



COUNTY NATIONAL BANK

1001 EAST MAIN STREET | BRADFORD, PA 16701

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EXCLUSIVELY LISTED BY:

MICHAEL SHOVER

+1 484 567 2344

michael.shover@cbre.com

MATTHEW GORMAN

+1 484 567 2340

matthew.gorman@cbre.com

MARC MANDEL

+1 484 567 2826

marc.mandel@cbre.com

STEPHEN SCHRENK

+1 484 567 2837

steve.schrenk@cbre.com

TENANT OVERVIEW



CNB Bank, a subsidiary of CNB Financial Corporation, is a leader in providing integrated financial solutions, which creates value for both consumers and businesses. These solutions consist of a family of products and services developed to support the evolving needs of customers from traditional to innovative. For over 150 years, the company has been building long-term customer relationships by being reliable and competitively priced.

CNB Financial Corp. is a leader in providing integrated financial solutions, which creates value for both consumers and businesses. These solutions encompass checking, savings, time and deposit accounts, Private Banking, loans and lines of credit, credit cards, cash management, merchant credit card processing, on-site banker, and accounts receivable handling. In addition, the Corporation provides wealth and asset management services, retirement plans and other employee benefit plans.

ERIEBANK, headquartered in Erie, Pennsylvania, is a division of CNB Bank. Presently, there are eight locations and one loan production office in Ashtabula, Ohio.

FCBank, headquartered in Columbus, Ohio, is the newest division of CNB Bank. Presently, there are nine full service locations.

Holiday Financial Services Corporation, a subsidiary of CNB Financial Corporation, is a consumer loan company with 13 offices located in Pennsylvania.



COUNTY NATIONAL BANK CORPORATE OVERVIEW

TENANT TRADE NAME:	CNB Bank
PARENT COMPANY:	CNB Financial Corp.
TENANT OWNERSHIP STATUS:	Public
BOARD/SYMBOL:	NASDAQ/CCNE
LOCATIONS:	18



FINANCIAL OVERVIEW





PROPERTY HIGHLIGHTS

NNN ground lease with no landlord responsibilities or expenses

15 years remaining on initial 30 year lease - Tenant has been operating at this location since 2003

Outparcel location to the Bradford Mall, a shopping plaza anchored by Tractor Supply and Durham's

Additional Bradford Mall tenants include ALDI, Big Lots, Peebles, Dollar Tree, Taco Bell and Verizon

Surrounding national tenants include Walmart, Goodwill, Burger King, Dollar General, Monro Muffler and Autozone

Situated within a new development area - Sheetz, Taco Bell and ALDI are all new construction properties



**TOTAL
POPULATION**



11,781

**AVERAGE
HOUSEHOLD
INCOME**



\$59,714

**TOTAL
EMPLOYEES**



9,852

**TOTAL
BUSINESSES**



712

FINANCIAL OVERVIEW



PRICE:	\$640,000
CAP RATE:	6.25%
BUILDING SQUARE FOOTAGE:	2,400
YEAR BUILT/RENOVATED:	2002
LOT SIZE:	0.59 Acres
TYPE OF OWNERSHIP:	Ground Lease
LEASE TYPE:	NNN
TENANT:	Corporate Store
LEASE GUARANTEE:	Corporate Guarantee
LEASE TERM:	29 Years
ROOF AND STRUCTURE:	Tenant Responsible
LEASE COMMENCEMENT:	3/18/2003
LEASE EXPIRATION:	9/30/2031
TERM REMAINING:	15 Years
OPTIONS:	N/A
RENTAL INCREASES:	\$5,000 in 2018 & 2023

PROPERTY ADDRESS:

1001 EAST MAIN STREET | BRADFORD, PA 16701

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
CURRENT - 9/30/2018	\$35,000.00	\$2,916.67
10/1/2018 - 9/30/2023	\$40,000.00	\$3,333.33
10/1/2023 - 9/30/2031	\$45,000.00	\$3,750.00
NET OPERATING INCOME \$40,000.00		

Pricing based off annual rent increases to \$40,000 in October 2018. Seller will prorate the difference between that rent and the current rent should the deal close before.

