



900+ UNIT
GUARANTEE



NEW
10 YR LEASE

verizon

10

10 YEAR
ROOF WARRANTY



OUTPARCEL TO
WALMART

1144 W McCord St | Centralia, IL | 62801

OUTPARCEL
Walmart

ACTUAL SITE
ETA: OPEN APRIL 2021

* Actual Site

OFFERING MEMORANDUM

Marcus & Millichap
THE NARAN GROUP

PROPERTY OVERVIEW

Marcus & Millichap is pleased to offer for sale a brand-new construction (ETA Open April 2021) Verizon Franchisee Net Lease investment sale opportunity located in Centralia, IL. The store is located along McCord St, the main retail corridor of Centralia and outparcel Walmart. In addition, neighboring tenants include Hardees, McDonalds, Aldi, Taco Bell, Sonic, Wendy's, Big Lots and Dollar Tree and several other top performing tenants. Ownership includes building and land; thus, ownership has ability for taxable depreciation on the asset and management free income. Backed up by a 900+ store franchisee guarantee from the Largest Verizon Franchisee in the USA and a 10+ year Roof warranty. Traffic Exceeds more than 15,000 cars per day. The operator, the Cellular Connection is the leading Verizon Authorized Retailer in the US, operating nearly 900 locations in 38 states from coast to coast. Top employers in the area include: Arrow Group, St Joseph's Hospital, Continental Tires, Walgreens, SSM Health

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population (Current)	4,179	20,399	29,754
Total Households	1,591	7,866	11,550
Average HH Income	\$46,930	\$52,036	\$57,545

INVESTMENT HIGHLIGHTS

- **Large Guarantor & Largest Verizon Operator of 900+ Units** | Experienced Operator ensures safety and security of the operations of the brand against a 900+ Store Guarantee
- **Outparcel to Walmart** | Anchor Tenant Walmart paired with Walmart Gas allows for increase traffic / visibility
- **10 Year Roof Warranty** | Developer's Roof Warranty blended with Double Net (NN) Lease allows risk free maintenance for the landlord.
- **Ideal Management Free Real Estate** | Net Lease Investment Income ideal for 1031 Exchange Buyers seeking management free income while sustaining taxable depreciation
- **Attractive Lease Term** | Brand New Construction 10 Year Lease blended Three (3) Tenant Renewal Periods of Five (5) Years each
- **Neighboring Tenants:** Walmart, Hardees, McDonalds, Aldi, Taco Bell, Sonic, Wendy's, Big Lots and Dollar Tree and several others.

RECOGNIZED NATIONAL BRANDS WITHIN 3 MILES

BUCHHEIT

ALDI HIBBETT
SPORTS

BIG
LOTS!

TACO
BELL

Walmart

APPLIANCES • ELECTRONICS
FURNITURE • COMPUTERS
RAC
Rent-A-Center

ACE
Hardware

Wendy's

KFC

PRICING

Property Name:	Verizon
Property Address:	1144 W McCord Street Centralia, IL 92801
Price:	\$1,160,000
CAP Rate:	5.50%
NOI / Rent:	\$63,900
Approx. Building Size:	3,000 SF
Year Built:	April 2021
Approx. Lot Size:	1.0 AC

The asset will be delivered free and clear of debt and is offered as an all cash transaction. Multiple financing options are available. Contact the Listing Team to Discuss.



LEASE SUMMARY

Tenant Trade Name:	Verizon
Tenant:	The Cellular Connection, LLC
Lease Commencement:	April 2021
Lease Expiration:	March 2031
Original Term:	10 Years
Option Term:	Three (3), 5 Year Options
Increases:	10% Every 5 Years
Guarantee:	Franchisee (More than 900+ Store Guarantee)
Lease Type:	Double Net (NN) (**10 Year Roof Warranty)
Landlord Responsibilities:	Roof/HVAC, Structure, and Foundation
Tenant Responsibilities:	Insurance, Property Tax, Utilities
Lease Term Remaining:	Brand New 10 Year Lease



RENT SCHEDULE

INITIAL TERM

Lease Term		Annual Rent	Monthly Rent Increases	
Initial Term	Year 1	\$63,900	\$5,325	
Initial Term	Year 2	\$63,900	\$5,325	
Initial Term	Year 3	\$63,900	\$5,325	
Initial Term	Year 4	\$63,900	\$5,325	
Initial Term	Year 5	\$63,900	\$5,325	
Initial Term	Year 6	\$70,290	\$5,858	10.00%
Initial Term	Year 7	\$70,290	\$5,858	
Initial Term	Year 8	\$70,290	\$5,858	
Initial Term	Year 9	\$70,290	\$5,858	
Initial Term	Year 10	\$70,290	\$5,858	

