

OFFERING MEMORANDUM

AT&T – SINGLE TENANT NET LEASE

6135 Roswell Rd, Sandy Springs, GA 30328 (Atlanta MSA)



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Executive Summary

Sale Price	\$1,750,000
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Offering Summary

Cap Rate:	5.00%
NOI:	\$86,320
Building Size:	1,660 SF
Lot Size:	0.32 Acres

Property Highlights

- New 10 year NN lease providing a passive investment opportunity with minimal landlord responsibilities
- Tenant Prime Communications- Largest AT&T Retailer in the US with nearly 2,000 stores and over 7,500+ employees
- Situated on a corner at a traffic light on the major thoroughfare Roswell Road with easy access to GA-400 and I-285
- Excellent visibility along busy Roswell Road with approximately 40,000 vehicles passing daily
- Established restaurant site within a proven commercial corridor featuring national retailers, hotels, and service-oriented businesses.
- The site is surrounded by over 234,000 residents and 104,000 households within five miles, with an average household income of \$184,992—well aligned with both concepts.



Property Description

This offering presents a rare opportunity to acquire a high-visibility retail asset in Sandy Springs, GA, leased to AT&T — a globally recognized telecommunications brand. Positioned along the heavily trafficked Roswell Road corridor, the property offers excellent visibility, strong accessibility, and is surrounded by dense residential neighborhoods and national retailers. AT&T is relocating from across the street, and signing a new 10 year lease.

Sandy Springs is one of Metro Atlanta’s most affluent and fastest-growing submarkets, home to a number of Fortune 500 companies including UPS, Inspire Brands, and Newell Brands. The area features a dense population base, high household incomes, and a thriving commercial environment — making it a premier location for national retailers and long-term investment.

Central Perimeter Market

265,000+

POPULATION LIVING
IN A 5 MILE RADIUS

100,000+

PEOPLE COMMUTE
DAILY IN CITY

\$175,000+

AVERAGE
HOUSEHOLD INCOME

2,000+

COMPANIES LOCATED
IN THE DISTRICT

40%

OF ALL HOSPITAL BEDS
IN ATLANTA MSA
(1,350 BEDS)



29M SF
OFFICE



6M SF
RETAIL



4,931
MULTIFAMILY
UNITS



5,373
TOTAL HOTEL
ROOMS

Atlanta MSA



#1

Busiest Airport
in the World



16

Fortune 500
Headquarters
in Atlanta



\$270B

GDP in
Atlanta MSA



#9

Largest Metro
Area in the U.S

Atlanta, Georgia, the metropolitan hub and epicenter of the southeast, is home to roughly 7,000,000 people and the world's busiest airport, Hartsfield-Jackson International. Thriving with dynamic growth, Atlanta is known for its strategic location, strong workforce and economy, and overall quality of life.

Corporate Headquarters & Major Employers



Mercedes-Benz



Aerial View



Aerial View



Aerial View



Additional Photos



Tenant Overview



AT&T

***CONNECTING THE FUTURE
THROUGH 5G & FIBER***

5G WIRELESS • FIBER INTERNET • BUSINESS SOLUTIONS

AT&T Inc. (NYSE:T) is one of the largest telecommunications companies in the United States. It provides wireless, 5G, and fiber broadband services to millions of consumers and businesses. AT&T continues to expand its network to deliver fast and reliable connectivity nationwide.



FOUNDED
1885*



FIBER REACH
38.6M
Locations



2025 REVENUE
\$125.6B



EMPLOYEES
133,000+

PUBLICLY TRADED

NYSE:T

AT&T Inc. is a publicly traded telecommunications company, with strategic focus on advanced connectivity through 5G wireless and fiber broadband.

