



**AT&T**

**3225 ELTON RD | JOHNSTOWN, PA 15904**

EXCLUSIVELY LISTED BY

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# TENANT OVERVIEW





AT&T Inc. (NYSE:T) is a diversified, global leader in telecommunications, media and entertainment, and technology. AT&T Communications provides more than 100 million U.S. consumers with entertainment and communications experiences across TV, mobile and broadband. Plus, it serves high-speed, highly secure connectivity and smart solutions to nearly 3 million business customers.



**LEASE GUARANTOR: PRIME COMMUNICATIONS LLC**

Prime is the largest AT&T Authorized Retailer in the United States with locations from coast-to-coast. We are proud to represent AT&T as the company’s largest Authorized Retailer in the United States with nearly 2,000 AT&T store locations.



**AT&T CORPORATE OVERVIEW**

TENANT TRADE NAME:	AT&T
TENANT OWNERSHIP STATUS:	Public
BOARD/STOCK SYMBOL:	NYSE/T
TENANT:	Franchisee - Prime Communications
LOCATIONS:	~2,000 (Prime Communications)
REVENUE:	\$171.8 Billion (AT&T)
WEBSITE:	www.att.com www.primecomms.com





**FINANCIAL  
ANALYSIS**



## Property Highlights

### AT&T'S LARGEST AUTHORIZED RETAILER

This location and lease are guaranteed by Prime Comms Retail, LLC, AT&T's largest authorized retailer in the nation with nearly 2,000 locations

### PREMIER CORNER LOCATION

Highly visible and accessible corner location across from Sheetz and the main entrance to the Richland Town Center, a 490,000 s/f power center anchored by Walmart, TJ Maxx, Home Goods, and Best Buy

### RECENT LEASE EXTENSION

AT&T recently exercised an option and extended their lease, showing recommitment to this location

### HIGHWAY INTERCHANGE LOCATION

The subject property fronts Elton Road with traffic counts exceeding 14,000 vehicles per day and sits just 500 feet away from an interchange of US Hwy 219 with traffic counts exceeding 29,000 vehicles per day

### RETAIL HUB

Located within the main retail hub featuring tenants such as: Walmart, Dollar Tree, Best Buy, Sheetz, Panera, Starbucks, Bed Bath and Beyond, Petco, Michaels, Ross Dress For Less, Dollar Tree, Dress Barn, Five Below, Famous Footwear, and the Richland Cinemas to name a few

### STRONG DAYTIME POPULATION

Situated 0.6 miles from numerous employers including Lockheed Martin, FreightCar America, McQuaide W C Inc Freight Lines, Bestform Inc, FedEx and Pepsi Bottling Company as well as 1 mile from the University of Pittsburgh at Johnstown and Richland High School with combined enrollment over 3,700 students



LIST PRICE  
**\$816,000**



CAP RATE  
**7.50%**



TOTAL NOI  
**\$61,200**

## FINANCIAL OVERVIEW



### PROPERTY ADDRESS:

3225 ELTON RD, JOHNSTOWN, PA 15904

PRICE:	\$816,000
CAP RATE:	7.50%
YEAR BUILT:	1959
BUILDING SQUARE FOOTAGE:	2,154
LOT SIZE:	0.49 Acres
TYPE OF OWNERSHIP:	Fee Simple
TENANT:	Prime Comms Retail, LLC
GUARANTEE:	Franchisee Guarantee
LEASE TYPE:	NN*
ROOF AND STRUCTURE:	Landlord Responsible
LEASE COMMENCEMENT:	10/1/2015
LEASE EXPIRATION:	9/30/2023
INITIAL LEASE TERM:	5 Years Extended once for a total of 8 Years
TERM REMAINING ON LEASE:	2.5 Years
OPTIONS:	N/A
INCREASES:	N/A

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current – 9/30/2023	\$61,200.00	\$5,100.00
NET OPERATING INCOME:	\$61,200.00	

\*Landlord maintenance/repairs: Landlord agrees to maintain, at Landlord's sole cost and expense, in good condition and repair the structural integrity of the Premises, including the exterior of the buildings, structural walls and foundations, roof, down spouts, Common Areas, if any, and underground and otherwise concealed utility service systems not exclusively serving the Premises. It will be the responsibility of Landlord to maintain the Premises such that no water shall enter the Premises from roof leaks, through walls, from hydrostatic pressure, through concrete slabs or from any other unforeseen source.

