

# NNN INVESTMENT OPPORTUNITY

Freestanding AT&T



1346 N STATE STREET  
**GREENFIELD** INDIANA

**ConsortiumCRE**



EXCLUSIVELY LISTED BY:

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# EXECUTIVE SUMMARY

Ideally situated 15 miles East of Indianapolis in the rapidly growing suburb of Greenfield, IN, this 1,800 square foot single tenant building for AT&T was recently completed on a 0.24 acre parcel, and is located on the North side of town. The property is positioned on the highly visible N. State St., which is the main North/South thoroughfare in the market, and sees 23,000 vehicles daily. This is the strongest retail corridor in the market, and home to many national retailers and restaurant such as Walmart, CVS, Walgreens, Home Depot, Starbucks, Bob Evans, PetSmart, AT&T, Cracker Barrel, Jimmy Johns, and many more.



## LOCATION

- Indianapolis MSA
- County Seat of Hancock County
- Main North/South thoroughfare



## HIGH TRAFFIC COUNTS & VISIBILITY

- 23,000+ vehicles per day
- Frontage on SR9



## STABILITY

- NNN leased property
- 5 years remaining on lease term
- Additional options

PRICE



**\$870,000**

CAP RATE



**5.5%**

NOI



**\$47,754**

**ADDRESS**

1346 N State St

**CITY**

Greenfield

**COUNTY**

Hancock

**LOT SIZE**

0.24 Acres

**TYPE**

Retail

**YEAR BUILT**

2016

**BUILDING SIZE**

1,800 Sq. Ft.

**UNITS**

1

**OCCUPANCY**

100%

**PARKING SPACES**

10





# AT&T: TENANT PROFILE

## Key Facts

#1

Largest communications company in the world<sup>1</sup>

\$181B

2019 consolidated revenues

>\$135B

Capital investment over the last five years<sup>2</sup>

36<sup>YEARS</sup>

Consecutive increases in quarterly dividend



<sup>1</sup>By revenues. <sup>2</sup>Includes capital investments in our wireless and wireline networks and acquisitions of wireless spectrum and operations from 2015 to 2019. <sup>3</sup>America's Best Network based on GWS OneScore Sept. 2019. Fastest based on analysis by Ookla<sup>®</sup> of Speedtest Intelligence<sup>®</sup> data of average download speeds for Q1, Q2, Q3, Q4 2019, and median download speeds for Q1 and Q2 2020. Ookla trademarks used under license and reprinted with permission. <sup>4</sup>Revenues as of the end of 2019.



# AT&T

## Prime Communications, L.P.

AT&T Authorized Retailer

12550 Reed Rd Ste 100

Sugar Land, TX, 77478-2867 United States

(281) 240-7800

[www.primecomms.com](http://www.primecomms.com)

Company Type: Limited Partnership Parent

## Company Snapshot

Essential information for Prime Communications, L.P.

EMPLOYEES (THIS SITE)

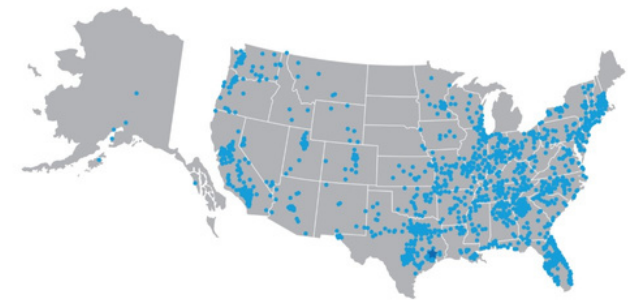
70 <sup>Ⓐ</sup>

EMPLOYEES (ALL SITES)

8,000 <sup>Ⓐ</sup>

REVENUE (MIL USD)

