



INVESTMENT OFFERING

PNC | 2014 STATE STREET  
NEW ALBANY, INDIANA

**HOGAN**  
REAL ESTATE

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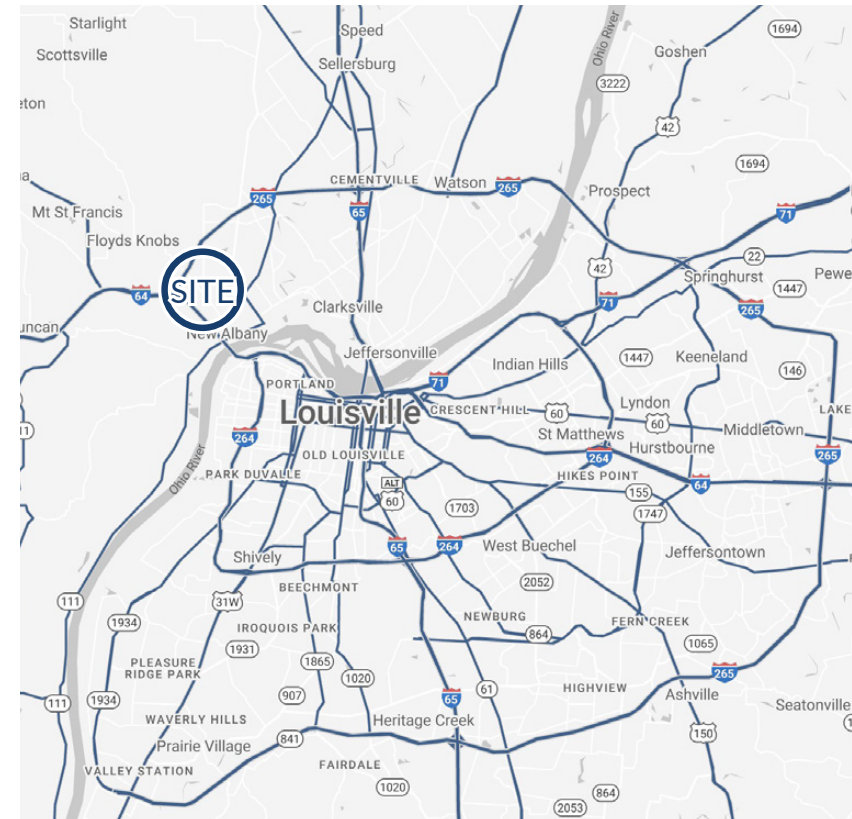
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# HIGHLIGHTS

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**2,250 SF**  
**PNC BANK**  
Building on ± 0.50 Acre



**Direct Access**  
**FROM THREE STREETS**  
and Situated at Two  
Signalized Intersections



**Excellent Visibility**  
**& OVER 30,000 VPD**  
on State Street

## The Offering

Qualified investors are extended the opportunity to acquire a 100.0% fee simple interest in a NNN lease PNC Bank in New Albany, Indiana. This prime PNC Bank location is strategically positioned adjacent to Baptist Health Floyd, a 225-bed regional hospital staffed by over 600 physicians and more than 2,000 associates. The immediate area has become a rapidly growing retail hub in New Albany, attracting major national retailers such as Kroger, Target, Marshalls, and Home Depot. With its convenient location along I-265 and I-64—less than 10 miles from downtown Louisville, KY—the property serves a broad regional customer base.

The site boasts high visibility on a prominent corner with direct access from three streets, including State Street, which sees over 30,000 vehicles per day. Signalized intersections at Green Valley Road and Knable Lane further enhance accessibility. Additionally, the investment features a NNN lease structure with zero landlord responsibility. The lease is in the first year of its current five-year term, with two extension options remaining and 20% rental increases every five years.

## Sales Terms

The property is being offered on an “as-is” basis with ownership making no representations or warranties with respect to the accuracy or completeness of the offering memorandum or any and all documents delivered to any acquisition prospect for the purpose of due diligence.

## Investment Highlights

### Prime Location:

Adjacent to Baptist Health Floyd, a 225-bed regional hospital which staffs 600+ physicians and over 2,000 associates.

### Growing Retail Trade Area:

Immediate area is a rapidly growing retail hub of New Albany, home to major retailers including Kroger, Target, Marshalls, Home Depot, and more. The area serves a wide region thanks to its position along I-265 and I-64, less than 10 miles from downtown Louisville, KY.

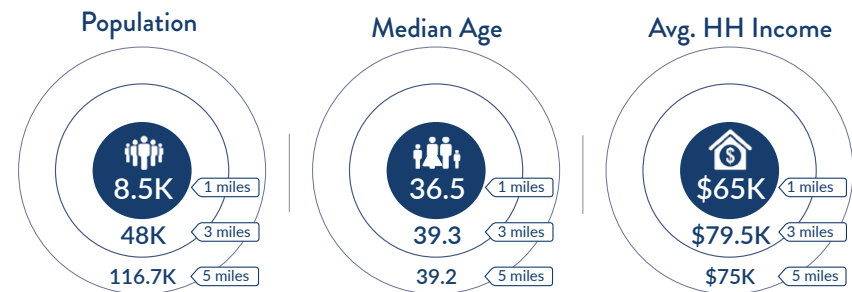
### High Visibility Corner:

The site features excellent visibility and direct access from three streets, including State Street which receives over 30,000 VPD. The property benefits from signalized access from State Street at both Green Valley Road and Knable Lane.

