



CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

AT&T

1716 N Waldron Street, Hutchinson, KS 67502

NNN INVESTMENT
ADVISORS
THE NATIONWIDE NNN EXPERTS

TABLE OF CONTENTS

Contents

COVER PAGE	1
TABLE OF CONTENTS	2
EXECUTIVE SUMMARY	3
PROPERTY DESCRIPTION	4
ADDITIONAL PHOTOS	5
ADDITIONAL PHOTOS (FULL PAGE)	6
AERIAL	7
RETAIL MAP	8
NORTH VIEW	9
LOCATION MAP	10
REGIONAL MAP	11
DEMOGRAPHICS MAP & REPORT	12
TENANT PROFILES	13
CONTACT PAGE	14

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NNN Investment Advisors in compliance with all applicable fair housing and equal opportunity laws.

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Price	\$1,203,377
NOI	\$84,728 (*includes add'l income)
Cap Rate	7.04%
Price / SF	\$414.81
Building Size	2,901 SF
Occupancy %	100.0%
Tenancy	Single
Lot Size	0.42 Acres
Year Built	2015



AT&T



Price
\$1,203,377



Cap Rate
7.04%



Lease Type
NN Double Net

LEASE SUMMARY

Lease Type	NN Double Net
Roof / Structure	Landlord
Taxes / CAM / Insurance	Tenant Reimbursed
Original Lease Term	10 Years
Term Remaining	4.4 Years
Commencement Date	June 24, 2015
Term Expiration	June 30, 2025
Options	1, 5-Year
Rent Increases	10% at Option

INVESTMENT HIGHLIGHTS

- Base rent \$81,228 - *Additional \$1,000 in Annual Billboard Income
- CAM/Taxes/Insurance Fully Reimbursed - *Additional \$2,500 Yearly Surplus
- Free Standing Single Tenant Building with 24 Parking Spaces
- Excellent Visibility at the Intersection of Ken Kennedy Fwy and E 17th Ave. Exposure to 28,509+ Vehicles Per Day
- Landlord has the Right to Kick out Tenant with 120 Days Notice
- Built in 2015 - Only AT&T Store Within a 60 Minute Drive
- Avg HH Income \$58,822/5 Miles. Pop of 38,014+ 3-Mile /54,542+ 5-Mile
- Largest AT&T Franchise, Prime Comms Retail, Over 2,000 Locations
- Across from Hutchinson Mall, Walmart, Target, Lowe's, Home Depot

PROPERTY DESCRIPTION



PROPERTY OVERVIEW

The operator, Prime Comms Retail, is the largest AT&T franchise in the country, operating over 2,000 AT&T locations. This building is located adjacent to the Hutchinson Regional Medical Center which employs over 2,200 locals and is positioned in the heart of the major shopping district in Hutchinson. The building was a Build to suit for AT&T in 2015 and there are 24 parking spaces in the shopping center reserved for AT&T customers.

The store remained fully operational during COVID. Even the Buffalo Wild Wings and the Rib Crib next door stayed open during this time. Low, renegotiated real estate tax and fully reimbursed CAM and insurance expenses cause an additional \$2,500 of additional income for the owner. The annual tenant reconciliation process has been removed from the lease. An additional income of \$1,000 is generated per year for signage bringing the total Net Income to \$84,728. The landlord also has the ability to kick out the tenant with 120 days notice.

LOCATION OVERVIEW

This location dominates the local market with it being the only AT&T store within an hour drive. Located across from the Hutchinson Mall, Walmart Supercenter, Target, Lowe's, Home Depot, Kohl's and adjacent to the Hutchinson Regional Medical Center, consisting of 83 acres, nearly 2,000 employees and serves over 65,000 central Kansas residents.

Located within a mile of Hutchinson Muni Airport-Hut airport (KHUT) and the Kansas State Fairgrounds. There is excellent visibility from K-61 & 17th Street. There are 13,455 VPD on 17th Street 8,540 VPD on K-61. The Average HH Income within 3 miles is \$58,822. The population is 38,014 within a 3 mile radius and the population within a 5 mile radius is 54,542.

Hutchinson is the largest city and county seat in Reno County, Kansas, and located on the Arkansas River. It has been home to salt mines since 1887, thus its nickname of "Salt City", but locals call it "Hutch". Each year, Hutchinson hosts the Kansas State Fair, and National Junior College Athletic Association (NJCAA) Basketball Tournament. It is the home of the Kansas Cosmosphere and Space Center aerospace museum.

