



AT&T

Portsmouth, OH

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Marcus & Millichap



AT&T

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OFFICES NATIONWIDE AND THROUGHOUT CANADA

WWW.MARCUSMILLICHAP.COM

Tenant Name

AT&T

AT&T is an industry leading provider of mobile services, television, high speed internet and smart solutions for people and businesses. In North America, AT&T provides high-speed mobile internet to over 365 million people and they are currently the largest provider of pay TV in the United States with over 25 million subscribers. On a global scale, their IP network connect businesses on 6 continents representing 99% of the world's economy. Their advanced business services serve nearly 3.5 million business and include nearly all of the Fortune 1000. Lead by Chairman and CEO John T. Stankey, AT&T reported \$144 billion in consolidated revenue for 2018. Stankey led AT&T's acquisition of DirecTV and Time Warner in 2015 and 2018, respectively.

Ownership

Public

Number of Locations

5,665+

Sales Volume

\$144B

Credit Rating

S&P: BBB



AT&T

Operator Name

Slayton Wireless

At Slayton Wireless, our goal is to become America's premier AT&T national retailer by providing an exceptional experience in every interaction. Founded in September of 2011, we have store locations reaching across multiple states. Our team is dedicated to being the model of integrity and excellence in our industry. We build credibility through relationships and reputation that distinguish us from the competition. We continually strive to be valued by our carriers, admired by our competitors, preferred by our customers and respected by our communities.

Ownership

Private

Number of Locations

77+





AT&T

4506 Gallia St., Portsmouth, OH

Marcus & Millichap is pleased to present the offering for the AT&T Wireless located at 4506 Gallia Street in Portsmouth, Ohio. This subject property was built in 2015 and currently has four years remaining on its original double net lease. The lease comes equipped with 10% rental increases at the beginning of both five year renewal options. Landlord is responsible for roof and structure only and the lease is backed by Slayton Wireless, an 80+ location AT&T Franchisee. Tenant reimburses CAM, Insurance, Taxes and is responsible for HVAC repairs and maintenance.

The subject property is located just off of US-52 the Ohio River Scenic Byway, seeing over 28,700 vehicles per day, the main thoroughfare of Portsmouth and a major roadway that runs the entirety of the Ohio state border along the Ohio River. The property is an outparcel to a major shopping center in the area anchored by Walmart Supercenter and features multiple national tenants such as Arby's, Applebee's, GameStop, Dollar Tree, Papa Johns, Sprint and Sally Beauty.

List Price
\$1,150,000

Cap Rate
6.95%

Gross Leaseable Area
2,700 SF

- ▶ 4 Years Remaining on a Double Net (NN) Lease | Landlord is responsible for Roof & Structure Only
- ▶ Tenant reimburses CAM, Insurance & Taxes and is responsible for HVAC R&M 10% Rental Increases in Each of Its Two, 5-Year Renewal Options
- ▶ Lease Backed By A 77+ Unit Franchisee (Slayton Wireless)
- ▶ Situated in a Dense Retail Corridor | Outparcel to Walmart Supercenter Near Multiple National Retailers: Arby's, Applebee's, GameStop, Dollar Tree, Papa Johns, Sprint and More
- ▶ Located Next to US-52 Ohio River Scenic Byway Seeing Over 28,700 Vehicles Per Day

LEASE AND OFFERING SUMMARY

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THE OFFERING

Property	AT&T
Property Address	4506 Gallia St., Portsmouth, OH 45662
Price	\$1,150,000
Capitalization Rate	6.95%
Price/SF	\$425.93

PROPERTY DESCRIPTION

Year Built	2015
Gross Leasable Area	2,700 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	+/- 0.54 Acres

