

EXECUTIVE SUMMARY

AT&T - Crossett, Arkansas

914 Unity Road | Crossett, Arkansas 71635



OFFERED EXCLUSIVELY BY



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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**
\$750,000

Cap Rate:	8.00%
NOI:	\$60,000
Price/SF:	\$416.67
Building GLA:	1,800 SF
Total Land Area:	0.64 AC
Year Built:	2016
Lease Term Remaining:	5 Years from Closing
Parcel ID:	706-02753-014

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 914 Unity Road in Crossett, Arkansas. The AT&T features a triple-net lease, with landlord responsibilities only consisting of roof and structure repair/replacement. This 1,800-square-foot, freestanding building fronts Highway 82, which sees 8,500 vehicles per day. The AT&T site is located in front of a Walmart Supercenter and is adjacent to a Popeyes restaurant.

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



Outparcel to Walmart Supercenter



Frontage to Highway 82 (Unity Road)



Triple-Net Lease

AERIAL

9,455
VPD

82



Subject
Property



UNITY ROAD - HIGHWAY 82

Ashley County
Medical Center

Ashley County
Pediatric Clinic

Gammel's Clinic
Pharmacy

Ashley County
Family Dentistry

Holt
Auto
Group



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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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