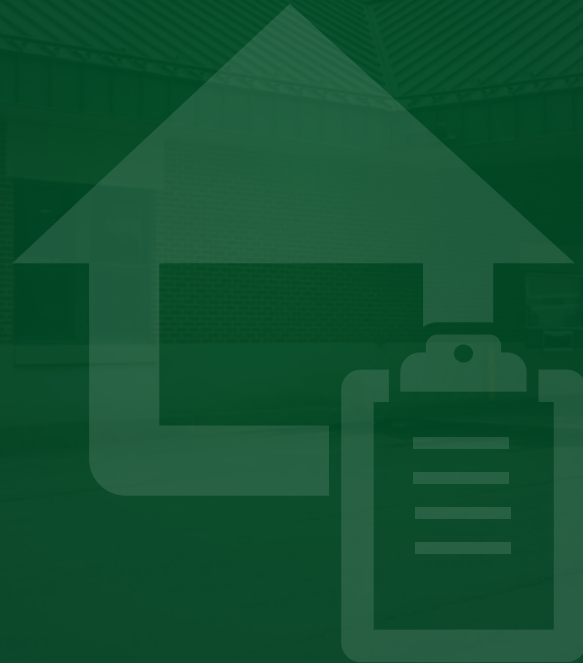
INVESTMENT OVERVIEW

CBRE is pleased to exclusively present for sale this CNB Bank property situated as a pad site to the Bradford Mall in Bradford, Pennsylvania. CNB Bank currently has 15 years remaining on its initial 29 year lease term, with attractive \$5,000 rental increases in 2018 and 2023. This is a NNN ground lease structure with no landlord responsibilities or expenses. The lease is corporately guaranteed by CNB Bank, a subsidiary of CNB Financial Corporation, a publicly traded company and a leader in providing integrated financial solutions.

CNB Bank has been a long term tenant operating at this location since 2003, showing its commitment to the site. Situated at the entrance to the Bradford Mall, CNB benefits from strong access and visibility. The Bradford Mall tenants include ALDI, Tractor Supply, Dollar Tree, Peebles, Big Lots, Verizon and Taco Bell. Additional surrounding tenants include Walmart, Goodwill, Burger King, Dollar General, Monro Muffler and Autozone. CNB Bank sits at the Bolivar Drive (traffic counts 5,600) entrance of the Bradford Mall, just 1 block off of East Main Street (traffic counts 11,000). CNB Bank, a subsidiary of CNB Financial Corporation, is a leader in providing integrated financial solutions, which creates value for both consumers and businesses.



