



Brand New 3-Year Lease Extension | 10-Year Operating History at the Site | Annual Rental Increases



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFERING SUMMARY

PROPERTY ADDRESS

AT&T

114 Campground Road
Manchester, TN 37355

OFFERING SUMMARY

Price:	\$795,000
Cap Rate:	8.00%
Net Operating Income:	\$63,600
Building Square Footage:	1,848 Sq Ft
Year Built Renovated:	2006 2015
Lot Size:	+/- 0.62 Acres

LEASE SUMMARY

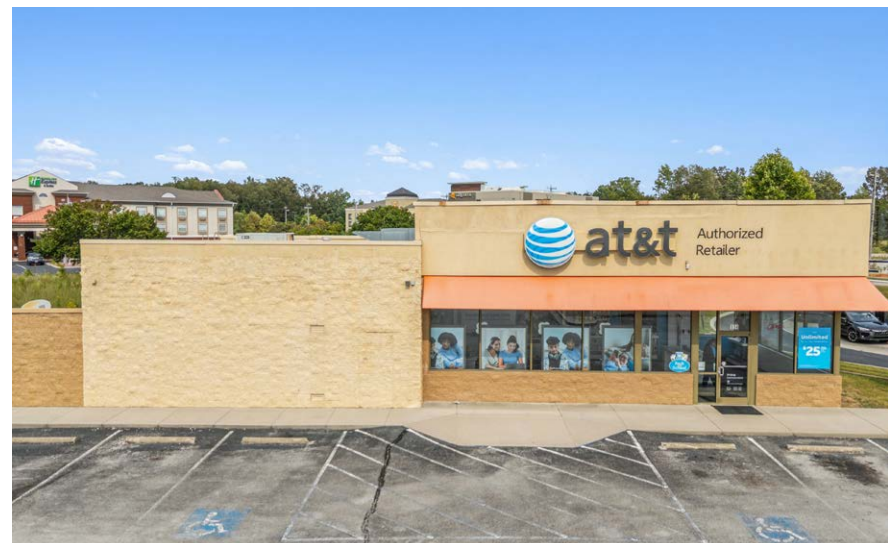
Tenant:	Prime Communications
Guaranty:	Corporate
Lease Commencement:	4/2/2015
Rent Commencement:	10/1/2025
Lease Expiration:	9/30/2028
Lease Term Remaining:	3+ Years
Lease Type:	Double Net
Roof and Structure:	Landlord Responsible
Rental Increases:	See Rent Roll
Renewal Options:	None
Right of First Refusal:	None

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
1	10/1/2025	9/30/2026	\$63,600	8.00%
2	10/1/2026	9/30/2027	\$64,800	8.15%
3	10/1/2027	9/30/2028	\$66,000	8.30%

INVESTMENT HIGHLIGHTS

- **Brand New 3 Year Lease Extension with Annual Rental Increases**
 - AT&T Recently signed a new 3 year lease extension commencing October 1, 2025, displaying their long-term commitment to the location.
 - The lease offers a hedge against inflation with a \$1,200 annual rental increases scheduled every year during the base lease term.
- **Adjacent to Walmart SuperCenter and The Home Depot**
 - The subject property is positioned across the street from two of the most trafficked retailers in the United States.
 - There are several other national retailers in the immediate vicinity including Starbucks, Chick-fil-A, Verizon Wireless and many more.
 - National restaurant retailers such as 7 Brew Coffee have recently constructed new facilities in the immediate trade area.
 - The property includes a pylon sign that is visible from Interstate 24 and Hillsboro Blvd.
- **Corporate Guaranty from Largest AT&T Authorized Retailer (1,900+ Locations)**
 - Prime Communications, AT&T largest authorized retailer was founded in 1999 in Houston, TX.
 - Prime Communications currently operates almost 2,000 AT&T locations and over 200 Cricket Wireless stores.
 - The company acquired Spring Mobile in 2019, increasing their store count by nearly 1,300.
- **Tennessee is a High-Growth State**
 - The Boyd Center (UT Knoxville) projects Tennessee's population will reach approximately 7.94 million by 2040, a 12.6% increase from 2022's baseline.
 - From 2017 onward, Tennessee's GDP grew at an average of ~3.0% annually, outpacing the U.S. average of 2.2%.
 - Manchester, TN is located less than 72 miles from both Nashville, TN and Chattanooga, TN.





AERIAL OVERVIEW



AERIAL OVERVIEW



TENANT PROFILE

Prime is the largest AT&T Authorized Retailer in the United States with locations from coast-to-coast.

