



CRICKET WIRELESS

100 Tarentum Bridge Road - New Kensington, PA 15068

CRICKET WIRELESS - NEW KENSINGTON, PA

EXCLUSIVELY MARKETED BY



ALEX WENZEL

PA #RS359150
404.913.8613 | DIRECT
awenzel@SIGnnn.com



NICK STOCKTON

GA #359714
770.863.8392 | DIRECT
nick@SIGnnn.com



GERALD NASH

GA #396460
404.480.8952 | DIRECT
gerald@SIGnnn.com



TOM GORMAN

PA #RM424383
610.550.8884 | DIRECT
tom@SIGnnn.com

In Cooperation With Sands Investment Group Philadelphia, LLC - Lic. #RB069072
BoR: Tom Gorman - Lic. PA #RM424383

TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary

3 PROPERTY INFORMATION

- 10 Property Images
- 11 Location Map
- 12 Aerial Map
- 13 Aerial Map
- 14 Demographics Map & Report

4 AREA OVERVIEW

- 16 City Overview

5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

© 2022 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 1,150 SF Cricket Wireless Located at 100 Tarentum Bridge Road in New Kensington, PA. This Deal Includes (2) Five Year Options With a 10% Increase at First Option and Below Replacement Cost, Providing For a Unique Investment.

Sale Price

\$499,000

OFFERING SUMMARY

Cap Rate:	6.01%
NOI:	\$30,000
Price / SF:	\$433.91
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	100 Tarentum Bridge Road
City, State, Zip:	New Kensington, PA 15068
County:	Westmoreland
Building Size:	1,150 SF
Year Built:	1961



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- New ALDI Grocery Store Being Built Next to Quest Diagnostics and Anchor Tenant Staples in the Same Shopping Center
- Features (2) Five Year Options With a 10% Increase at First Option
- Located Just Off Tarentum Bridge Road Which Sees Over 28,714 VPD
- Strong Demographics With a Population of 42,980 Residents Making an Average Household Income of \$60,849 Within a 3-Mile Radius
- New Kensington is Located Under 10-Miles From Pittsburgh, PA
- Brand New Wendy's Built Across the Street Which Shows New Development in the Area



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

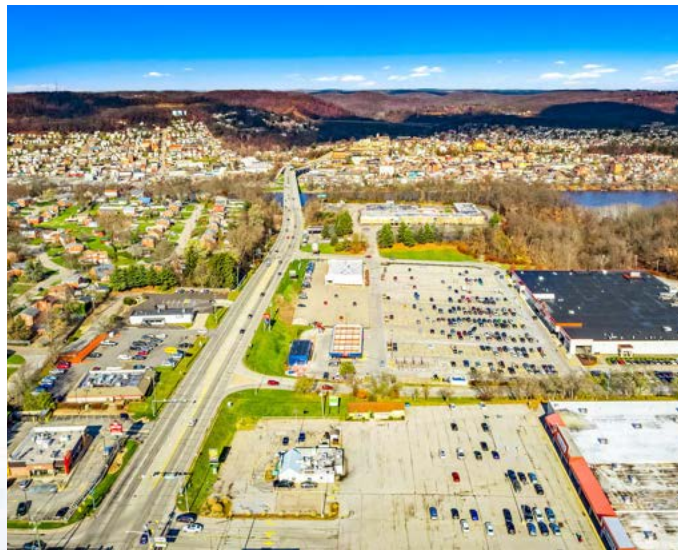
Tenant:	Cricket Wireless
Premises:	1,150 SF
Base Rent:	\$36,000
Rent Per SF:	\$31.30
Lease Commencement:	2/01/2022
Lease Expiration:	1/31/2027
Lease Term:	4+ Years
Renewal Options:	2 x 5 Years
Rent Increase:	10% Increase at 1st Option Period
Lease Type:	Modified Gross
Expenses:	\$6,000
Use:	Retail
Property Taxes:	Landlord's Responsibility
Insurance:	Landlord's Responsibility
Common Area:	Landlord's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Landlord's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate

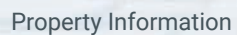


SECTION 3

PROPERTY INFORMATION

PROPERTY IMAGES





AERIAL MAP



AERIAL MAP

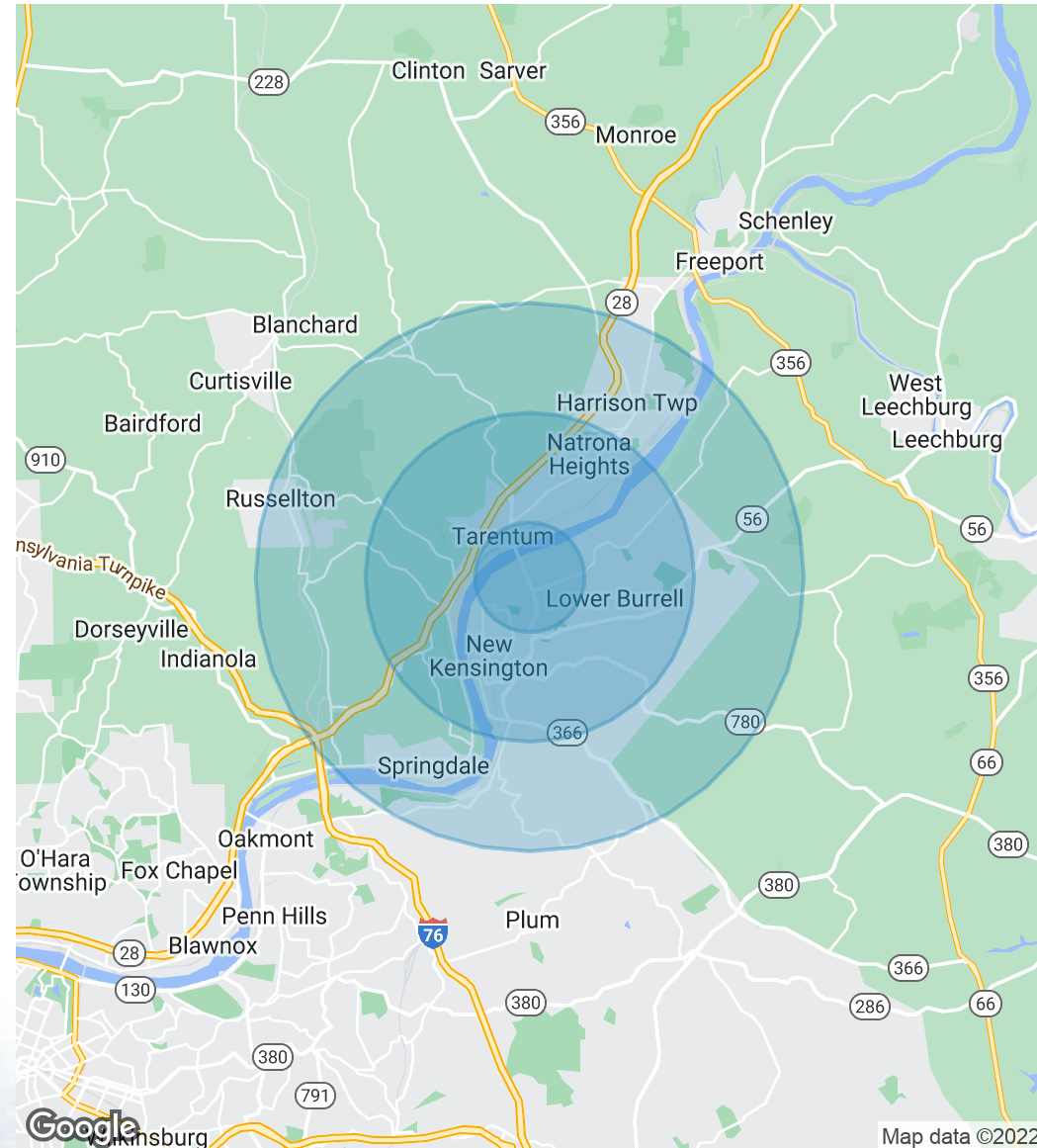


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,092	42,980	65,775
Average Age	47.2	46.5	46.9
Average Age (Male)	46.0	44.3	45.0
Average Age (Female)	47.0	47.9	48.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,559	19,107	29,019
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$60,168	\$60,849	\$68,861
Average House Value	\$112,109	\$105,860	\$127,612