ADDITIONAL PHOTOS







VPD
15,054



13,455 VPD



Hutchinson Medical Center - 2,200 Employees & 152 Beds





LOCATION MAP



REGIONAL MAP

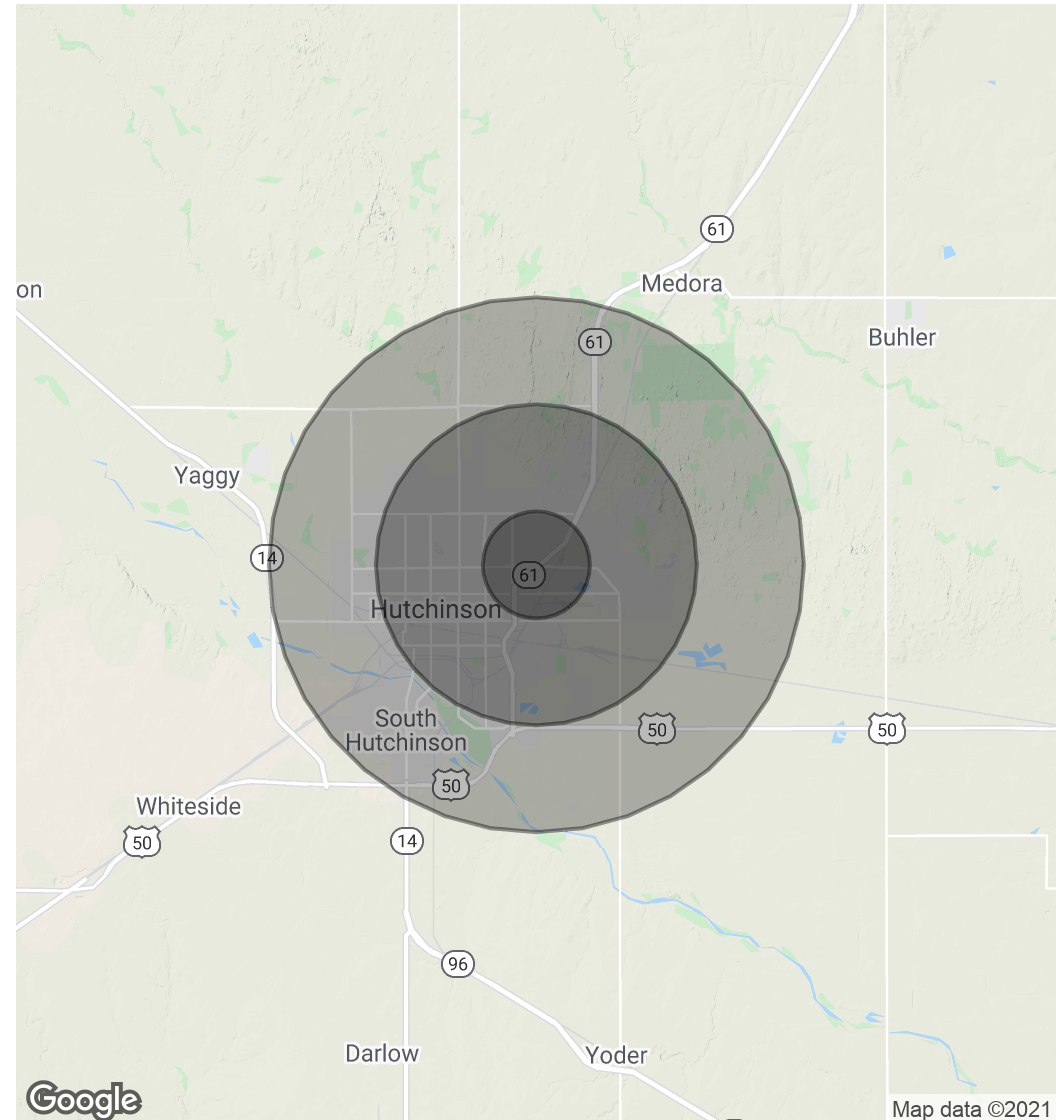


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,822	36,743	54,542
Average age	38.6	37.7	38.1
Average age (Male)	36.4	35.7	36.4
Average age (Female)	41.4	40.5	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,042	15,444	22,322
# of persons per HH	2.4	2.4	2.4
Average HH income	\$45,526	\$48,614	\$51,174
Average house value	\$77,184	\$110,329	\$125,660

** Demographic data derived from 2010 US Census*



TENANT PROFILES



AT&T

OVERVIEW

Trade Name:	AT&T
Credit Rating:	Moody's - Baa2
Revenue:	\$181.2 billion
Net Worth:	\$266 Billion
Headquarters:	Dallas, TX

TENANT HIGHLIGHTS

- Largest AT&T Operator in the Country
- Operates over 2,000 Locations
- Operator: Prime Communications

TENANT DESCRIPTION

AT&T Inc. is an American multinational conglomerate holding company, Delaware-registered but headquartered at Whitacre Tower in Downtown Dallas, Texas. It is the world's largest telecommunications company, the largest provider of mobile telephone services, and the largest provider of fixed telephone services in the United States through AT&T Communications. Since June 14, 2018, it is also the parent company of mass media conglomerate WarnerMedia, making it the world's largest media and entertainment company in terms of revenue. As of 2020, AT&T was ranked 9 on the Fortune 500 rankings of the largest United States corporations, with revenues of \$181 billion.



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