Founded in 1999 with a single mall kiosk at Baybrook Mall in Houston, Texas, Prime Communications set out to build one of the most successful wireless retail businesses in the U.S. Prime Communications proudly serves as the largest, privately-held AT&T Authorized Retailer. Prime operates 2,000 stores and has 7500+ team members.

In addition to AT&T, PRIME also operates 200+ Cricket Wireless stores. We also operate in Canada and Mexico.

Their values and behaviors are deeply embedded in several company initiatives and programs that help us build community, both within and outside of Prime. They are proud to support the work of The Faris Foundation, which works to bring brighter days and better treatments to children with cancer. Prime believes in making a meaningful difference in the lives of others – including our coworkers. The Solidarity Fund pools employee and company donations and distributes the funds to assist fellow employees in times of dire, short-term emergency needs. Prime and Arizona State University (ASU) have teamed up to offer Prime employees a significant discount on their bachelor's degree.

Company Type: Private
Location: Sugar Land, Texas (2,000 Locations)
Website: <https://www.primecomms.com/>

#1

AT&T Authorized
Retailer

1,900+

Locations in
48 states

1999

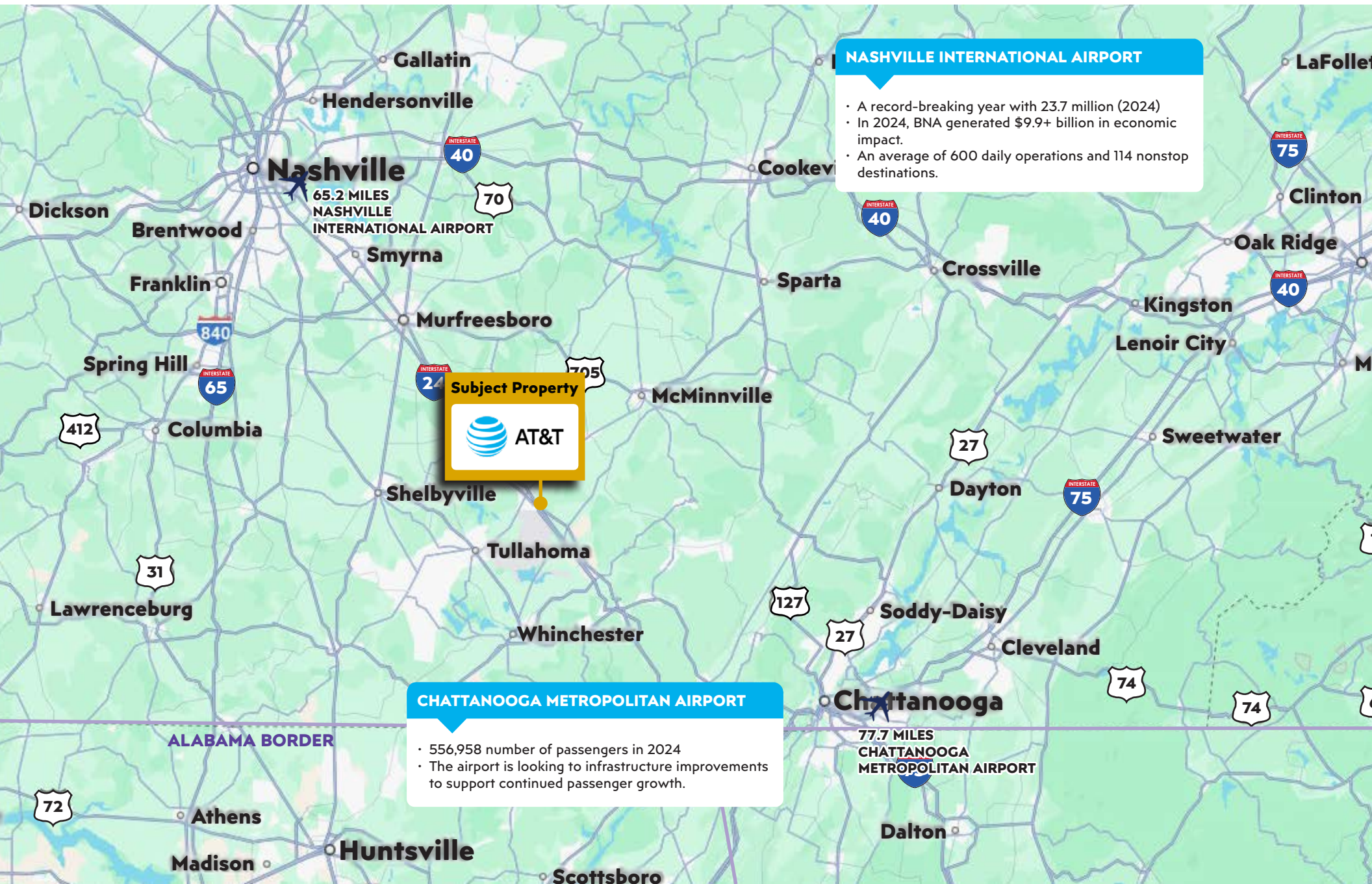
Year
Founded



PROPERTY PHOTOS



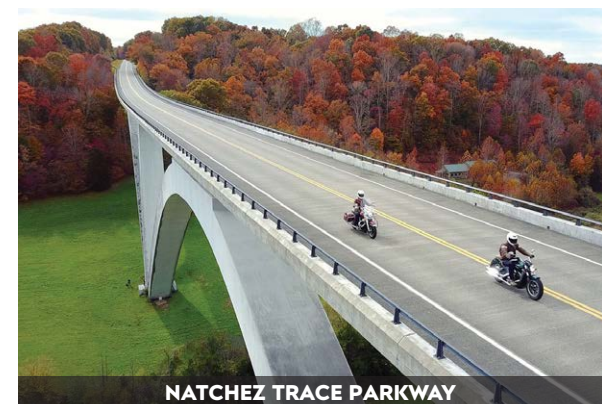
REGIONAL MAP



AREA OVERVIEW

MANCHESTER

- Manchester embodies the spirit of Tennessee, deep-rooted in the soul of America and flowing through the heart of the Volunteer State.
- Pre-Prohibition distilleries, the sacred Old Stone Fort, and the hundreds of musicians who have graced the stages of the Bonnaroo Music & Arts Festival have all left their mark on the community, its history woven into the fabric of the nation, telling a story of artisan pride and Southern virtue sprinkled with the subtle smell of sour mash and Tennessee whiskey.
- It's easy for you to lose yourself in the shadows of mountains or on limestone trails that lead to cascading waterfalls. Or perhaps you're just here to sip the smooth wines of Beans Creek, soak up the community spirit that emanates through Bonnaroo's 1200 acres, or walk in the footsteps of Jack and George.
