

AT&T

2596 SOUTH 9TH STREET, SALINA, KS 67401



OFFERING MEMORANDUM

Marcus & Millichap



**DOWNTOWN
SALINA**

**SALINA
COUNTRY CLUB**

**Salina Regional
Health Center**



**SALINA CENTRAL
HIGH SCHOOL**
±950 Students

**SALINA MUNICIPAL
GOLF COURSE**

**KANSAS
WESLEYAN
UNIVERSITY**
±1,000 Students



**KANSAS STATE
UNIVERSITY** | Salina
Aerospace and Technology Campus

AT&T

**SALINA SOUTH
HIGH SCHOOL**
±1,065 Students

**SALINA Airport
Authority**



**Advance
Auto Parts**
Distribution Center



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Executive Summary

2596 South 9th Street, Salina, KS 67401

FINANCIAL SUMMARY

Price	\$1,129,000
Cap Rate	6.25%
Building Size	2,520 SF
Net Cash Flow	6.25% \$70,560
Year Built	2017
Lot Size	0.31 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease
Tenant	Prime Comms Retail, LLC
Guarantor	Franchisee
Lease Commencement Date	January 2018
Lease Expiration Date	January 31, 2028
Lease Term	10 Years
Rental Increases	15% in 1st Option; FMV in 2nd Option
Renewal Options	2, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Current – 1/31/2028	\$70,560	6.25%
Renewal Options	Annual Rent	Cap Rate
Option 1 (2/1/2028 – 1/31/2033)	\$81,144	7.19%
Option 2 (2/1/2033 – 1/31/2038)	FMV	–

Base Rent	\$70,560
Net Operating Income	\$70,560
Total Return	6.25% \$70,560



CANDLEWOOD
SUITES

goodwill

DISCOUNT BINS

BUFFALO
WILD
WINGS
SHOE
CARNIVAL

MENARDS®

KOHL'S

21,200 CPD
INTERSTATE 135

SUBWAY

AT&T

LONGHORN
STEAKHOUSE

15,250 CPD
SOUTH 9TH STREET





15,250 CPD
SOUTH 9TH STREET



Burlington
petco
five BELOW

DICK'S SPORTING GOODS
ULTA BEAUTY
Marshalls
DOLLAR TREE
HOBBY LOBBY

Dillons
FOOD STORES

Casey's
Freddy's
STEAKBURGERS
Schlotzsky's

IHOP
Panera BREAD
chili's
PILGRIM'S PRIDE

ALDI

Aaron's

Capitol Federal

Ashley
HOMESTORE

KOHL'S
BUFFALO WILD WINGS
SHOE CARNIVAL

LONGHORN
STEAKHOUSE

15,250 CPD
SOUTH 9TH STREET

AT&T

SUBWAY



Property Description



INVESTMENT HIGHLIGHTS

- » **NNN Lease with the Largest AT&T Authorized Retailer in the U.S. ($\pm 2,000$ Locations)**
- » 15% Rent Increase Upon Execution of First Renewal Option
- » **Situated Along Salina's Primary Retail Corridor, Anchored by: Menards, Sam's Club, Walmart Supercenter, Target, Lowe's, Kohl's, and More**
- » Less Than 2 Miles South of Kansas Wesleyan University ($\pm 1,000$ Students)
- » **Easily Accessible Location Immediately Off Interstate 135 ($\pm 21,200$ Cars per Day)**
- » Excellent Frontage Along South 9th Street, a Significant Thoroughfare for the Salina Area
- » **46,206 Residents within a 5-Mile Radius**



DEMOGRAPHICS

1-miles

3-miles

5-miles

Population

2030 Projection	7,435	32,960	46,101
2025 Estimate	7,411	33,032	46,206

Households

2030 Projections	2,994	14,024	19,893
2025 Estimate	2,976	13,968	19,811

Income

2025 Est. Average Household Income	\$86,751	\$75,385	\$75,935
2025 Est. Median Household Income	\$80,113	\$65,711	\$66,208

Tenant Overview



DALLAS, TX
Headquarters



±6,300
Locations



NYSE: T
Stock Symbol



ATT.COM
Website

AT&T (NYSE: T) is the world's largest telecommunications company and the largest provider of mobile telephone services in the U.S. As of 2026, AT&T was ranked #35 on the Fortune 500. AT&T's entire wireless network covers more than 99% of Americans. AT&T offers the nation's most reliable 5G, reaching more than 255 million people and more than 1,600 cities and towns in the U.S. AT&T's first-quarter 2026 revenues totaled \$31.5 billion, up 2.9% from this same time last year.

FRANCHISEE OVERVIEW: Founded in 1999, Prime is the largest AT&T Authorized Retailer in the U.S. with approximately 2,000 locations and 7,500 team members nationwide. In addition to AT&T, Prime also operates roughly 200 Cricket Wireless stores, and has operations in both Canada and Mexico.

Property Photos



Location Overview



Salina is a city in, and the county seat of, Saline County, Kansas, home to an estimated 53,000 people. The city is conveniently located at the crossroads of I-70 and I-35 in central Kansas. Salina has a strong, diverse economic base, a low cost of living, and high-quality health care.

Salina is a regional employment, retail, medical, and hospitality hub for North Central and Central Kansas. Manufacturing is a key driver for the local economy; Salina produces a variety of products, including frozen pizza, agricultural equipment, and paving equipment. As a former Air Force Base, the city benefits from an expansive airport, Salina Airport Authority.

Two institutes of higher education are located within Salina: Kansas Wesleyan University and Kansas State University College of Technology and Aviation. Both universities contribute to a skilled workforce. Kansas Wesleyan University is a private Christian university, spanning 28 acres with approximately 1,000 students. Kansas State University College of Technology and Aviation is a branch campus of Kansas State University, which is the second-largest university in Kansas and is located roughly 70 miles from Salina in Manhattan.

Salina is full of Midwestern charm, with colorful murals, public art, local restaurants, 1,000 acres of city parks, and family friendly attractions.

[exclusively listed by]

David Saverin
Broker of Record
816 410 1010
License #: 00249685

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investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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For financing options, please reach out to:
JOSH SCIOTTO
602-687-6647
josh.sciotto@marcusmillichap.com

Marcus & Millichap
Capital Corporation

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Offices Nationwide
www.marcusmillichap.com