

EXECUTIVE SUMMARY

AT&T - Newark, New York

229 West Union Street | Newark, New York 14513



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**
\$850,000

Cap Rate:	7.06%
NOI:	\$60,000
Price/SF:	\$531.25
Building GLA:	1,600 SF
Total Land Area:	0.19 AC
Year Built:	2016
Lease Term Remaining:	5 Years from Closing
Parcel ID:	68111-17-245050

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 229 West Union Street in Newark, 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 fronts West Union Street, which sees 10,307 vehicles per day. The AT&T site is located along the main thoroughfare of Newark.

The original move-in date was 2016, and the current term extends five years from closing. The tenant has two five-year renewal options with 10 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



Located Along Main Thoroughfare of Newark, New York



Frontage to West Union Street



Triple-Net Lease

AERIAL

DUNKIN' DONUTS



7,935 VPD

Village of Newark Offices
Police & Fire Department



MAIN STREET

T. Spencer King Jr.
T. Canal Port 1



Legendary
Auto
Interiors



Subject
Property

WEST UNION STREET

Kelley
School

10,307 VPD



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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

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