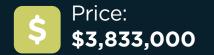
# **Verizon Wireless**

Egg Harbor Township, NJ









## **Investment Summary**

**Stan Johnson Company** is pleased to present to qualified investors the opportunity to acquire a 100% fee simple interest in the Verizon Wireless (the "Property") located in Egg Harbor Township, NJ.

Click Here for Website & Full Offering Memorandum

### **Investment Highlights**

#### Attractive NNN Lease Structure with Renewal Options and Rental Increases

Verizon has over 6 years of firm term and 4, 5-year renewal options remaining on the original 10-year NNN lease with rental increases of 10% every 5 years. Landlord responsibility is limited to structure, thus providing a qualified investor a passive investment with inflation protection.

#### **Investment Grade Tenant**

Cellco Partnership is a wholly owned subsidiary of Verizon Communications (NYSE & Nasdaq: VZ) who currently carries an investment-grade S&P: BBB+ credit rating.

### Outparcel with Exceptional Visibility on Major Egg Harbor Thoroughfare

The Property is an outparcel to Lowe's and boasts exceptional visibility from Black Horse Pike, the major east-west thoroughfare in Egg Harbor with traffic counts over 35,800 VPD.

#### Within 10 Minutes of Atlantic City International Airport

The joint civil-military airport is less than a 10-minute drive from The Property. While the terminal only has 10 civil gates, 48% of the total airport traffic is military usage.



