

EXECUTIVE SUMMARY

AT&T - Fulton, New York

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OFFERED EXCLUSIVELY BY



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Real Estate Investment Sales • Financing • Research • Advisory Services

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Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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PROPERTY OVERVIEW

 **PRICE**
\$900,000

Cap Rate:	6.67%
NOI:	\$60,000
Price/SF:	\$562.50
Building GLA:	1,600 SF
Total Land Area:	0.21 AC
Year Built:	2015
Lease Term Remaining:	Approximately 2.20 Years
Parcel ID:	236.80-02-12

Marcus & Millichap is pleased to exclusively offer for sale a freestanding AT&T store operated by Prime Communications, the largest AT&T Authorized Retailer in the United States. The subject property is located at 355 South 2nd Street in Fulton, New York. The AT&T features a triple-net lease, with landlord responsibilities only consisting of roof and structure repair/replacement. This 1,600-square-foot, freestanding building is near Country Road 3, which sees 18,870 vehicles per day. The Country Road 3 bridge provides access over the Oswego River, driving traffic through Fulton. Nearby retailers include Wendy's, Dunkin Donuts, Burger King, and Arby's.

The lease commenced in 2016 and the current term extends through 2027. The tenant has four two-year renewal options with two percent increases per renewal option. The lease is guaranteed by Prime Comms Retail, LLC, the largest AT&T authorized retailer in the nation (2,000 locations).

INVESTMENT HIGHLIGHTS



Lease Guaranteed by Prime Comms Retail LLC:
Largest AT&T Authorized Retailer in the United States



