

EXECUTIVE SUMMARY

# AT&T - Fulton, New York

355 South Second Street | Fulton, New York 13069



Marcus & Millichap

LAGOS-WOLANSKY RETAIL GROUP

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# Marcus & Millichap

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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**  
**\$850,000**

Cap Rate:	7.06%
NOI:	\$60,000
Price/SF:	\$531.25
Building GLA:	1,600 SF
Total Land Area:	0.21 AC
Year Built:	2015
Lease Term Remaining:	Approximately 1.6 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**



AERIAI



Domino's



TACO BELL



PILITA GRILL

18,870  
VPD

S 2ND STREET



WikoffColor



Huhtamaki



DUNKIN' DONUTS



Wendy's

Subject Property

21,352  
VPD

COUNTRY ROAD 3 - EAST BROADWAY



Arby's

Burger King



Advance Auto Parts



Little Caesars

Voorhees Park

Fulton City School District  
Education Center



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Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms, and options.



Lagos-Wolansky sales listing financed by Jamie Safier



NATIONAL PLATFORM  
OPERATING WITHIN THE  
FIRM'S **81** BROKERAGE  
OFFICES



**414** UNIQUE CAPITAL  
SOURCES FUNDED MMCC  
DEALS



**1,557** CLOSED  
DEBT & EQUITY  
FINANCINGS



**\$11.6B** TOTAL  
FINANCING  
NATIONAL VOLUME

Year Ending December 31, 2025

## FINANCING INTERMEDIARIES CONTACTS

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