

**TRINITY**  
REAL ESTATE INVESTMENT SERVICES



# AT&T SERVICE CENTER

1905 HWY 78 W, JASPER, AL 35503

**\$658,044**

6.75% CAP



## JASPER, AL

**\$650,830 | 7.3% CAP**

- AT&T Service Center - Corporately Guaranteed Lease (NYSE: T)
- Long History at Location - Tenant Has Been Operating at Location Since 1971
- AT&T Service Center - Critical For Regional Operations
- Built in Rental Increases - 2.5% Every 3 Years - Next Increase in 2019
- Recent Lease Extension - 4.5 Years Remaining on Current Term
- Low Rent - High Likelihood of Future Renewals
- Large Parcel - Property Consists of +/- 3 Acres and All-Brick Construction Office

### EXCLUSIVELY MARKETED BY:

**COLE HOWARD**

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**BRAD MOTLEY**

817.980.0512 | B.Motley@trinityreis.com

### PROPERTY DETAILS:

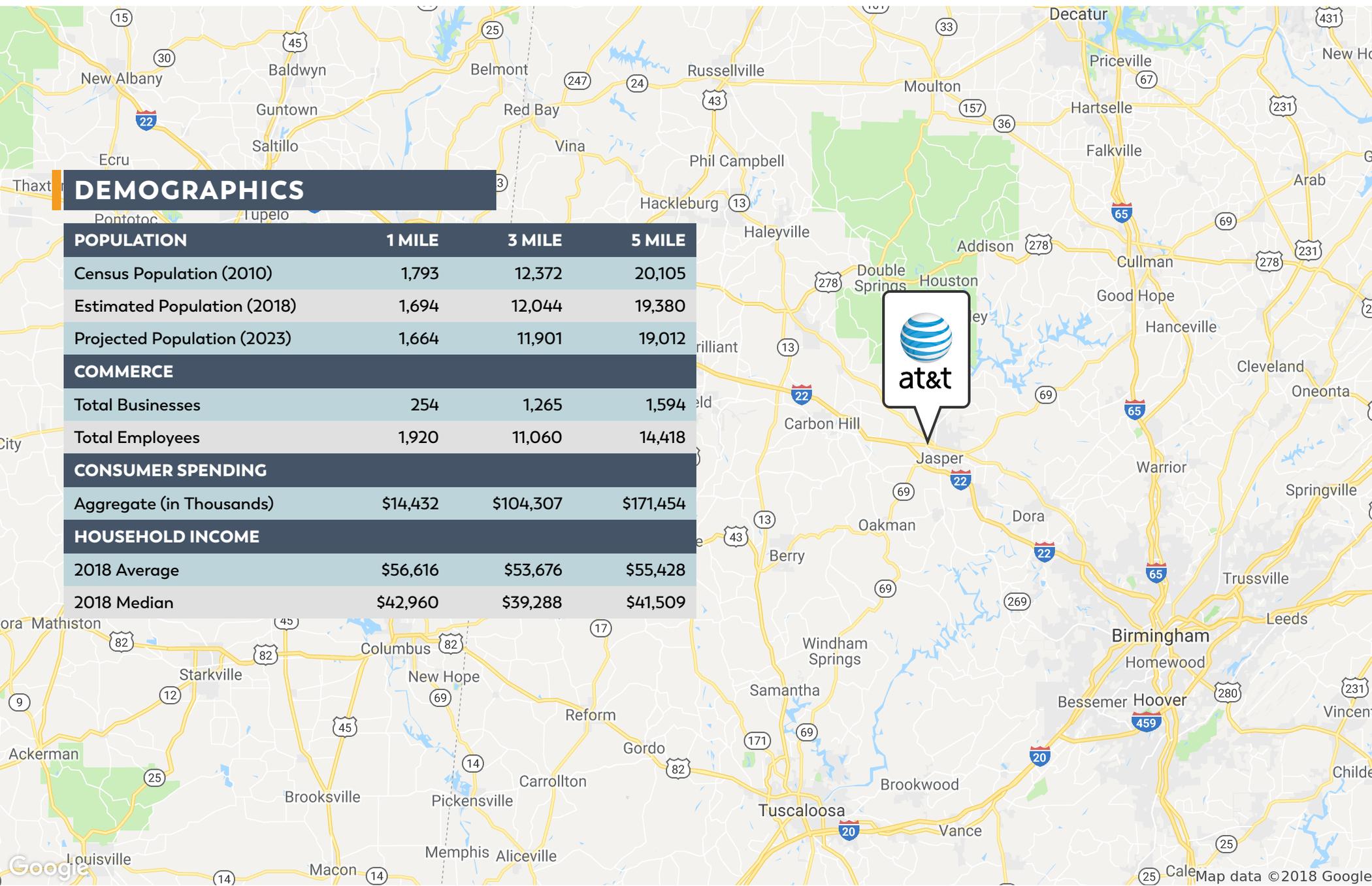
Building Area:	<b>6,530 SF</b>
Land Area:	<b>3.0 AC</b>
Year Built:	<b>1971</b>
Guarantor:	<b>AT&amp;T Inc. (NYSE: T)</b>
Price (Psf):	<b>\$100.77</b>