HVAC: Landlord shall: (i) warrant that the HVAC System for the Leased Premises will be in good working order and repair for one (1) year following the Date of Possession; (ii) be responsible for replacement of the HVAC System as needed; and (ii) be responsible for any costs of repair or replacement to the HVAC System in excess of One Thousand Dollars (\$1,000.00) per calendar year.

## Investment Overview

**CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE** this 2,154 square foot property leased to AT&T located in Johnstown, PA. AT&T is operating a 5 year NN lease with minimal landlord responsibilities or expenses, and recently extended its lease showing recommitment to this site. This location and lease are guaranteed by Prime Comms Retail, LLC, AT&T's largest authorized retailer in the nation with nearly 2,000 locations.

This subject property is situated on a 0.49 acre parcel on Elton Road in Johnstown, Pennsylvania. AT&T fronts Elton Road with traffic counts exceeding 14,000 vehicles per day and sits just 500 feet away from an interchange of US Hwy 219 with traffic counts exceeding 29,000 vehicles per day. This is a highly visible and accessible corner location for AT&T, across from Sheetz and the main entrance to the Richland Town Center, a 490,000 s/f power center anchored by Walmart, TJ Maxx, Home Goods, and Best Buy. This is a main retail hub location featuring additional national tenants such as: Dollar Tree, Panera, Starbucks, Bed Bath and Beyond, Petco, Michaels, Ross Dress For Less, Dollar Tree, Dress Barn, Five Below, Famous Footwear, and the Richland Cinemas to name a few. It's also located 1 mile from the University of Pittsburgh at Johnstown and Richland High School with combined enrollment over 3,700 students. Nearby (0.6 miles) is a large industrial park home to numerous companies including Lockheed Martin, FreightCar America, McQuaide W C Inc Freight Lines, Bestform Inc, FedEx and Pepsi Bottling Company with 900+ combined employees adding to the strong daytime population and a built in customer base. There are with 2,823 people within 1 mile of the site, 20,338 people within 3 miles and 47,284 people within 5 miles. The average household income is over \$72,000 within 1 mile of the site, over \$66,000 within 3 miles and over \$56,000 within 5 miles. This NN lease offering minimal landlord responsibilities and a strong lease guarantee in a main retail location makes this the ideal investment for the astute investor.