ANNUALIZED OPERATING INFORMATION

Net Operating Income	\$79,920
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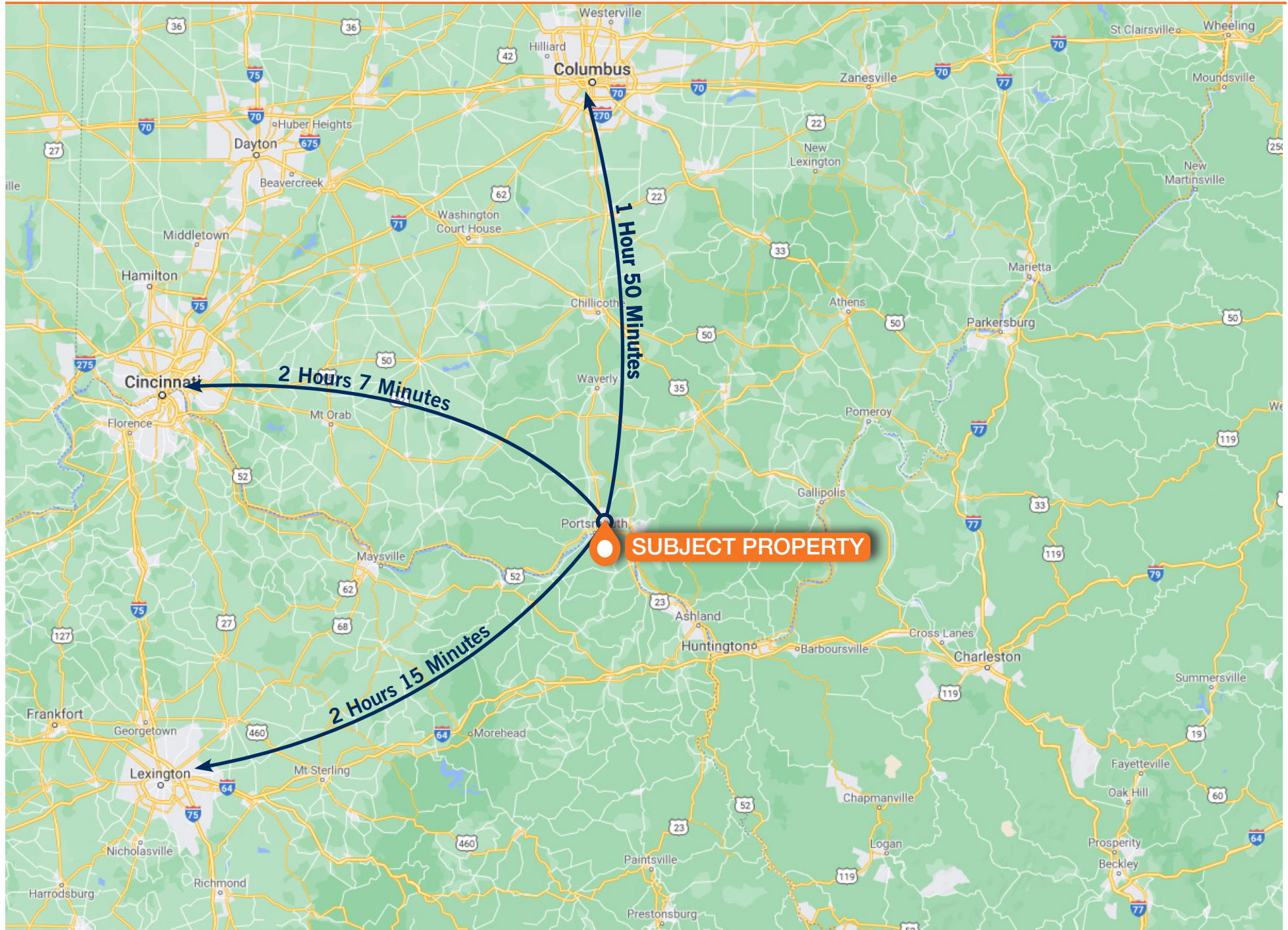
LEASE SUMMARY