### NNN Lease Structure:

The NNN lease with PNC Bank, National Association has zero landlord responsibility and is in the first year of its current 5-year term. Two extension term options remain, with 20% rental increases every 5 years.

## Demographics



# OFFERING SUMMARY

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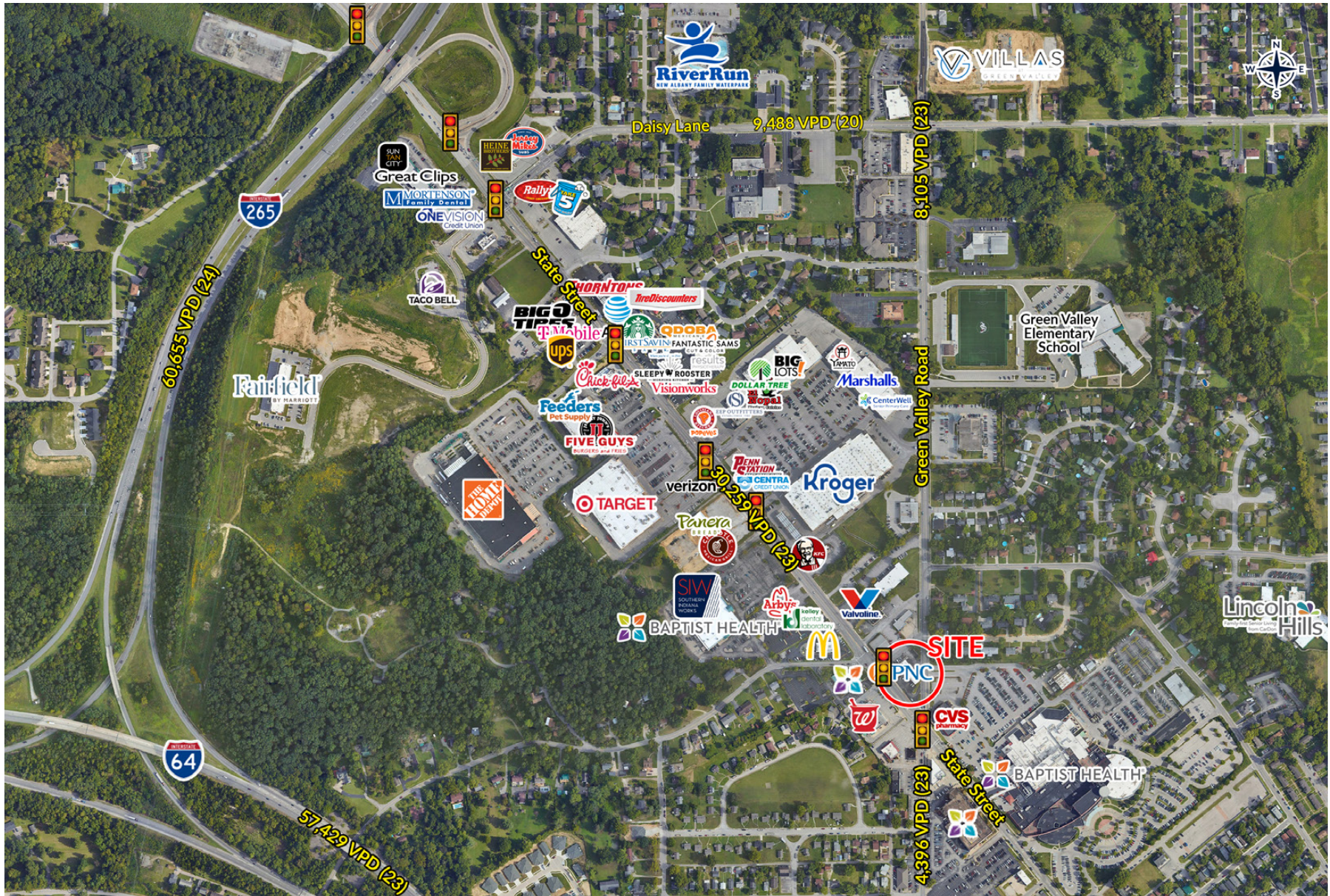
|                            |                                                 |
|----------------------------|-------------------------------------------------|
| Property Location          | 2014 State Street,<br>New Albany, Indiana 47150 |
| Price                      | \$1,818,182                                     |
| Cap Rate                   | 5.5%                                            |
| NOI                        | \$100,000                                       |
| Rentable Square Feet       | 2,250                                           |
| Lot Size                   | ± 0.50-Acre                                     |
| Type of Ownership          | Fee Simple                                      |
| Tenant                     | PNC Bank, National Association                  |
| Lease Type                 | NNN, No LL Responsibility                       |
| Current Lease Term         | 5 Years                                         |
| Renewal Options            | Two (2) Five (5) Year Options                   |
| Rent Increases             | 20% Every Five (5) Years                        |
| Initial Term Rental Income |                                                 |
| Years 1-5:                 | \$100,000                                       |
| Extension Terms            |                                                 |
| Years 6-10:                | \$120,000                                       |
| Years 11-15:               | \$144,800                                       |