### LEASE OVERVIEW:

Remaining Lease Term:	<b>4+ Years*</b>
Rent Commencement:	<b>12/1/2016</b>
Lease Expiration:	<b>12/1/2022</b>
Lease Type:	<b>NN</b>
Scheduled Rent Increases:	<b>2.5% in December 2019</b>
Options & Increases:	<b>Two (2), 3-Years; 2%</b>
Base Annual Rent:	<b>\$44,418</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant</b>
Property Taxes:	<b>PAID BY Landlord/Tenant**</b>
Roof & Structure:	<b>PAID BY Tenant</b>
HVAC:	<b>PAID BY Tenant</b>

\*Tenant Has Right to Terminate in November 2019

\*\*NOI Reflective of Tax Payment of \$3,565



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	1,793	12,372	20,105
Estimated Population (2018)	1,694	12,044	19,380
Projected Population (2023)	1,664	11,901	19,012
COMMERCE			
Total Businesses	254	1,265	1,594
Total Employees	1,920	11,060	14,418
CONSUMER SPENDING			
Aggregate (in Thousands)	\$14,432	\$104,307	\$171,454
HOUSEHOLD INCOME			
2018 Average	\$56,616	\$53,676	\$55,428
2018 Median	\$42,960	\$39,288	\$41,509



## Key Demographics - 5 Miles



Total Population  
19,380



Average Income  
\$55,428

Highway 78 W - 9,600+ VPD





**DOLLAR GENERAL**

**HIBBETT SPORTS** **SUBWAY**

**TRACTOR SUPPLY CO.** **burkes OUTLET.**  
**BIG LOTS!** **Super 8**

**Hardees** **fred's Super Dollar**  
**DQ** **Ruby Tuesday** **Auto Zone**

**ZAXBY'S** **Pizza Hut** **QUALITY INN & SUITES**  
**The UPS Store** **UPS**  
**ALDI** **at&t** **Chick-fil-ee** **THE HOME DEPOT**

**Winn-Dixie** **Aaron's** **WELLS FARGO**  
**SONIC** **O'Reilly AUTO PARTS** **SHERWIN WILLIAMS**

**Save a lot** **CAPTAIN D'S** **EconoLodge** **TACO BELL**  
**DOLLAR GENERAL** **COMFORT SUITES** **sears**  
**SUBWAY** **KFC** **PAPA JOHN'S**

**Walgreens** **CVS pharmacy** **BURGER KING** **WAFFLE HOUSE**  
**Advance Auto Parts** **Little Caesars** **McDonald's**  
**TJ-maxx** **PETCO** **HOBBY LOBBY** **planet fitness**  
**REGIONS** **CIRCLE K**

**verizon wireless** **DOLLAR TREE**  
**GameStop** **Walmart**  
**POWER TO THE PLAYERS** **Save money. Live better.**

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Google

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Actual Property



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**BROKER OF RECORD**

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Actual Property