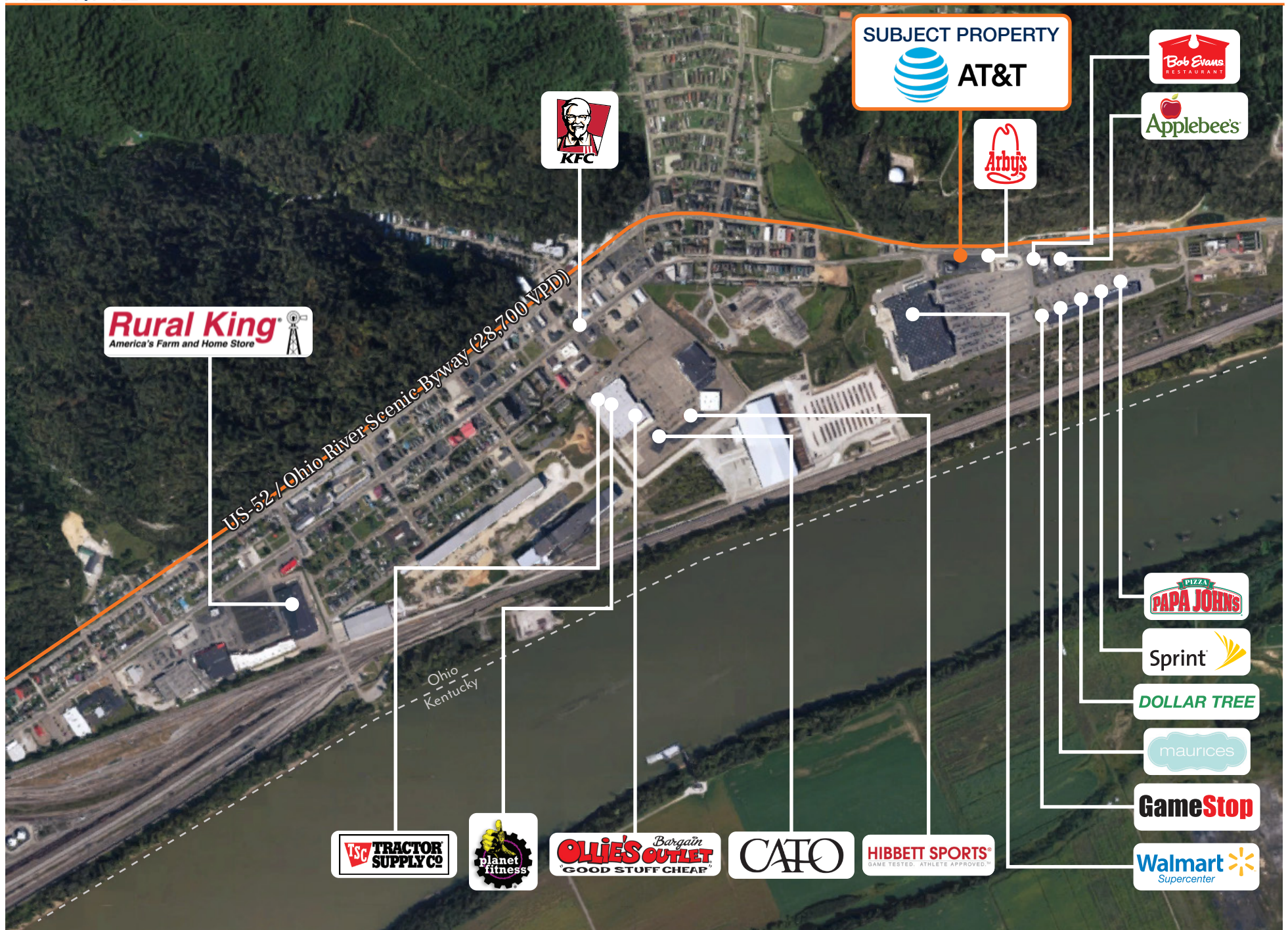
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current - 10/31/2025	\$79,920	\$6,660	\$29.60
11/01/2025 - 10/31/2030	\$87,750	\$7,321	\$32.50
11/01/2030 - 10/31/2035	\$96,120	\$8,010	\$35.60

