



Truist Bank

112 MCCLANAHAN ST, ROANOKE, VA

Offered For Sale
\$1,405,000 | 6.00% CAP



CONFIDENTIAL
OFFERING MEMORANDUM



Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this Absolute Net Truist Bank in Roanoke, VA. Truist has been operating at this location since 2008 and has 6 years remaining on their current lease term with 1.5% annual rent increases and options to renew.

Lease Years	Rent	Return
1/1/2024 - 12/31/2024	\$84,316	6.00%
1/1/2025 - 12/31/2025	\$85,581	6.09%
1/1/2026 - 12/31/2026	\$86,864	6.18%
1/1/2027 - 12/31/2027	\$88,167	6.27%
1/1/2028 - 12/31/2028	\$89,490	6.36%
1/1/2029 - 12/31/2029	\$90,832	6.46%
Options 1-2	Fixed 1.5% Annual Increase	
Options 3-6	Fair Market Value	

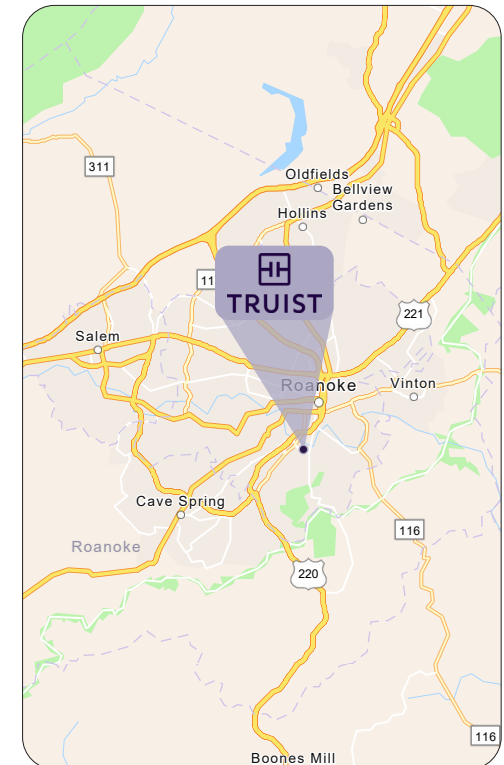
Year 1 NOI **\$84,316**




Cap Rate **6.00%**

Listing Price **\$1,405,000**

Asset Snapshot

Tenant	Truist Bank
Address	112 McClanahan St, Roanoke, VA
Building Size (GLA)	3,383 SF
Land Size	0.59 Acres
Year Built	1937
Signator/Guarantor	Suntrust Bank
Lease Type	Absolute Net
Landlord Responsibilities	None
Ownership	Fee Simple
Lease Commencement Date	December 10, 2007
Lease Expiration Date	December 31, 2029
Remaining Term	6 years
Remaining Renewal Options	1, 3-Year Option, then 5, 5-Year Options
Current Annual Rent	\$84,316



 61,781 PEOPLE IN 3 MILE RADIUS	 \$79,376 AHHI 3 MILE RADIUS	 17,400 VPD COMBINED ON FRANKLIN RD & JEFFERSON ST
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Investment Grade Credit

S&P Global Ratings recently affirmed Truist Bank's A credit rating and stable outlook



Infill Market

Dense infill trade area with high barriers to entry



Long-Term Tenancy

Truist has served the local community at this branch location for more than 17 years



No Landlord Maintenance Obligations

Absolute Net Lease provides passive ownership and stable cash flow



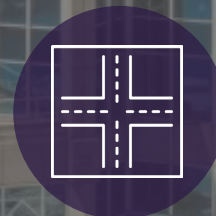
Inflation Hedge

Rare 1.5% annual increases provide steady rent growth and a hedge against inflation



Depreciation Boosts After Tax Returns

Fee Simple ownership allows for depreciation of the building boosting after tax returns



Excellent Underlying Real Estate Fundamentals

Corner location with excellent visibility and access



Top 10 Financial Institution

As of Q3 2023, Truist is the 9th largest US Bank with \$514 billion in assets and over 51,000 employees



CARILION CLINIC HAS OVER 13,500 EMPLOYEES SPREAD OUT OVER 282 CLINIC SITES SERVING 75+ SPECIALTIES



DOWNTOWN
ROANOKE

Carilion Clinic
Internal Medicine

Carilion Roanoke
Memorial Hospital
718 Beds

63,000 ADT



RIVER'S EDGE
PARK

Carilion Clinic
Cardiology

JEFFERSON ST

6,400 ADT

Pinnacle
FINANCIAL PARTNERS

McCLANAHAN ST


TRUIST



CRYSTAL SPRINGS AVE

ROSA LIND AVE





DOWNTOWN ROANOKE



RIVER'S EDGE PARK

ROANOKE INDUSTRIAL CENTER
1.2 MILLION SF



Carilion Roanoke Memorial Hospital
718 Beds



Roanoke Trade Area

Roanoke benefits from a resilient and diversified economy. The city's strategic location along major transportation arteries, including Interstate 81, enhances its appeal for businesses, particularly in logistics and distribution. Roanoke's economic stability, marked by key sectors such as healthcare, manufacturing, education, and technology, complements its commitment to urban renewal, notably seen in the downtown renaissance. With a focus on flexible office spaces, experiential retail, and growing demand for industrial facilities, the market reflects the evolving needs of businesses. The city's educational institutions, including the prestigious Virginia Tech Carilion School of Medicine, contribute to a skilled workforce. Boasting an exceptional quality of life, affordable living, and cultural amenities, Roanoke emerges as an attractive investment destination, with its steady growth, supportive local government, and strategic initiatives creating a compelling environment for investors.

Bedford

24 Miles

Roanoke

1.5 Miles



TRUIST

1 MILES

6,949
PEOPLE

\$110,437
AHHI

3 MILES

61,781
PEOPLE

\$79,376
AHHI

5 MILES

136,204
PEOPLE

\$78,536
AHHI





Truist Financial Corporation was formed in 2019 after the successful merger of SunTrust Bank and BB&T Bank. Today Truist is the 9th largest financial institution in the US with over 2,700 branches and has an A credit rating with Standard and Poors. Truist is headquartered in Charlotte, NC.

Truist Bank Quick Facts

Founded	2019
Ownership	Public
Stock Symbol	NYSE: TFC
# of Locations	2,700 +
Headquarters	Charlotte, NC
Credit Rating	A (S&P)





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Exclusively Offered By



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