

The Verizon logo, consisting of the word "verizon" in a red, lowercase, sans-serif font, with a red checkmark symbol integrated into the end of the word.

Recent 8-Year Lease Extension | Investment Grade Credit Tenant (NYSE: VZ | S&P: BBB+) | 20-Year Operating History at the Site



OFFERING MEMORANDUM
LAWRENCEVILLE, GEORGIA (ATLANTA MSA)

Marcus & Millichap
THE SULO GROUP

OFFERING SUMMARY

PROPERTY ADDRESS

Verizon Wireless

890 Lawrenceville-Suwanee Road

Lawrenceville, GA 30043

OFFERING SUMMARY

Price: \$2,770,000

Cap Rate: 6.50%

Net Operating Income: \$180,000

Building Square Footage: 4,500 Sq Ft

Year Built: 2006

Lot Size: +/- 1.29 Acres

LEASE SUMMARY

Tenant: Verizon Wireless

Guaranty: Corporate

Lease Commencement: 8/1/2005

Rent Commencement: 3/1/2026

Lease Expiration: 2/28/2034

Lease Term Remaining: 8+ Years

Lease Type: Double Net

Roof and Structure: Landlord Responsible

Rental Increases: 10.00% Every 4 Years

Renewal Options: None

Right of First Refusal: None

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
1-4	3/1/2026	2/28/2030	\$180,000	6.50%
5-8	3/1/2030	2/28/2034	\$198,000	7.15%

INVESTMENT HIGHLIGHTS

- Investment Grade Credit Tenant (NYSE: VZ | S&P BBB+)**
 - Verizon Wireless reported \$134.8 Billion in annual revenue for 2024, a 0.6% increase compared to 2023.
 - Verizon Communications ranks #31 on the Fortune 500 list.
 - Verizon has an investment grade credit rating from all three major agencies, with Moody's at Baa1, S&P at BBB+, and Fitch at A+, reflecting its strong financial standing and solid access to capital.
 - Verizon holds roughly 36% of the U.S. wireless-service market, making it the largest mobile carrier in the country by subscriber share.
- Recent Long-Term Lease Extension with 10% Rental Increases Every 4 Years**
 - Verizon recently signed an early, 8-year lease extension in 2024, commencing March 1st, 2026, displaying their long-term commitment to this location.
 - The lease offers a strong hedge against inflation with 10% rental increases scheduled every 4 years throughout the remaining base lease term.
 - The tenant has no option periods remaining, granting a new owner with full flexibility to reposition, renegotiate, or redevelop the site as they see fit.
 - This store was a build-to-suit for Verizon Wireless and the tenant has been operating at this facility since 2006.
- Situated at a Stoplight Intersection with 30,000+ Cars Per Day**
 - The subject property is located on Lawrenceville-Suwanee Road, which sees an average of 30,000+ cars per day.
 - The parcel features healthy access, with the ability to turn left in and out of the property.
 - The site is approximately 1.29 acres and has ample parking, lending itself to a multitude of redevelopment opportunities.
- Located in a Major Commercial Trade Area with Several Big-Box Retailers**
 - The subject property is adjacent to many national retailers such as Target, The Home Depot, Publix Super Market, Marshall's, PetSmart and more.
 - The subject property is located in close proximity to Northside Hospital Gwinnett, a major regional medical center with approximately 388 beds and over 7,100 employees. The hospital is actively expanding, with a new patient tower underway, reflecting strong growth and increasing demand for healthcare services in the region.
- Atlanta MSA – 221,000+ People in 5-Miles**
 - The metro region added more than 64,000 residents in a single year (2024–2025), bringing the total to over 5.28 million, while the job base has expanded roughly 8 % since the pandemic began.
 - The Atlanta metro area has one of the highest concentrations of Fortune 500 companies in the United States.