LEASE SUMMARY

Property Subtype	Net Leased Retail
Tenant	AT&T
Rent Increases	10% in Each Option
Guarantor	Franchisee (Slayton Wireless)
Lease Type	NN
Lease Commencement	11/05/2015
Lease Expiration	11/04/2025
Lease Term	10 Years
Term Remaining on Lease	4 Years
Renewal Options	Two, 5-Year Options
Landlord Responsibility	Roof and Structure
Tenant Responsibility	All Else
Right of First Refusal/Offer	No







POPULATION	5 Miles	7 Miles	10 Miles
2021 Estimate			
Total Population	36,470	48,496	65,233
2010 Census			
Total Population	38,192	50,867	68,410
2000 Census			
Total Population	39,167	51,968	69,500
Daytime Population			
2021 Estimate	40,690	47,738	60,198
HOUSEHOLDS	5 Miles	7 Miles	10 Miles
2021 Estimate			
Total Households	14,844	19,485	25,265
Average (Mean) Household Size	2.4	2.4	2.5
2010 Census			
Total Households	15,752	20,688	26,772
2000 Census			
Total Households	16,574	21,502	27,394
Occupied Units			
2026 Projection	17,650	23,092	29,900
2021 Estimate	17,605	23,048	29,810
HOUSEHOLDS BY INCOME	5 Miles	7 Miles	10 Miles
2021 Estimate			
\$150,000 or More	4.9%	4.9%	5.0%
\$100,000-\$149,999	8.6%	8.9%	9.8%
\$75,000-\$99,999	10.9%	11.6%	12.1%
\$50,000-\$74,999	16.3%	17.5%	18.4%
\$35,000-\$49,999	13.0%	13.5%	13.5%
Under \$35,000	46.1%	43.6%	41.3%
Average Household Income	\$58,732	\$59,343	\$61,353
Median Household Income	\$39,609	\$42,248	\$44,600
Per Capita Income	\$24,410	\$24,242	\$24,332

