



8918 CHARLOTTE HWY INDIAN LAND, SC

**OFFERED
FOR SALE**

\$3,485,000 | 4.85% CAP



CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale a rare absolute NNN ground lease investment at 8918 Charlotte Highway in Indian Land, South Carolina. The offering is 100% leased to PNC Bank under a brand-new 20-year ground lease generating \$169,000 in annual NOI at a 4.85% cap rate. The investor acquires the land outright with zero landlord responsibilities, creating a fully passive income stream backed by investment-grade credit.

The investment is secured by a direct corporate lease with PNC Bank, N.A., one of the nation's largest financial institutions with \$573.6 billion in assets and 2,224 branches nationwide. The lease features 2% annual rent increases throughout the initial term, growing NOI to more than \$246,201 by Year 20. Rent commences January 1, 2027, with a primary term extending through January 2047.

Positioned on Charlotte Highway (US-521, 38,400 VPD) within The Exchange at Indian Land, a 130-acre mixed-use development anchored by Costco and Lowes Foods, the property benefits from one of the Charlotte MSA's fastest-growing and most affluent trade areas. Average household incomes exceed \$167,000 within 3 miles and \$188,000 within 5 miles, supporting strong long-term fundamentals.

RENT SCHEDULE	TERM	RENT	PSF RENT
Current Term	1-5	\$169,000	\$56.33
Rent Escalation	6-10	\$186,590	\$62.20
Rent Escalation	11-15	\$206,010	\$68.67
Rent Escalation	16-20	\$227,452	\$75.82
1st Extension Term	21-25	\$251,125	\$83.71
2nd Extension Term	26-30	\$277,262	\$92.42
3rd Extension Term	31-35	\$306,120	\$102.04
4th Extension Term	36-40	\$337,981	\$112.66

NOI	\$169,000
CAP RATE	4.85%
LISTING PRICE	\$3,485,000

ASSET SNAPSHOT

Tenant Name	PNC Bank
Address	8918 Charlotte Hwy, Indian Land, SC 29707
Building Size (GLA)	3,000 SF
Land Size	1.13 Acres
Year Built/Renovated	2026
Signatory/Guarantor	PNC Bank, N.A.
Rent Type	ABS, NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	1/1/2027
Lease Expiration Date	1/31/2047
Remaining Term	20 Years
Rent Escalations	2% Annually & in Options
Current Annual Rent	\$169,000




118,596
 PEOPLE
 IN 5 MILE RADIUS


\$188,241
 AHHI IN
 5 MILE RADIUS


38,400
 VPD ON
 CHARLOTTE HWY



ABSOLUTE NNN GROUND LEASE

The investor acquires the land outright under an absolute NNN ground lease with zero landlord responsibilities, delivering fully passive, management-free ownership with no maintenance or capital obligations.



BRAND-NEW 20-YEAR CORPORATE LEASE | 2% ANNUAL RENT ESCALATIONS

PNC Bank has executed a brand-new 20-year ground lease on a newly constructed 2026 branch, with 2% annual rent escalations throughout the term.



INVESTMENT-GRADE CREDIT: S&P A-RATED WITH \$573 BILLION IN ASSETS

PNC Bank is one of the 10 largest U.S. banks with \$573.6 billion in assets, ratings of A (S&P) and AA (low) (Morningstar DBRS), 2,224 branches, and \$440.9 billion in deposits, providing exceptional institutional credit.



COSTCO-ANCHORED MIXED-USE DEVELOPMENT

Located within The Exchange at Indian Land, a 130-acre mixed-use development anchored by Costco and Lowes Foods with 400+ apartments and 320 townhomes planned.



FAST-GROWING CHARLOTTE SUBMARKET

Located in Lancaster County, the Charlotte region's fastest-growing county, with frontage along Charlotte Highway (US-521), the primary corridor connecting Indian Land and Ballantyne.



AFFLUENT TRADE AREA

Exceptional demographics with average household incomes of \$167,000 within three miles and \$188,000 within five miles, supporting long-term retail demand.





Future MUSC Hospital
50 Beds; 62,000 SF

The Mason at Six Mile Creek
300 Apartments

Transformation Church

Exchange at Indian Land
400+ Apartments

Ansley Park
~400 Homes

Taylor Morrison Homes
320 Townhomes



Future Development
(Leased)

Future Development
(Leased)

CHARLOTTE HWY 38,400 VPD

CREEK BED DR





SOUTH AERIAL



Indian Land Elementary, Middle,
& Intermediate Schools
3,325 Total Students



McClancy Foods



CREEK BED DR



Future Development
(Leased)

Future Development
(Leased)



CHARLOTTE HWY 38,400 VPD





LOCATION OVERVIEW

PNC BANK INDIAN LAND, SC

7

GREENSBORO

96 MILES
1:50 DRIVE

ASHEVILLE

104 MILES
2:30 DRIVE

GASTONIA

CHARLOTTE

17 MILES
0:35 DRIVE

GREENVILLE

87 MILES
2:05 DRIVE

1 MILE

4,990
PEOPLE
\$147,217
AHHI
3,000
TOTAL
EMPLOYEES

3 MILES

37,562
PEOPLE
\$167,265
AHHI
14,381
TOTAL
EMPLOYEES

5 MILES

118,596
PEOPLE
\$188,241
AHHI
25,061
TOTAL
EMPLOYEES

Charlotte MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.6 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.



TENANT SUMMARY

PNC Bank is the principal banking subsidiary of PNC Financial Services Group, Inc. (NYSE: PNC), one of the 10 largest banks in the United States by total assets. With \$573.6 billion in total assets, 2,224 branches across the country, \$23.1 billion in annual revenue, and \$6.99 billion in net income, PNC represents one of the most financially powerful and geographically diversified banking institutions available in the net lease investment market. PNC is headquartered in Pittsburgh, Pennsylvania, and traces its banking heritage to 1845.

PNC carries investment-grade credit ratings from multiple rating agencies: S&P Long-Term rating of A and Short-Term A-1, Morningstar DBRS Long-Term Issuer Rating of AA (low) — upgraded in October 2025 — with a Stable outlook across all ratings. These ratings reflect PNC's deep capital base, diversified revenue streams spanning retail banking, corporate banking, asset management, and mortgage origination, and its disciplined approach to credit risk and balance sheet management. PNC has remained consistently profitable through multiple credit cycles and economic environments.

The Indian Land branch at 8918 Charlotte Highway is a newly constructed 2026 location within The Exchange at Indian Land, Crosland Southeast's 130-acre mixed-use development anchored by Costco and Lowes Foods. PNC's site selection in one of the Southeast's fastest-growing suburban trade areas, with average household incomes exceeding \$188,000 within 5 miles, reflects the bank's strategic focus on high-income suburban communities with strong household formation and banking services demand. The 20-year ground lease with 2% annual escalations and a January 2027 rent commencement provides the investor with a long-dated, inflation-sensitive income stream from one of the country's most creditworthy institutional tenants.

PNC BANK QUICK FACTS

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





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Exclusively Offered By



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