SITE PLAN

verizon



AERIAL OVERVIEW



AERIAL OVERVIEW



Lawrenceville-Suwannee Rd
30,449 CPD

Subject Property
verizon

AERIAL OVERVIEW



G
Georgia Gwinnett
COLLEGE
12,792 Students Enrolled

KOHL'S
Walmart
Supercenter

Marshalls

TARGET

Spectrum

HOBBY LOBBY

Bath & Body Works

Parc @ 980
Apartment Homes
586 Units

DOLLAR TREE

Panera BREAD

FIFTH THIRD BANK

chili's

ihop

c3 fitness

Lawrenceville-Suwannee Rd
30,449 CPD

Subject Property
verizon

TENANT PROFILE

Verizon Communications Incorporated (NYSE, Nasdaq: VZ) was formed on June 30, 2000 and is one of the world's leading providers of technology and communications services.

Headquartered in New York City and with a presence around the world, Verizon generated revenues of \$134.8 billion in 2024. The company offers voice, data and video services and solutions on its award-winning networks and platforms, delivering on customers' demand for mobility, reliable network connectivity, security and control. Verizon was the first company in the world to launch commercial 5G for mobility, fixed wireless and mobile edge computing.

Verizon is committed to ensuring all Americans have access to affordable broadband and are equipped with the skills to use it. We work with other companies and nonprofit partners to support digital inclusion in a variety of ways, including, equipping under-resourced schools with STEM education tools and free internet access, partnering with school districts across the country during the pandemic to provide discount broadband service to support distance learning and hosting digital literacy training for communities in need.

Company Type: Public
Location: New York, New York (1,500 Corporate Locations)
Website: <https://www.verizon.com/>