Near Main Thoroughfare of Fulton, New York



Triple-Net Lease

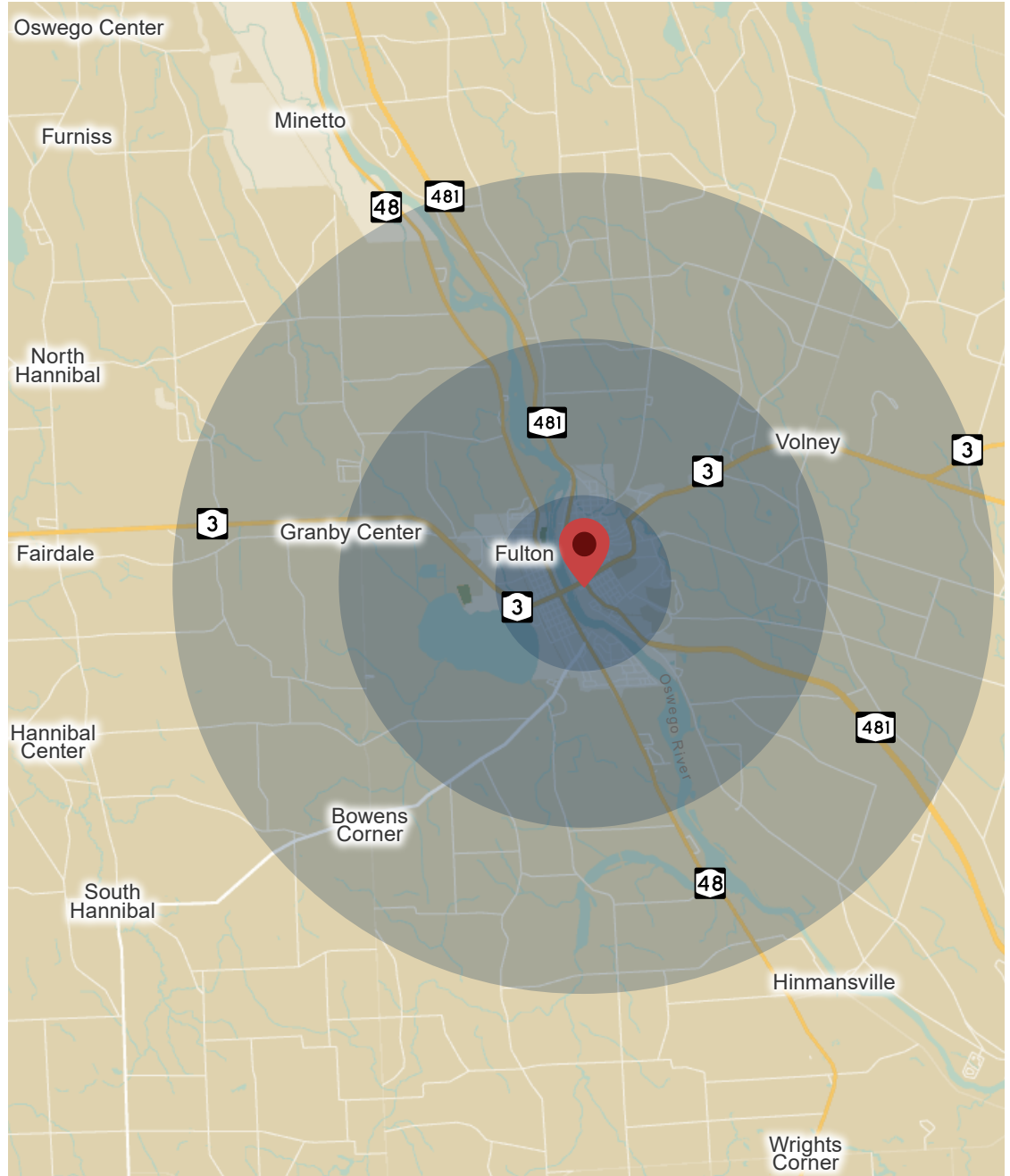


National Retailers Nearby



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2029 PROJECT. POPULATION	9,397	15,230	20,950
2024 EST. POPULATION	9,431	15,285	21,009
CHANGE 2024-2029	-0.35%	-0.36%	-0.28%
2024 MEDIAN AGE	37.0	39.0	40.0
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE	89.04%	90.06%	90.54%
BLACK	1.31%	1.21%	1.04%
ASIAN	0.56%	0.47%	0.42%
AMERICAN INDIAN, ESKIMO, ALEUT	0.61%	0.54%	0.49%
HAWAIIAN, PACIFIC ISLANDER	0.07%	0.05%	0.04%
MULTI-RACE	7.17%	6.55%	6.42%
OTHER	1.24%	1.12%	1.05%
HISPANIC ORIGIN	4.67%	4.02%	3.58%
HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
\$200,000 OR MORE	1.51%	2.49%	2.85%
\$150,000 - \$199,999	3.65%	5.39%	6.14%
\$100,000 - \$149,999	12.07%	14.73%	15.94%
\$75,000 - \$99,999	11.81%	13.67%	14.24%
\$50,000 - \$74,999	20.21%	19.31%	19.09%
\$35,000 - \$49,999	13.48%	13.26%	12.63%
\$25,000 - \$34,999	9.83%	9.04%	8.92%
\$15,000 - \$24,999	11.35%	9.49%	8.68%
\$10,000 - \$14,999	7.68%	5.88%	5.05%
UNDER \$9,999	8.42%	6.75%	6.47%
AVERAGE HOUSEHOLD INCOME	\$61,289	\$71,216	\$74,911
MEDIAN HOUSEHOLD INCOME	\$49,288	\$58,139	\$61,561
PER CAPITA INCOME	\$26,122	\$29,842	\$30,841
MEDIAN PROPERTY VALUE	\$79,583	\$83,185	\$85,138



ACQUISITION FINANCING - MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

FINANCING CONTACT



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MMCC - our fully integrated, dedicated financing arm - is committed to providing superior capital markets expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

Our significant size and transaction volume give us the scale to clear the market quickly. We leverage our prominent capital markets relationships with commercial banks, life insurance companies, credit unions, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

We offer unparalleled depth of experience in both debt and equity placement for ground up development, value-add, and stabilized projects across all property types. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all pieces in the capital stack for a seamless transaction maximizing the certainty of execution.

We recognize that competitive financing, speed, and certainty of execution are critical to our clients' success. Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Providence Plaza



National platform
operating within the firm's
82 brokerage offices



Optimum
financing solutions
to enhance value



Closed 1,061
transactions by national
financing division in 2024



351 capital sources
MMCC closed
business with in 2024



\$7.1B
MMCC production
volume in 2024



Northlake Commons 4A



Northlake Commons 7

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