5,200 residents anchors a county of roughly 40,000 people, serving as the center of civic, governmental, and commercial activity for the surrounding region. Orange County's economy is supported by a growing defense and advanced manufacturing base anchored by L3Harris Technologies' Aerojet Rocketdyne facility, which produces solid rocket motors for U.S. defense programs including Stinger and Javelin missiles and broke ground on a major facility expansion in 2024. Other key demand generators include Dogwood Village of Orange County, a regional senior care campus with 164 nursing beds and 80 assisted living units; Orange County Public Schools; and James Madison's Montpelier, a 2,650-acre National Trust for Historic Preservation site approximately 4 miles from the subject property that draws tens of thousands of visitors annually to the Orange trade area. West Main Street - serving as the combined US Route 15 and VA Route 20 corridor - connects Orange to Interstate 64 approximately 13 miles to the south (Exit 136 at Zion's Crossroads), providing direct regional access to Richmond to the east and Charlottesville to the west, with Charlottesville Albemarle Airport approximately 25 miles to the southwest.

Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
3-MILE	6,486	2,621	$78,913	$90,689
5-MILE	9,372	3,828	$81,127	$95,696
10-MILE	24,440	9,362	$102,882	$83,827

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- (Stable)
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

REPRESENTATIVE IMAGE

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