**PROPERTY  
SUMMARY**





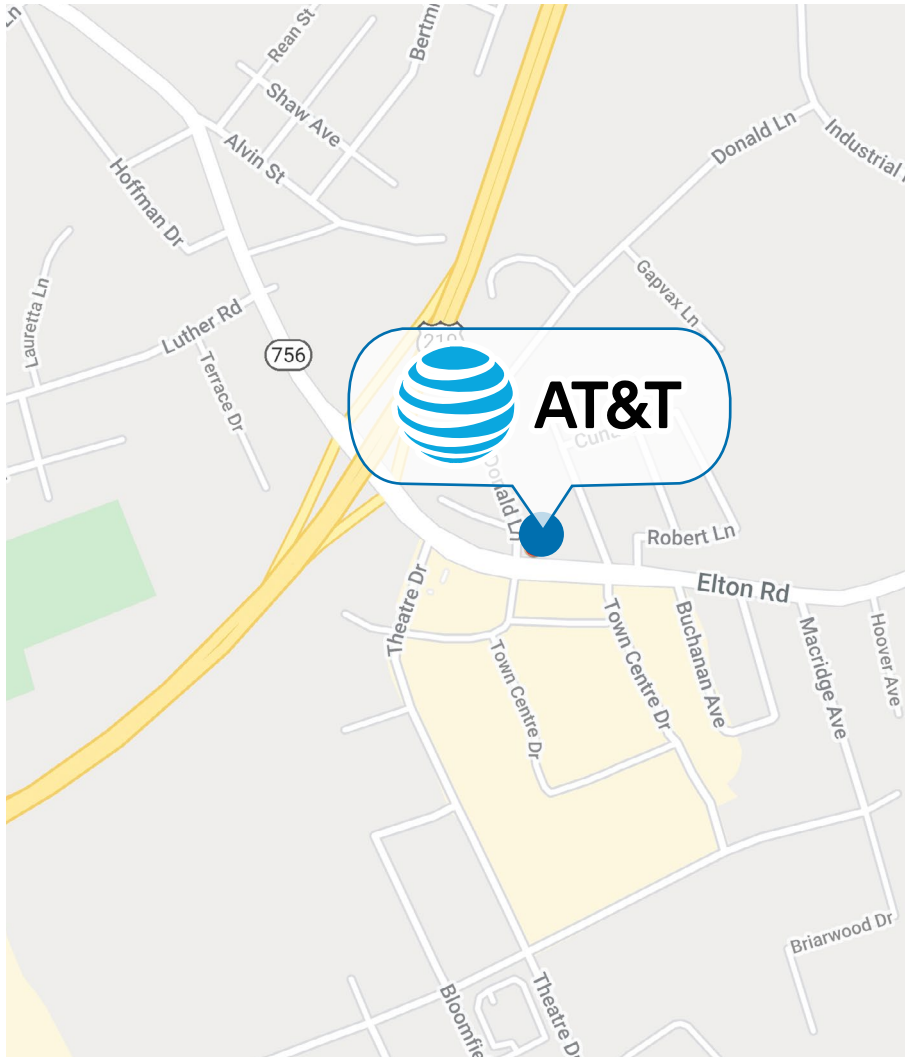




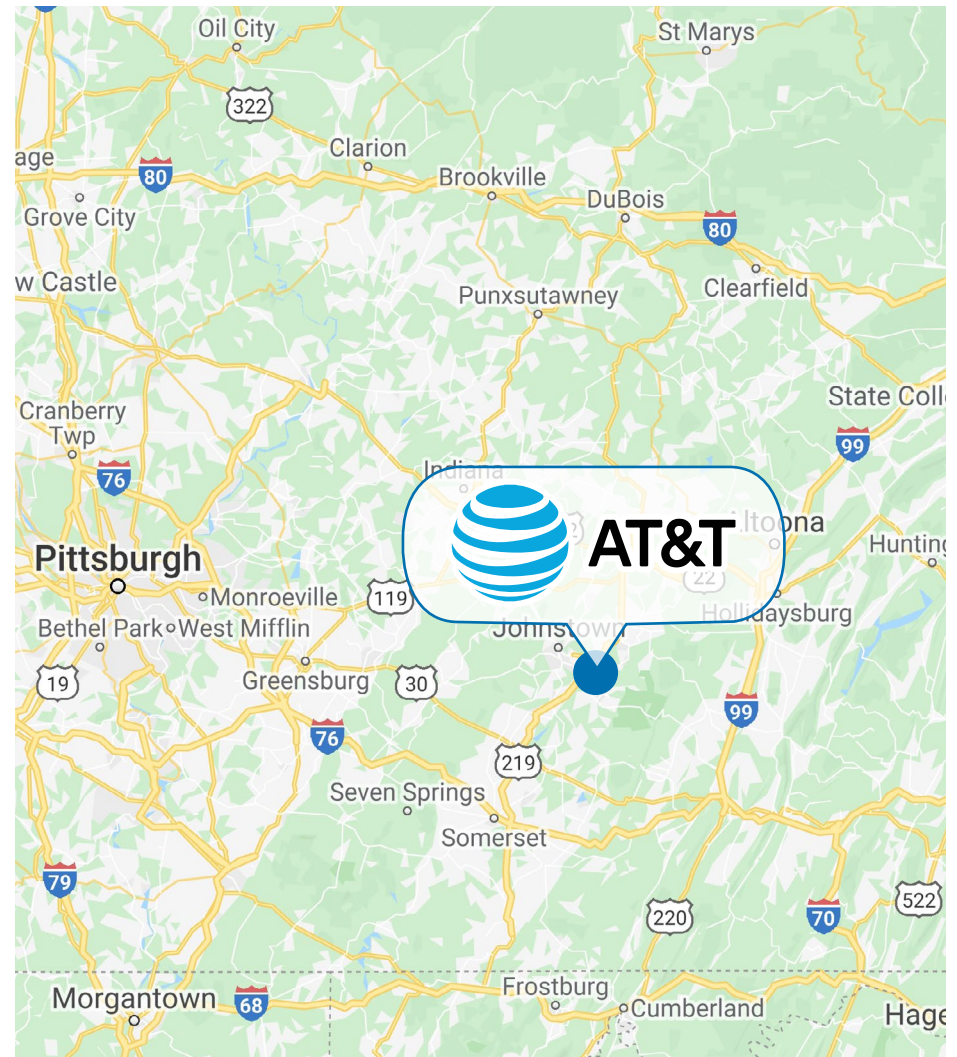




## LOCAL MAP



## REGIONAL MAP







 **AT&T**

**Hwy 219 - 29,087 V.P.D.**

**Denny's**





**SHEETZ**

**AspenDental**

**Michaels**  
MAKE CREATIVITY HAPPEN

**BEST BUY**

**Panera**  
BREAD

**219**

**SLEEP INN**



**Walmart**

**RICHLAND  
TOWN CENTER**

**DOLLAR TREE**

**five  
BELOW**

**TJ-MAXX**

**ROSS**  
DRESS FOR LESS

**HOSS'S**  
STEAKS & SEA

 **University of Pittsburgh  
Johnstown**

**1 MILE**





**FirstEnergy**

INDUSTRIAL

**HSC** HARVEY'S  
SUPPLY CO.  
INDUSTRIAL SUPPLIES & EQUIPMENT

**CTC** Concurrent  
Technologies  
Corporation

**FedEx**

**ARTHUR J GALLAGHER**  
RISK MGMT SERVICES

INDUSTRIAL

**Galliker's**

**LOCKHEED MARTIN**

**FREIGHTCAR  
AMERICA**



**AT&T**

ELTON RD - 14,729 V.P.D.

HWY 219 - 29,087 V.P.D.

219

219



Location Overview

AT&T is ideally located on at a signalized intersection on Elton Road, a main thoroughway and retail corridor in Johnstown with excellent access and visibility for the 14,000 vehicles traveling by daily. This is a main retail location, and AT&T benefits from being directly across from the Walmart Supercenter. Additional nearby tenants in this area include Dollar Tree, Best Buy, Sheetz, Panera, and Starbucks to name a few. The site is also situated just off US Hwy 219 with traffic counts exceeding 29,000 vehicles per day. There are with 2,823 people within 1 mile of the site, 20,338 people within 3 miles and 47,284 people within 5 miles. The average household income is over \$72,000 within 1 mile of the site, over \$66,000 within 3 miles and over \$56,000 within 5 miles.

Johnstown is city in Cambria County, Pennsylvania, located 43 miles west-southwest of Altoona and 67 miles east of Pittsburgh. Johnstown has been known as a regional medical, educational, cultural, and communications center. In addition, the defense industry is also a staple of the Johnstown economy, with the region pulling in well over \$100M annually in federal government contracts. Johnstown is home to the University of Pittsburgh at Johnstown, which is the first and largest regional campus of the University of Pittsburgh with approximately 3,000 students enrolled. Tourist attractions in Johnstown include the Johnstown Floor Museum, The Heritage Discovery Center, The Johnstown Area Heritage Association, and its very own Central Park.