PART OF THE AT&T CONNECTIVITY ECOSYSTEM



5G
WIRELESS



FIBER
INTERNET



BUSINESS
SOLUTIONS



FIRSTNET
PUBLIC SAFETY

Lease Abstract – AT&T



AT&T

Tenant Overview

Tenant:	AT&T (Prime Comms Retail, LLC)
Prime Comms Retail LLC	2,000 Stores
Square Feet:	1,660 SF
Annual Base Rent:	\$86,320
Current Reimbursement:	\$14,940
Rent Increases:	3% annually during options
Lease Type:	NN

Lease Term	Annual Base Rent	Rent Per SF/YR
Year 1	\$86,320	\$52.00
Year 2	\$88,910	\$53.56
Year 3	\$91,577	\$55.17
Year 4	\$94,324	\$56.82
Year 5	\$97,154	\$58.53
Year 6	\$100,069	\$60.28
Year 7	\$103,071	\$62.09
Year 8	\$106,163	\$63.95
Year 9	\$109,348	\$65.87
Year 10	\$112,628	\$67.85
Option 1 (Years 11-15)	\$116,007 3% annual increases	\$69.88
Option 2 (Years 16-20)	\$134,484 3% annual increases	\$81.01

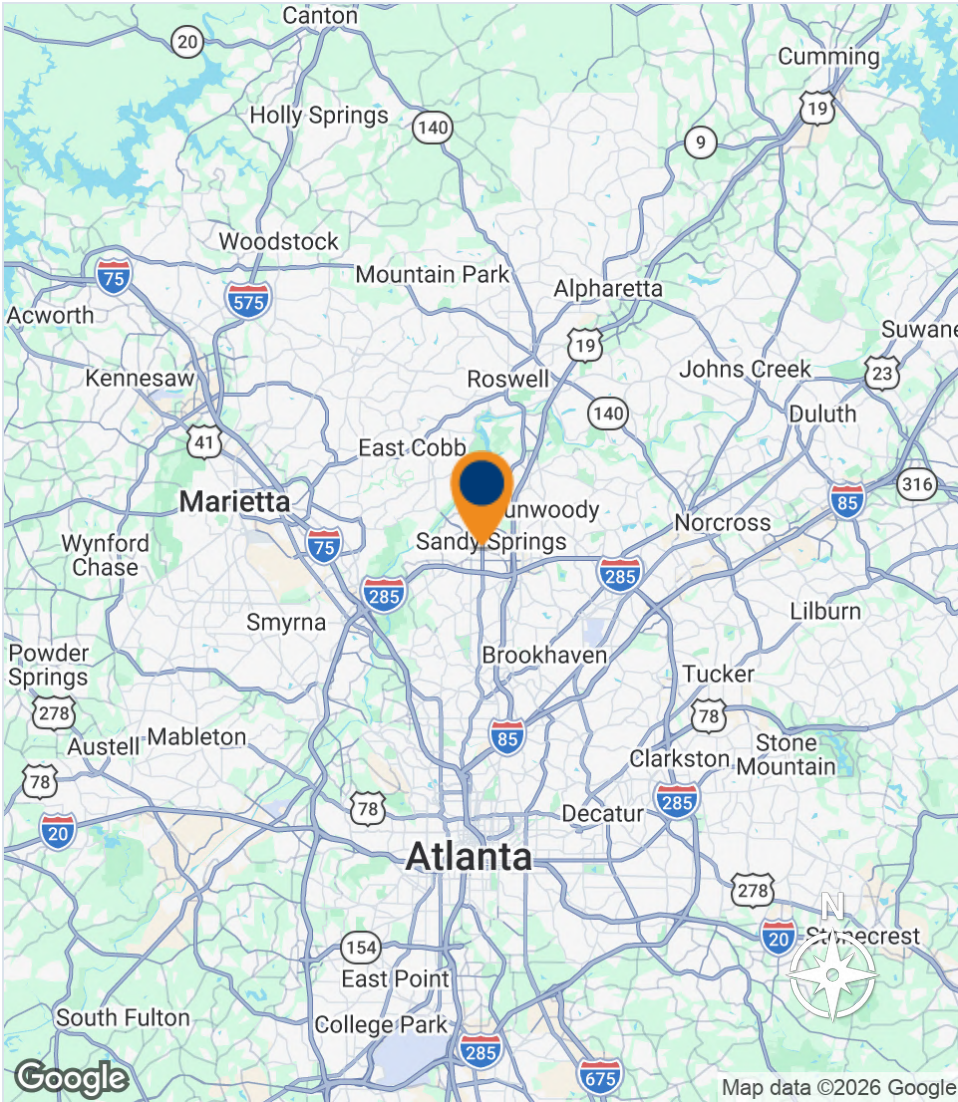
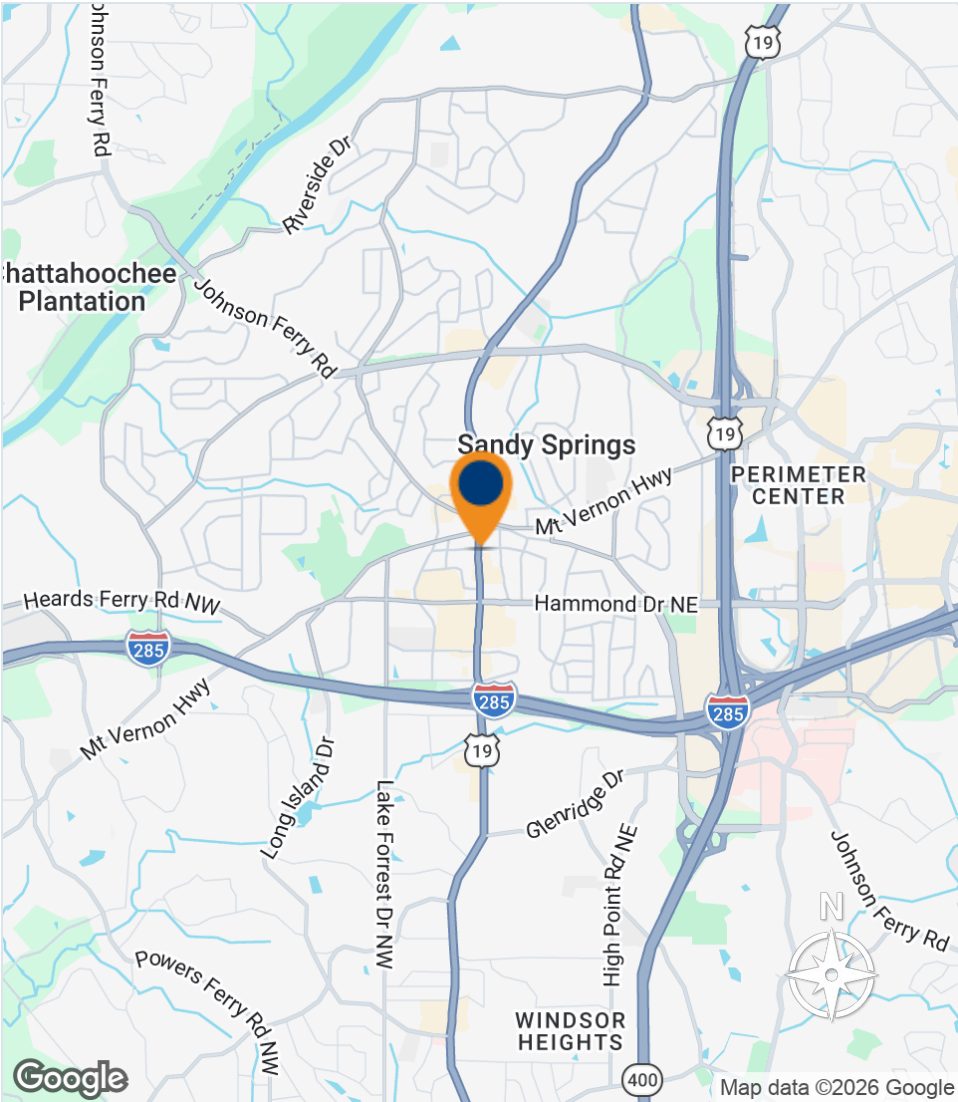
Retailer Map