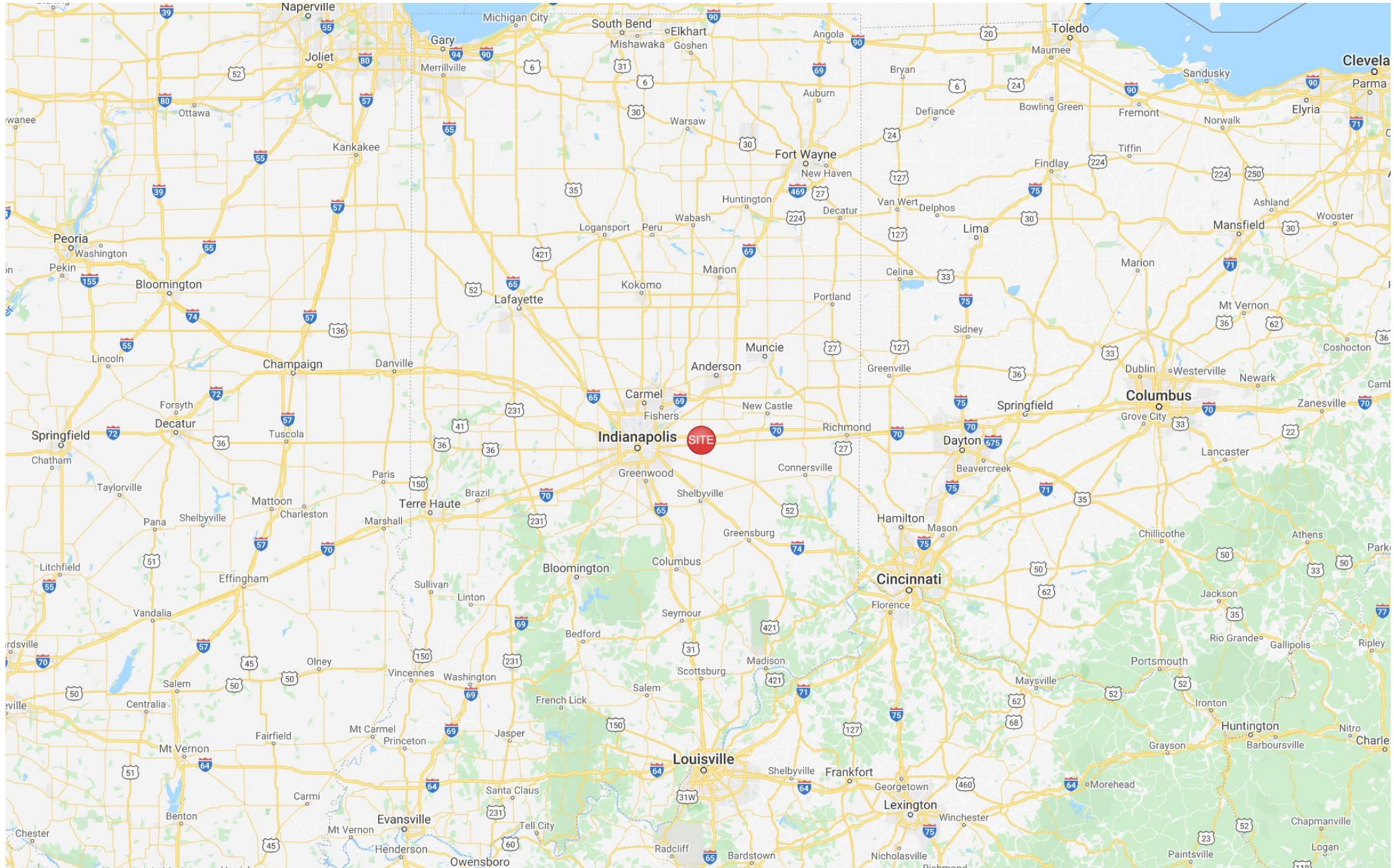
280 <sup>Ⓢ</sup>



Prime is the largest AT&T Authorized Retailer in the United States with locations from coast-to-coast.