WITHIN 5 MILES OF SUBJECT PROPERTY

TOTAL  
POPULATION



47,284

HOUSEHOLD  
INCOME



\$56,857  
*Average*

DAYTIME  
POPULATION

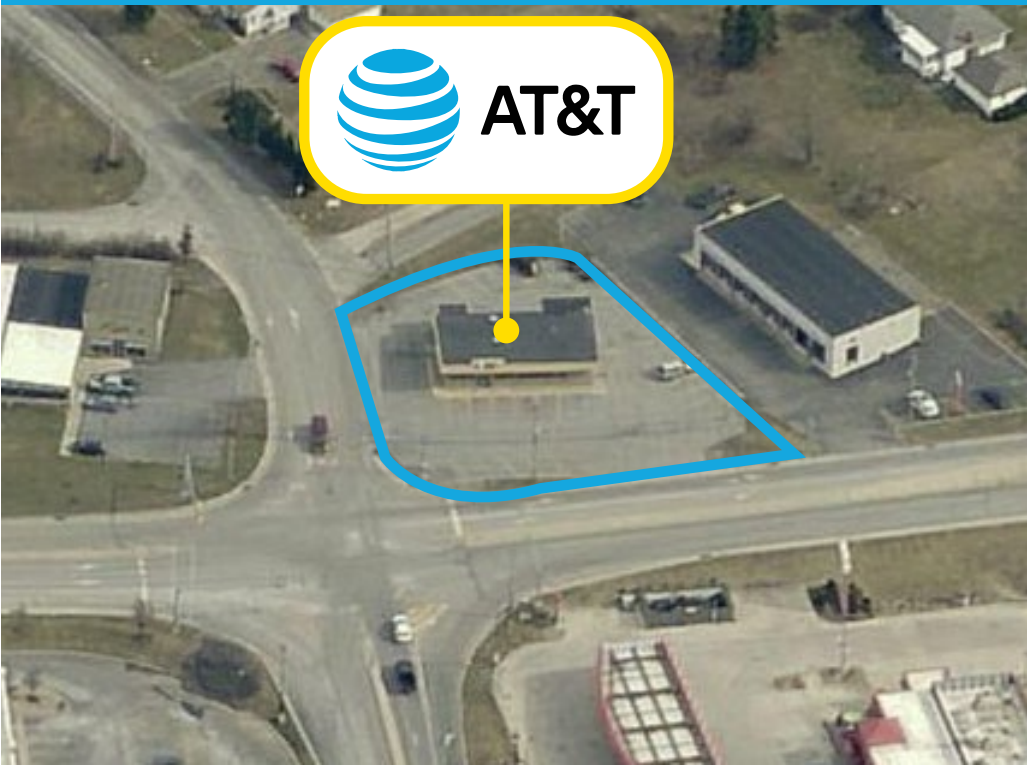


52,662

TOTAL  
HOUSEHOLDS



21,040



## SUBJECT AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	2,769	21,463	50,880
2020 POPULATION	2,823	20,338	47,284
PROJECTED POPULATION (2025)	2,778	19,768	45,561
HISTORICAL ANNUAL GROWTH			
2010-2020	0.19%	-0.52%	-0.71%
PROJECTED ANNUAL GROWTH			
2020-2025	-0.32%	-0.57%	-0.74%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	1,314	8,901	22,153
2020 HOUSEHOLDS	1,370	8,740	21,040
PROJECTED HOUSEHOLDS (2024)	1,356	8,512	20,324
HISTORICAL ANNUAL GROWTH			
2010-2020	0.41%	-0.18%	-0.50%
PROJECTED ANNUAL GROWTH			
2020-2025	-0.21%	-0.53%	-0.69%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2020 AVERAGE	\$72,371	\$66,576	\$56,857
2020 MEDIAN	\$57,628	\$52,100	\$41,408

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE POPULATION	95.8%	96.0%	91.6%
AFRICAN AMERICAN POPULATION	1.2%	1.0%	4.4%
ASIAN POPULATION	1.6%	1.5%	0.8%
PACIFIC ISLANDER POPULATION	0.1%	0.1%	0.1%
AMERICAN INDIAN AND ALASKA NATIVE	0.1%	0.0%	0.1%
OTHER RACE POPULATION	0.3%	0.3%	0.4%
TWO OR MORE RACES POPULATION	0.9%	1.1%	2.6%

HISPANIC OR LATINO POPULATION BY ORIGIN	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	1.3%	1.2%	2.0%
WHITE NON-HISPANIC	94.8%	95.2%	90.4%

2020 AGE BY GENDER	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	36.5/47.1	44.2/51.1	44.4/49.5

## TRAFFIC COUNTS

ELTON RD	US HWY 219
14,729	29,087

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**CBRE**

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