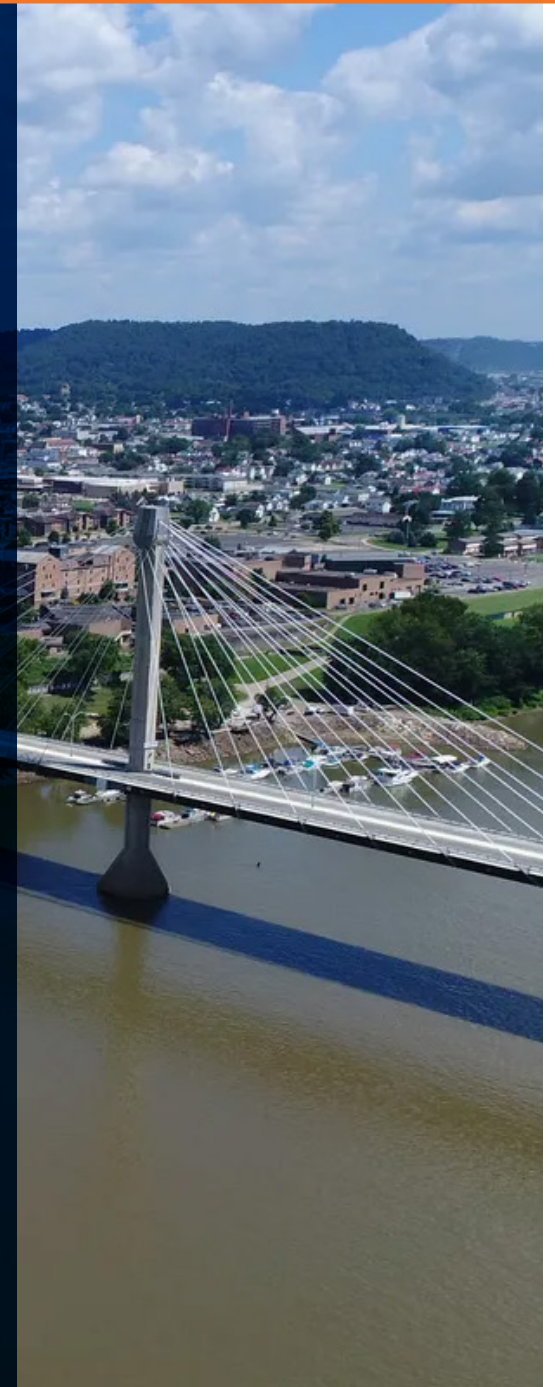
HOUSEHOLDS BY EXPENDITURE	5 Miles	7 Miles	10 Miles
Housing	\$14,939	\$15,410	\$15,915
Transportation	\$7,421	\$7,638	\$7,875
Food	\$6,256	\$6,465	\$6,678
Personal Insurance and Pensions	\$5,094	\$5,324	\$5,571
Healthcare	\$4,795	\$4,938	\$5,089
Entertainment	\$2,134	\$2,221	\$2,311
Cash Contributions	\$1,297	\$1,345	\$1,401
Apparel	\$1,246	\$1,297	\$1,354
Gifts	\$1,100	\$1,155	\$1,205
Education	\$792	\$832	\$875
POPULATION PROFILE	5 Miles	7 Miles	10 Miles
Population By Age			
2021 Estimate Total Population	36,470	48,496	65,233
Under 20	24.6%	24.6%	24.1%
20 to 34 Years	19.5%	18.8%	19.1%
35 to 39 Years	5.5%	5.6%	5.9%
40 to 49 Years	11.5%	11.9%	12.2%
50 to 64 Years	19.1%	19.4%	19.6%
Age 65+	19.9%	19.7%	19.0%
Median Age	40.5	40.9	40.7
Population 25+ by Education Level			
2021 Estimate Population Age 25+	25,035	33,436	45,363
Elementary (0-8)	5.3%	4.9%	4.9%
Some High School (9-11)	11.1%	10.8%	10.9%
High School Graduate (12)	36.7%	38.1%	39.1%
Some College (13-15)	22.0%	22.0%	21.2%
Associate Degree Only	8.9%	8.7%	8.8%
Bachelor's Degree Only	9.2%	9.0%	8.9%
Graduate Degree	6.9%	6.4%	6.3%

Portsmouth, OH

Portsmouth is a city in and the county seat of Scioto County, Ohio. Located in southern Ohio 41 miles south of Chillicothe, it lies on the north bank of the Ohio River, across from Kentucky, just east of the mouth of the Scioto River. The population was 20,226 at the 2010 census. Portsmouth also stands as the state's 88th most populated city.

Portsmouth major employers include Southern Ohio Medical Center, Kings Daughters Medical Center, Shawnee State University, Norfolk Southern Corp., Southern Ohio Correctional Facility and OSCO Industries. In November 2002, the Portsmouth Gaseous Diffusion Plant in nearby Piketon, Ohio was recognized as a Nuclear Historic Landmark by the American Nuclear Society. It had served a military function from 1952 until the mid-1960s. The Portsmouth Gaseous Diffusion Plant ended enriching operations in 2001 and began to support operational and administrative functions and perform external contract work. The site is currently being cleaned up for future development.

Graf Brothers Flooring and Lumber, the world's largest manufacturer of rift and quartered oak products, has two satellite log yards in Portsmouth, with the company's main office being located across the river in South Shore, Kentucky. Portsmouth is the home of Sole Choice Inc., one of the largest manufacturers of shoelaces in the world.





at&t

Authorized
Retailer

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