PROPERTY SUMMARY



PROPERTY PHOTOS



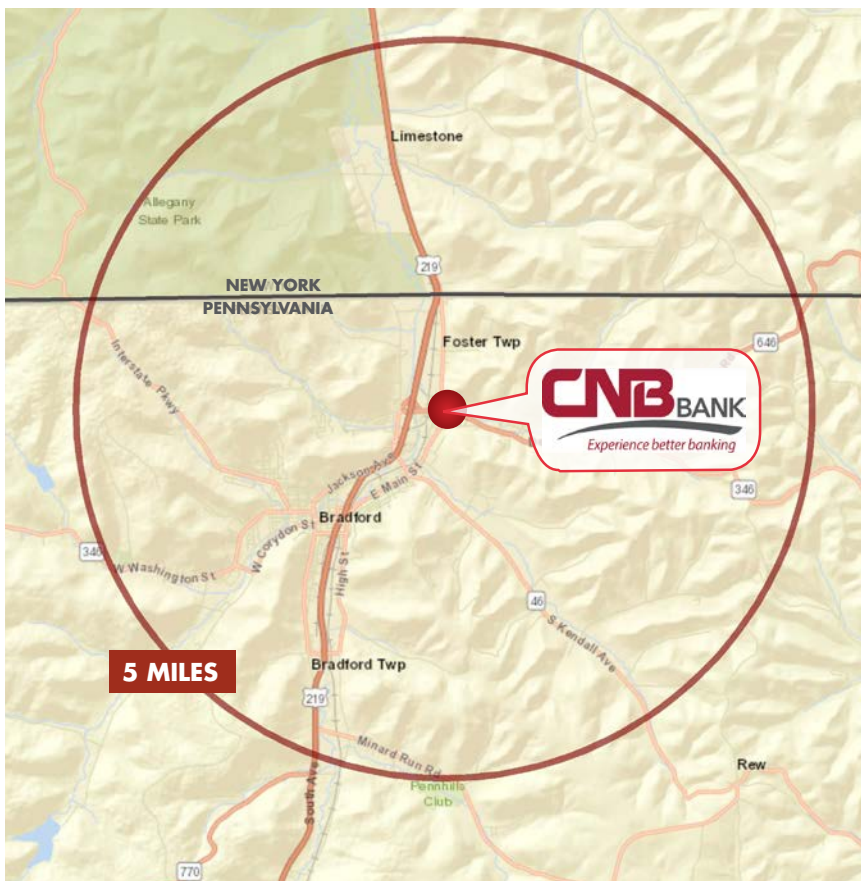
PROPERTY PHOTOS



SURROUNDING USES



LOCATION OVERVIEW BRADFORD, PENNSYLVANIA



The subject property is a pad site at the entrance of the Bradford Mall in Bradford, Pennsylvania. This is the major shopping area within town with Bradford Mall tenants including Tractor Supply, ALDI, Sheetz, Dollar Tree, Big Lots, Peebles and Taco Bell. Additional surrounding tenants include Walmart, Goodwill, Burger King, Dollar General, Monro Muffler and Autozone. CNB Bank sits at the Bolivar Drive (traffic counts 5,600) entrance of the Bradford Mall, just 1 block off of East Main Street (traffic counts 11,000).

Bradford is a city in McKean County, Pennsylvania, United States, close to the border with New York State and approximately 78 miles south of Buffalo, New York. Bradford is the principal city in the Bradford, PA Micropolitan Statistical Area. Bradford has a four-year college, the University of Pittsburgh at Bradford, which offers 40 majors and 50 minors, with a current enrollment of 1,500 students. Bradford is located within miles of the Allegany State Park in New York, the third-largest state park in the United States, and the Allegheny National Forest, the only national forest in Pennsylvania.

ANNUAL HOUSEHOLD SPENDING - 5 MILES

APPAREL & SERVICES	\$1,762
GROCERIES	\$4,073
EATING OUT	\$3,465
HEALTH CARE	\$4,538
COMPUTERS & HARDWARE	\$543

PROPERTY SUMMARY

AERIAL VIEW



AERIAL VIEW



SURROUNDING USES AERIAL



MAP LOCAL



MAP REGIONAL



SUBJECT AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2010 POPULATION	1,917	12,072	17,312
2016 POPULATION	1,953	11,781	17,048
PROJECTED POPULATION (2021)	1,949	11,568	16,810
HISTORICAL ANNUAL GROWTH			
2010-2016	0.30%	-0.39%	-0.25%
PROJECTED ANNUAL GROWTH			
2016-2021	-0.04%	-0.36%	-0.28%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 HOUSEHOLDS	791	5,069	6,977
2016 HOUSEHOLDS	810	4,962	6,899
PROJECTED HOUSEHOLDS (2021)	810	4,879	6,814
HISTORICAL ANNUAL GROWTH			
2010-2016	0.38%	-0.34%	-0.18%
PROJECTED ANNUAL GROWTH			
2016-2021	0.00%	-0.34%	-0.25%

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2016 AVERAGE	\$59,714	\$48,479	\$52,770
2016 MEDIAN	\$46,324	\$37,647	\$40,687

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE POPULATION	97.2%	95.9%	96.1%
BLACK POPULATION	0.3%	0.8%	0.9%
ASIAN POPULATION	1.1%	1.1%	1.1%
PACIFIC ISLANDER POPULATION	0.4%	0.5%	0.5%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	0.2%	0.2%	0.2%
TWO OR MORE RACES POPULATION	0.9%	1.5%	1.3%

HISPANIC OR LATINO POPULATION BY ORIGIN	1 MILE	3 MILE	5 MILE
HISPANIC OR LATINO	1.2%	1.6%	1.4%
WHITE NON-HISPANIC	96.2%	94.7%	95.0%

2016 AGE BY GENDER	1 MILE	3 MILE	5 MILE
MEDIAN AGE			
MALE / FEMALE	43.6/46.6	39.0/42.8	40.2/43.5

CONTACT INFORMATION



:: MICHAEL SHOVER

Senior Vice President
Retail Investments
+1 484 567 2344
michael.shover@cbre.com

:: MATTHEW GORMAN

Senior Vice President
Retail Investments
+1 484 567 2340
matthew.gorman@cbre.com

:: MARC MANDEL

First Vice President
Retail Investments
+1 484 567 2826
marc.mandel@cbre.com

:: STEPHEN SCHRENK

Associate
Retail Investments
+1 484 567 2837
steve.schrenk@cbre.com

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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