BBB+
Investment
Grade Tenant

\$134.8B
Annual Revenue
2024

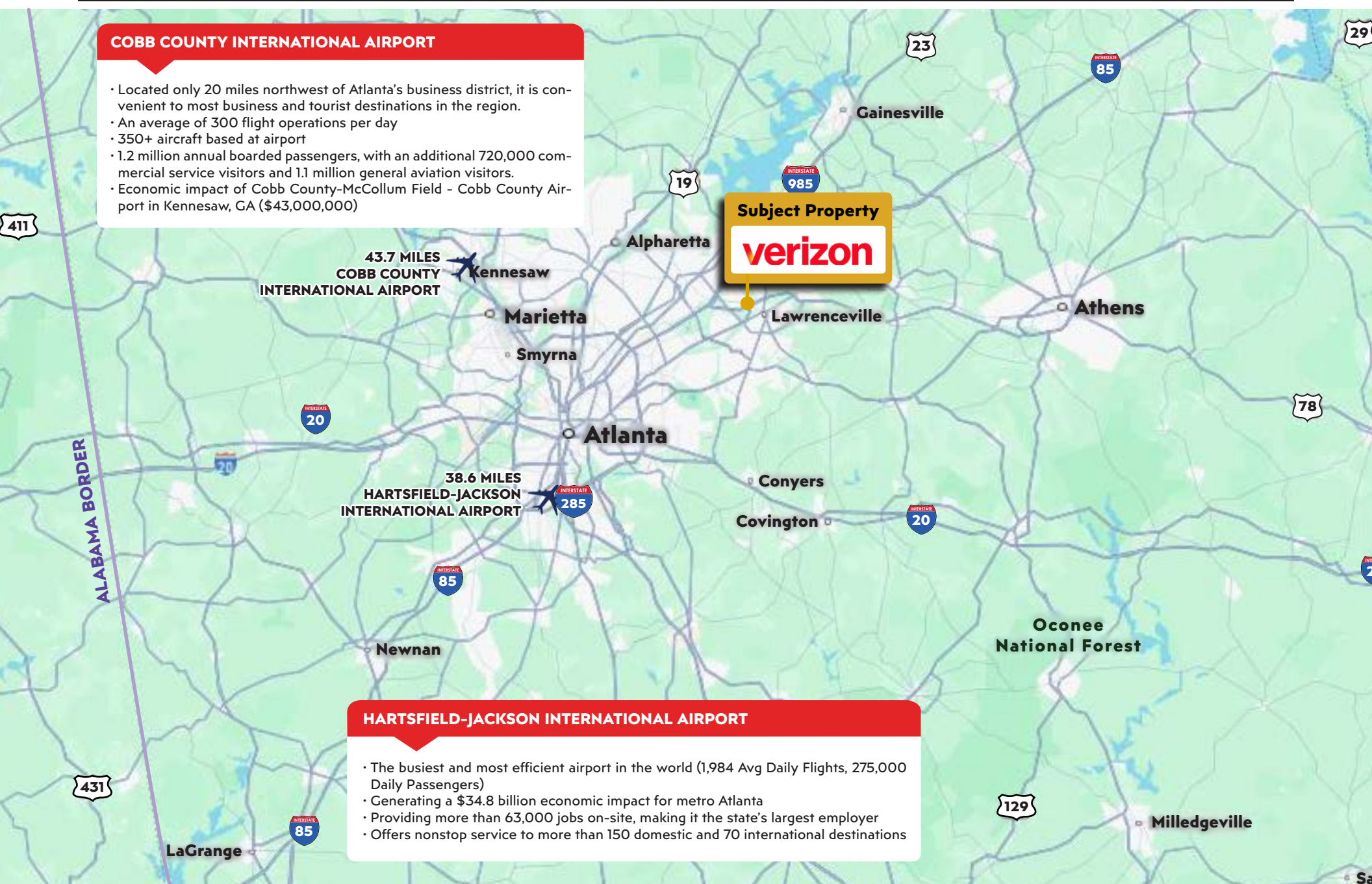
100,000
Employees
Globally



PROPERTY PHOTOS



REGIONAL MAP



AREA OVERVIEW

LAWRENCEVILLE

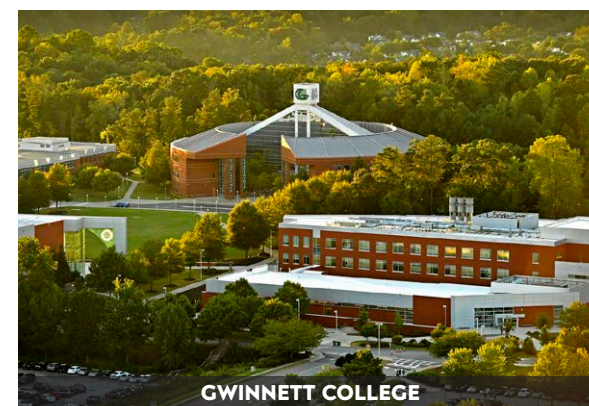
- A popular destination with chef-driven restaurants, unique shops, the Lawrenceville Lawn for events, and the Lawrenceville Arts Center, Lawrenceville, Georgia is about 32 miles northeast of Atlanta, Georgia.
- A historical town that attracts visitors from across the southeast, many of whom end up establishing roots here.
- With many old and new places to visit and activities to enjoy, Lawrenceville has an abundance of entertainment, dining, and shopping for all ages and interests.
- The 2006 opening of Georgia Gwinnett College, the nation's first four-year public college created in the 21st Century and Georgia's first four-year public college established in over 100 years, has further enhanced the appeal of Lawrenceville for students, educators, professionals, and business leaders.
- The liberal arts institution offers bachelor and associate degrees, as well as graduate programs, in conjunction with the University of Georgia and Georgia Perimeter College.
- Home to the Aurora Theatre (professional productions, comedy) and frequent community festivals.
- Offers a mix of established neighborhoods with older homes and growing new construction, focusing on mixed-income developments.
- Well-connected via major roads like I-85 and Highway 316, linking it to the greater Atlanta area.

