

# Verizon Wireless

## Egg Harbor Township, NJ

Price:  
**\$3,833,000**

Cap Rate:  
**6.00%**



## 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.

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## 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.

Offered by:  
**Pat Weibel** | Director  
pw@stanjohnsonco.com

**Jason Maier** | Senior Director  
NJ License #1537436

 **Stan Johnson Co.**  
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