Retailer Map

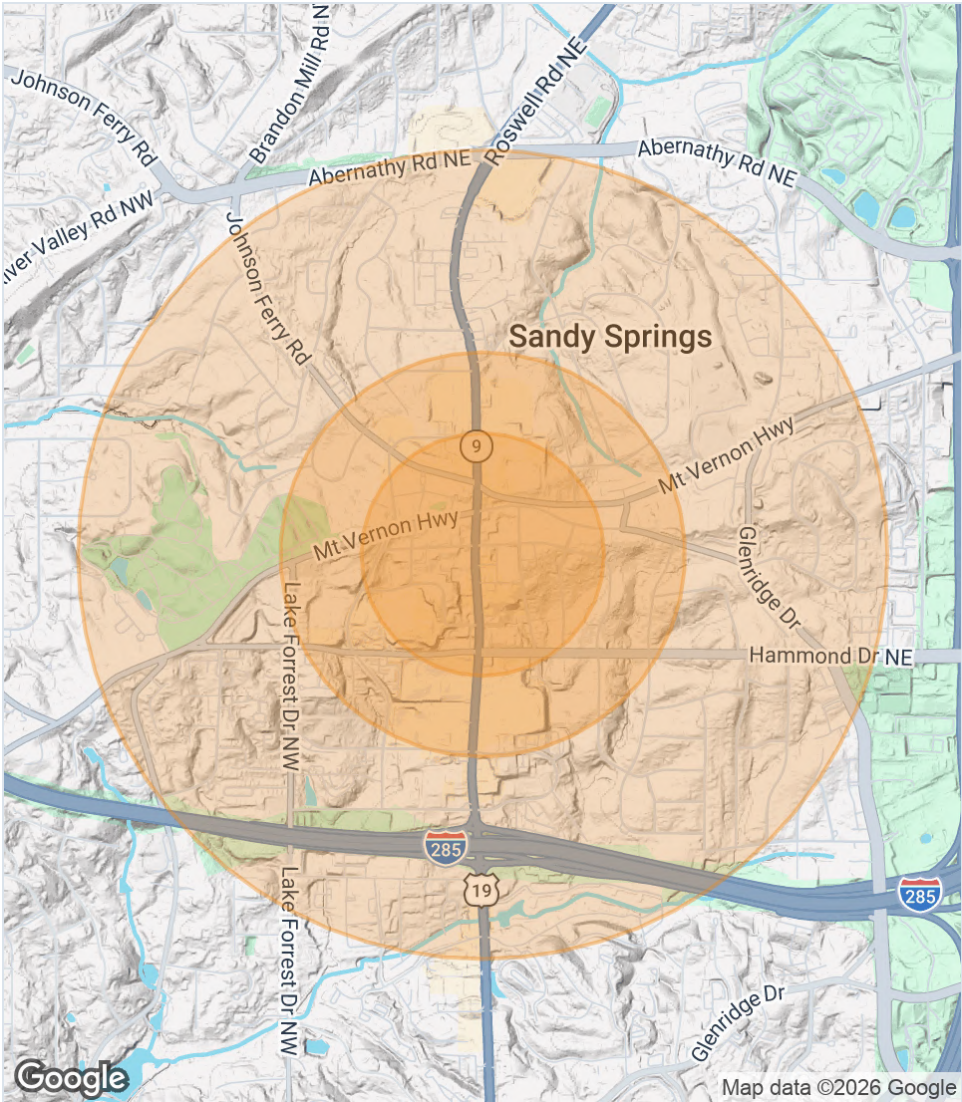


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2025 Population	16,060	92,730	234,900
5 Year Projected	16,790	94,860	241,120
Households			
2025 Population	6,900	41,470	104,590
5 Year Projected	7,240	42,550	107,850
Income			
2025 Average Household Income	152,800	211,800	218,600
5 Year Projected	197,000	274,600	285,000



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LEASING

INVESTMENT SALES

PROPERTY MANAGEMENT

TENANT REPRESENTATION



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Advisor Biographies Page



Elliott Kyle

SVP | Partner

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

SVP | Partner

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Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.