- Best known as the home of the world-famous Bonnaroo Music & Arts Festival, drawing music lovers from around the globe each year.
- Visitors can explore the breathtaking landscapes of Old Stone Fort State Archaeological Park, where ancient Native American history meets scenic hiking trails and waterfalls.
- The town's downtown district offers a mix of local shops, restaurants, and historic charm.
- The 444-mile Natchez Trace Parkway commemorates the ancient trail used by animals and people that connected portions of the Mississippi River to the salt licks in central Tennessee. There are more than a dozen campgrounds along the Natchez Trace Parkway corridor and numerous opportunities for hiking, biking and horseback riding.
- Today, Manchester maintains its historical charm while actively promoting a diverse economic and cultural landscape. Its historical sites, like the Old Stone Fort State Archaeological Park—an ancient Native American construction believed to be nearly 2,000 years old—offer insights into the area's rich past.
- Manchester is home to artisan breweries like Common Johns and has a growing number of local businesses.
- Sewanee: The University of the South features a beautiful 13,000-acre campus known as "The Domain" or "The Mountain" on the Cumberland Plateau in Tennessee, featuring All Saints' Chapel, a wildlife preserve, and picturesque woodlands.



DEMOGRAPHICS

POPULATION	1-MILE	5-MILE	10-MILE
2010 Population	746	15,916	33,113
2020 Population	946	18,172	36,282
2024 Population	977	18,759	37,287
2029 Population	995	19,047	37,742
HOUSEHOLDS			
2010 Households	322	6,257	12,868
2020 Households	392	7,087	14,058
2024 Households	406	7,304	14,419
2029 Households	416	7,459	14,679
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	59.9%	57.9%	64.4%
2020 Owner Occupied Housing Units	61.2%	57.5%	64.9%
2024 Owner Occupied Housing Units	61.9%	58.2%	65.5%
2029 Owner Occupied Housing Units	62.1%	58.3%	65.6%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	29.6%	32.6%	26.4%
2020 Renter Occupied Housing Units	33.8%	35.2%	27.6%
2024 Renter Occupied Housing Units	33.1%	34.6%	27.0%
2029 Renter Occupied Housing Units	32.9%	34.4%	26.8%
AVERAGE HOUSEHOLD INCOME	\$76,804	\$73,389	\$74,956

AREA SNAPSHOT



37,287
POPULATION (10-MILE)



32,414
DAYTIME POPULATION (10-MILE)



14,419
HOUSEHOLDS (10-MILE)



\$76,804
AVERAGE HOUSEHOLD INCOME (1-MILE)