ATLANTA

- The urban core has been the epicenter of several major construction projects in recent years, with Centennial Yards headlining urban renewal in Downtown Atlanta.
- The distinctive Stone Mountain is 30 minutes outside the Atlanta urban core and is a popular destination for tourists and hikers.
- The Atlanta metro features a surging business environment and modern infrastructure, while providing entertainment and attractions.
- The metro has several acclaimed cultural institutions, including Zoo Atlanta and the High Museum of Art. More than 50 institutions of higher learning call Atlanta home, including Emory University, Georgia Institute of Technology, Georgia State University and Spelman College.
- Outdoor and sports enthusiasts will find plenty to enjoy. Mild weather year-round allows residents to hike, paddle and bike on the many trails in and around Atlanta.
- Atlanta is home to professional sports franchises in the NFL, MLB, NBA, MLS and WNBA.

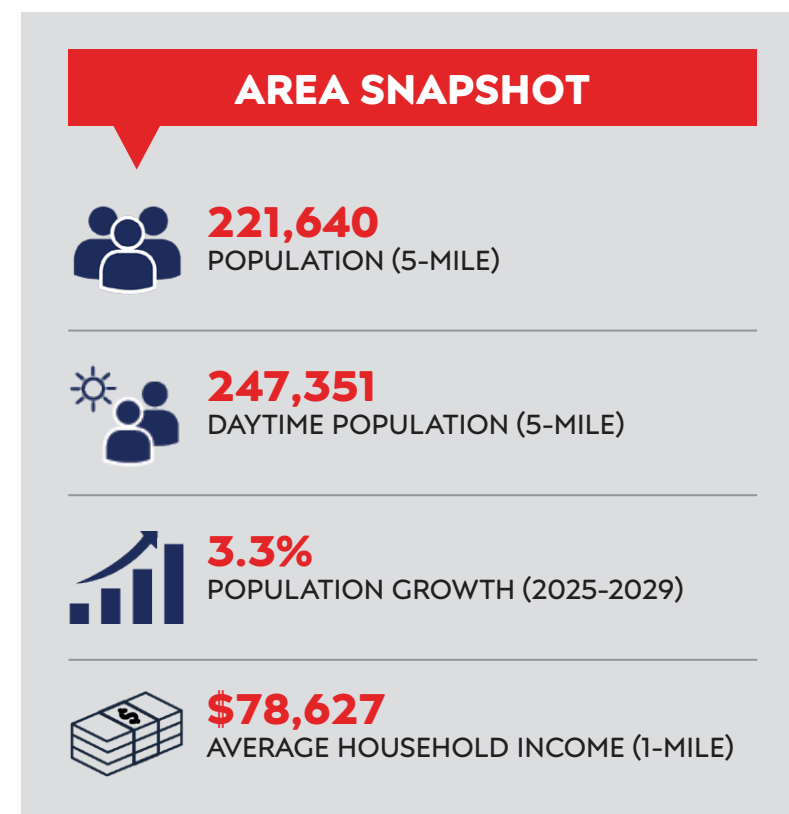
ECONOMY

- Besides being the seat of state administrative business, Atlanta is also host to a Federal Reserve Bank branch and the headquarters for the Center for Disease Control.
- Hartsfield-Jackson airport is the world's busiest by passenger volume.
- Atlanta's location makes it a logistics hub in the present, as it was in its early days when railroads dominated cargo transport.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	9,517	71,119	185,230
2020 Population	10,272	78,525	218,171
2024 Population	10,210	79,099	221,640
2029 Population	10,310	80,702	226,824
HOUSEHOLDS			
2010 Households	3,865	24,003	60,844
2020 Households	3,849	25,820	71,871
2024 Households	3,922	26,710	74,784
2029 Households	3,975	27,357	76,908
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	22.4%	59.8%	65.0%
2020 Owner Occupied Housing Units	21.8%	57.0%	59.8%
2024 Owner Occupied Housing Units	21.9%	57.3%	60.1%
2029 Owner Occupied Housing Units	22.0%	57.4%	60.2%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	70.1%	32.6%	27.6%
2020 Renter Occupied Housing Units	70.8%	38.5%	35.8%
2024 Renter Occupied Housing Units	70.6%	38.1%	35.5%
2029 Renter Occupied Housing Units	70.4%	38.0%	35.5%
AVERAGE HOUSEHOLD INCOME	\$78,627	\$98,560	\$102,421



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