TRAFFIC COUNTS	
Tarentum Bridge Road	28,714 VPD
Allegheny Valley Expressway	41,559 VPD
State Rte 56	16,204 VPD
Leechburg Road	9,017 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Pittsburgh, PA



Pittsburgh Zoo & PPG Aquarium

NEW KENSINGTON, PA

New Kensington, Pennsylvania, in Westmoreland county, is 15 miles NE of Pittsburgh, Pennsylvania. The city is considered part of the Pittsburgh metropolitan area. Just 17 miles from downtown Pittsburgh, New Kensington, PA offers a thriving local economy, affordable housing, and big-city amenities. New Kensington is a suburb of Pittsburgh. Living in New Kensington offers residents a dense suburban feel and most residents own their homes. The City of New Kensington had a population of 12,059 as of July 1, 2022.

New Kensington's manufactures include steel, glass, textiles, and metal and petroleum products. The Aluminum Company of America has an aluminum research-and-development centre. The largest industries in New Kensington, PA are Health Care & Social Assistance, Retail Trade, and Manufacturing, and the highest paying industries are Utilities, Transportation & Warehousing, & Utilities, and Construction. Overall, New Kensington is a city of service providers, sales and office workers, and professionals. There are especially a lot of people living in New Kensington who work in office and administrative support, sales jobs, and food service. Pennsylvania State University-New Kensington is located in the city. Within Pittsburgh's top five leading industries - advanced manufacturing, healthcare, energy, financial and business services, and information technology – some of its leading companies include, Alcoa, Inc., Kraft Heinz Co, and Highmark Health. Pittsburgh is home to the U.S.'s second largest inland port, 18 commercial railroad systems, access to several interstate highways as well as 50%+ of U.S. buying power within 500 miles.

New Kensington and Nearby Attractions are Point State Park, Carnegie Museum of Natural History, Moraine State Park, Pittsburgh Center for the Arts, Pittsburgh Zoo & PPG Aquarium and Caddie Shak Family Fun Park. Point State Park and Moraine State Park offer opportunities for hiking, swimming, fishing, and boating. Museums near the city include Frick Art & Historical Center, Carnegie Museum of Natural History, and Westmoreland Museum of American Art. Idlewild Park is a theme park near New Kensington. Popular attractions to visit include the National Aviary, Johnstown Inclined Plane, and Pittsburgh Zoo & PPG Aquarium. Historic sites such as Rachel Carson Homestead and Bushy Run Battlefield are also not far from the city.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Subsidiary (NYSE: T)
Founded:	1999
Locations:	4,591
Headquarters:	Atlanta, GA
Website:	cricketwireless.com

CRICKET WIRELESS LLC

Cricket is focused on inspiring smiles, one meaningful connection at a time. We offer an easy and high-quality wireless experience on our reliable nationwide network. Our affordable, straightforward service plans include monthly taxes and don't require an annual contract. Our customers also enjoy basic to top-brand phones at affordable prices. There are 4,591 Cricket Wireless retail stores in the United States as of November 10, 2022.

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

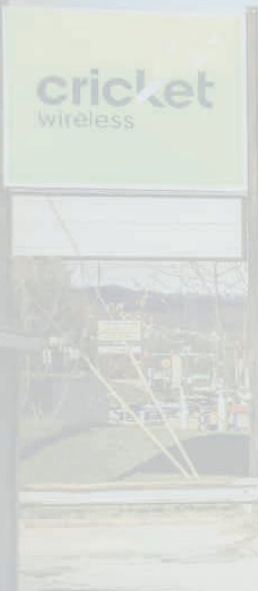
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



CRICKET WIRELESS

100 Tarentum Bridge Road - New Kensington, PA 15068

Exclusively Marketed by:

Alex Wenzel // PA #RS359150

404.913.8613 // awenzel@SIGnnn.com

Nick Stockton // GA #359714

770.863.8392 // nick@SIGnnn.com

Gerald Nash // GA #396460

404.480.8952 // gerald@SIGnnn.com

Tom Gorman // PA #RM424383

610.550.8884 // tom@SIGnnn.com