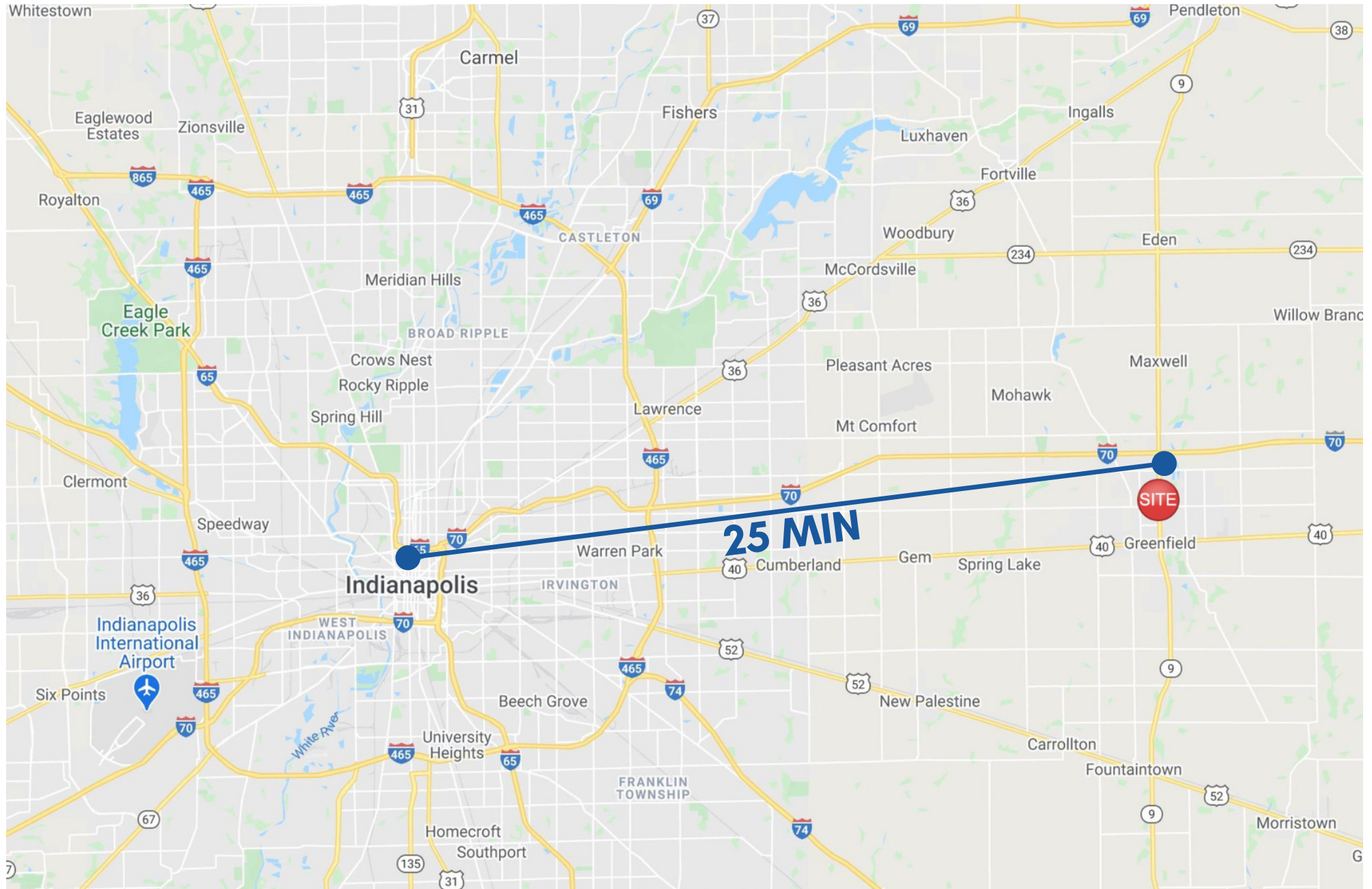


# REGIONAL MAP





# LOCAL MAP





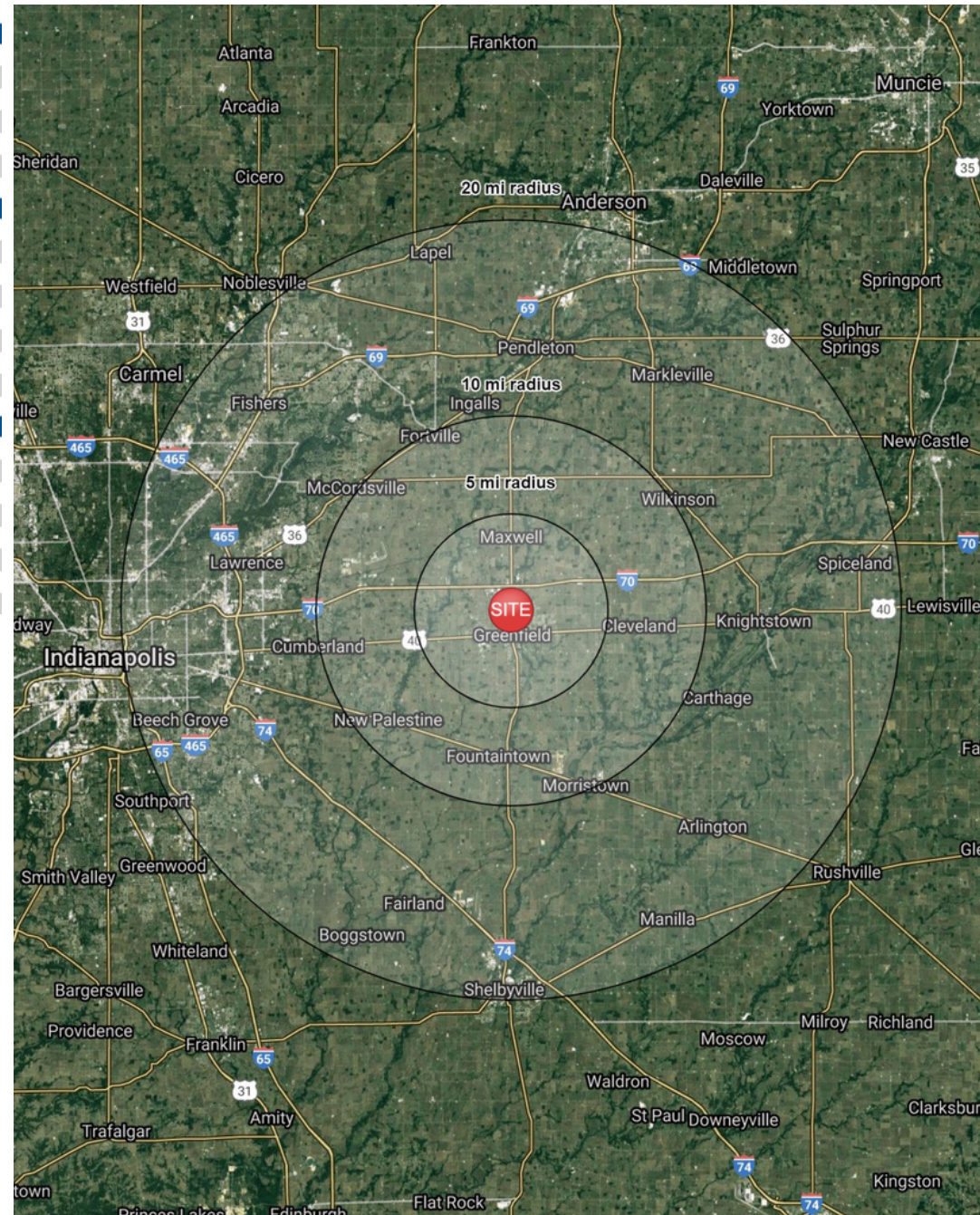
# RETAILER AERIAL





# DEMOGRAPHIC PROFILE

	5 miles	10 miles	20 miles
<b>Census 2010 Summary</b>			
Population	29,106	63,710	703,913
Households	11,215	24,055	274,983
Average Household Size	2.55	2.62	2.53
Owner Occupied Housing Units	8,185	19,025	183,396
Renter Occupied Housing Units	3,030	5,030	91,587
Median Age	38.0	39.4	35.4
<b>2018 Summary</b>			
Population	31,500	68,661	764,024
Households	12,088	25,860	295,486
Average Household Size	2.56	2.63	2.56
Owner Occupied Housing Units	8,532	19,935	190,233
Renter Occupied Housing Units	3,556	5,925	105,253
Median Age	39.4	41.1	36.7
Median Household Income	\$60,827	\$66,886	\$56,993
Average Household Income	\$77,323	\$83,708	\$77,649
<b>2023 Summary</b>			
Population	33,335	72,570	802,442
Households	12,778	27,308	308,856
Average Household Size	2.57	2.63	2.57
Owner Occupied Housing Units	9,182	21,320	202,599
Renter Occupied Housing Units	3,596	5,988	106,257
Median Age	39.8	41.7	37.3
Median Household Income	\$71,749	\$77,848	\$66,227
Average Household Income	\$90,400	\$97,475	\$90,240





# CONFIDENTIALITY AGREEMENTS

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains selected Information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and ConsortiumCRE. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or ConsortiumCRE, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or ConsortiumCRE. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or ConsortiumCRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to ConsortiumCRE.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and property's suitability for your needs. Reliance on the content of this memorandum is solely at your own risk. lit

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