OPTIONS

Lease Term		Annual Rent	Monthly Rent Increases	
Option 1	Year 11	\$77,319	\$6,443	10.00%
Option 1	Year 12	\$77,319	\$6,443	
Option 1	Year 13	\$77,319	\$6,443	
Option 1	Year 14	\$77,319	\$6,443	
Option 1	Year 15	\$77,319	\$6,443	
Option 2	Year 16	\$85,051	\$7,088	10.00%
Option 2	Year 17	\$85,051	\$7,088	
Option 2	Year 18	\$85,051	\$7,088	
Option 2	Year 19	\$85,051	\$7,088	
Option 2	Year 20	\$85,051	\$7,088	
Option 3	Year 21	\$93,556	\$7,796	10.00%
Option 3	Year 22	\$93,556	\$7,796	
Option 3	Year 23	\$93,556	\$7,796	
Option 3	Year 24	\$93,556	\$7,796	
Option 3	Year 25	\$93,556	\$7,796	

verizon[✓]

Verizon is one of the largest communication technology companies in the world. Verizon Communications Inc. was formed on June 30, 2000 and is celebrating its 21st year as one of the world's leading providers of technology, communications, information and entertainment products and services.



Total Revenue
\$31.4 Billion



Ranked #13 from
Fortune 500



S&P Credit Rating
BBB+

Recent Article

MarketWatch

“VERIZON STOCK UPGRADE TO BUY”

“Verizon’s annual revenue has come in between \$126 billion and \$132 billion in each of the past five years, while net income has come in between \$15 billion and \$20 billion. Stock buybacks have helped to boost Verizon’s per-share earnings more, while dividends have fueled shareholder returns. Verizon stock (ticker: VZ) is up 26.7% over the past half decade, and has returned about 58% when including dividends. The S&P 500 has returned 81% in that time, and the Dow Jones Industrial Average has returned 76%....”



Founded in 1991, The Cellular Connection (TCC) is the leading Verizon Authorized Retailer in the United States, operating more than 900 locations in 38 states from coast to coast. TCC's nationally recognized Culture of Good movement ensures that employees do good and give back in every community where stores are located. The company focuses its attention on high quality customer service and intense marketing to gain market share over its competitors.



Exclusive Verizon
Franchisee



Largest Verizon
Franchisee



900+ Store
Guarantee





AERIAL VIEW

Marcus & Millichap
THE NARAN GROUP

T Mobile
Firestone

Great Clips®
IT'S GONNA BE GREAT™

Schnucks®

HIBBETT
SPORTS

maurices

SHOE
sensation

APPLIANCES • ELECTRONICS
FURNITURE • REMODELING
PAC
Rent-A-Center

BIG
LOTS!

DOLLAR GENERAL

Hardee's

Wendy's
Pizza Hut

O'Reilly
AUTO PARTS

PEOPLES
NATIONAL BANK

ACE
Hardware

SONIC

TITLEMAX

TACO
BELL

LONG
John
SILVERS

Schiller Elementary School



15,000 VPD

SUBJECT PROPERTY

verizon✓

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Walgreens

DOWNTOWN CENTRALIA

usbank

CVS pharmacy®

MCDONALDS

St. Mary's
GENERAL HOSPITAL

WELLS
FARGO

ALDI



15,000 VPD

SUBJECT PROPERTY

verizon✓





ETA OPEN: APRIL 2021

verizon✓

900+ UNIT GUARANTEE

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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BROKER OF RECORD BY:



**NATIONWIDE
COLLABORATION**

*Culture of Collaboration to
Achieve Investment Goals*



**COSTAR POWER
BROKERAGE**

*Top Investment Sales
Brokerage Firm Nationwide*



**#1 NET LEASE
BROKERAGE**

*Top Net Lease Brokerage
Firm Nationwide*



**80+ OFFICE
NATIONWIDE**

*Sources Buyer & Sellers
Across the US*



**SHARED
DATABASE**

*Cross Collaboration of
Off & On Market Properties*



**SPECIALIZE
FAST FOOD**

*Un-Paralleled
Specialty Expertise*