## Lease Summary

| TENANT | SQ. FT.  | TERM         | MONTHLY RENT | ANNUAL RENT  | BASE RENT PER SQ. FT. |
|--------|----------|--------------|--------------|--------------|-----------------------|
| PNC    | 2,250 SF | Current Term | \$8,333.33   | \$100,000.00 | \$44.44               |
|        |          | Option 1     | \$10,000.00  | \$120,000.00 | \$53.33               |
|        |          | Option 2     | \$12,066.67  | \$144,800.00 | \$64.36               |

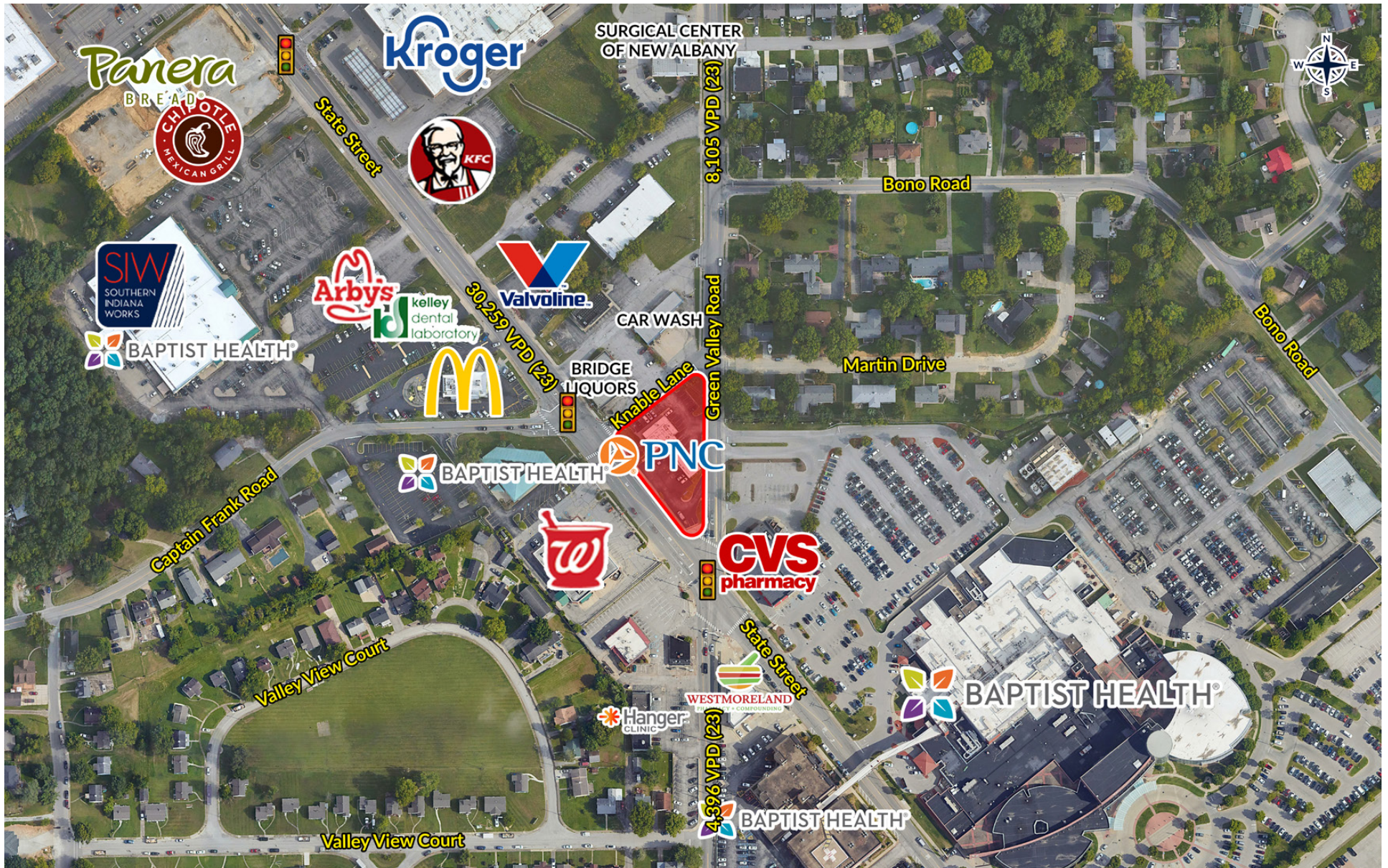
# TRADE AERIAL

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# IMMEDIATE AREA AERIAL

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## PROPERTY CONTACT

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