

EXECUTIVE SUMMARY

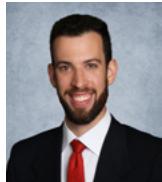
AT&T - Fulton, New York

355 South Second Street | Fulton, New York 13069



Marcus & Millichap
LAGOS-WOLANSKY RETAIL GROUP

OFFERED EXCLUSIVELY BY



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Real Estate Investment Sales • Financing • Research • Advisory Services

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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

AERIAL



18,870
VPD

S 2ND STREET

Oswego River



Save
alot

WikoffColor
CORPORATION

Huhtamaki

DUNKIN'
DONUTS



Burger
King

Advance
Auto Parts



21,352
VPD

COUNTRY ROAD 3 - EAST BROADWAY

Subject
Property

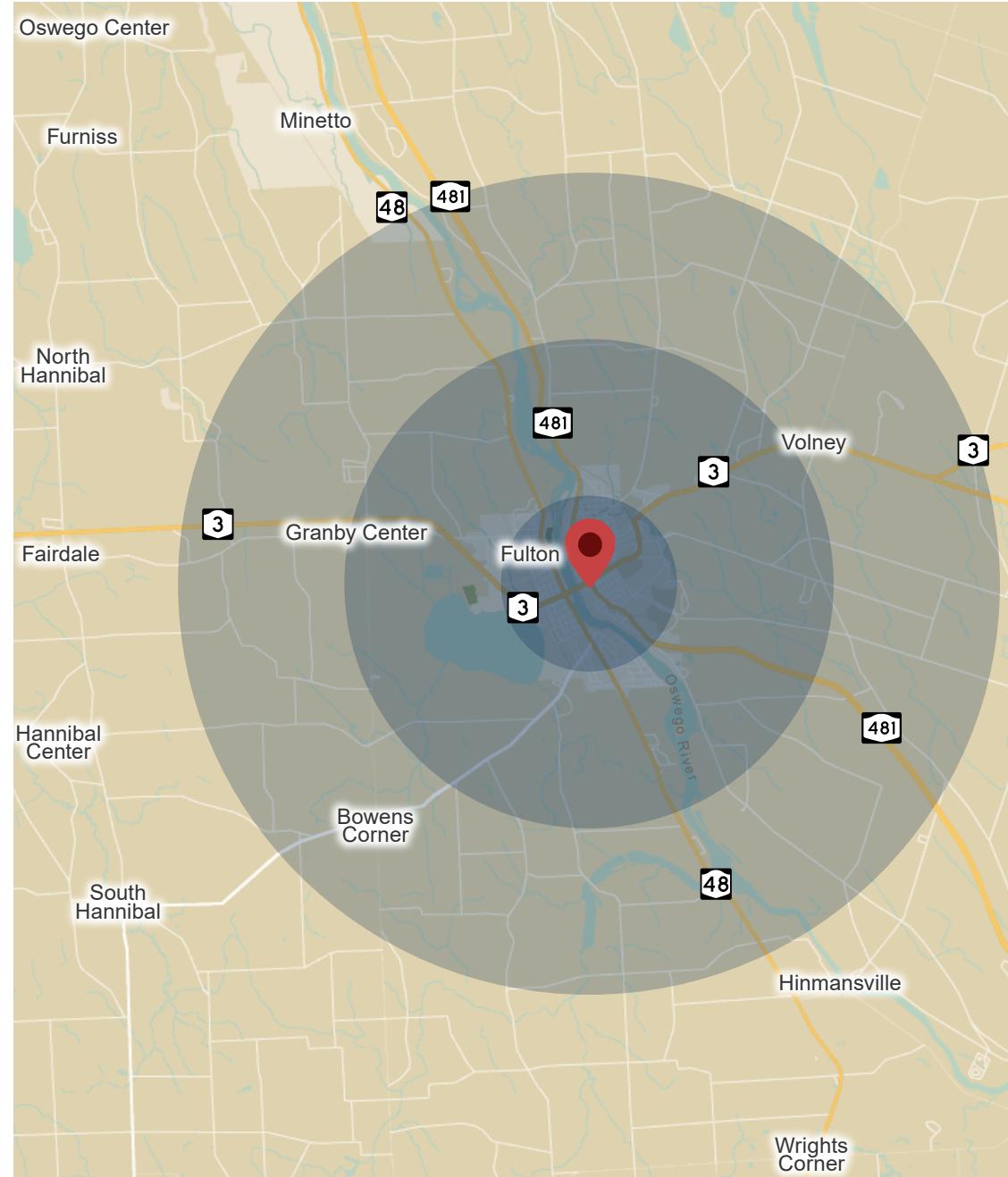
Voorhees
Park

Fulton City School District
Education Center

N

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.



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



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