LINEBERRY
REAL ESTATE
INVESTMENT SALES | DEVELOPMENT | MANAGEMENT

OFFERING MEMORANDUM

AT&T

Morrow, Georgia

1891 MOUNT ZION ROAD
MORROW, GA 30260

$1,500,000
ASKING PRICE

7.18%
CAP RATE

5,775 SF
GROSS LEASABLE AREA (GLA)

CORPORATE AT&T LEASE THROUGH AUGUST 2031

Georgia broker of record
Emory Williamson Company | 706.834.8800



ACTUAL PROPERTY

Contents

AT&T at 1891 Mount Zion Road in Morrow, Georgia.

LINEBERRY
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INVESTMENT SALES | DEVELOPMENT | MANAGEMENT

PROPERTY

1891 Mount Zion Road
Morrow, GA 30260

TENANT

AT&T corporate lease

CURRENT TERM

Through August 31, 2031

ASKING PRICE | CAP RATE

$1,500,000 | 7.18%

01 Investment Overview

02 Tenant Overview

03 Retail Map

04 Site + Parcel

05 Regional Market

06 Financial Overview

07 Lease Summary

08 Confidentiality

09 Contact

01

Investment Overview

AT&T | MORROW, GEORGIA

CORPORATE AT&T LEASE

Through August 2031

AT&T signed a five-year extension through August 31, 2031. The extended term began September 1, 2026.

Freestanding AT&T storefront at the Shoppes at Morrow Station along Mount Zion Road near I-75.



ACTUAL PROPERTY | MOUNT ZION ROAD

INVESTMENT HIGHLIGHTS

01

CORPORATE TENANT

The lease is with New Cingular Wireless PCS, LLC, an indirect, wholly owned subsidiary of AT&T Inc.

02

LONG TENANCY

The original lease dates to 2000. The latest extension adds five years to the prior term.

03

EXPENSE RECOVERIES

Tenant reimburses its share of CAM, property taxes and insurance. See the lease summary for landlord obligations.

04

RENEWAL OPTION

One additional five-year option at $121,705.24 annual base rent, 13% above current rent if exercised.

02

Tenant Overview

AT&T | MORROW, GEORGIA



AT&T SOUTHLAKE STOREFRONT

CORPORATE TENANT

AT&T

New Cingular Wireless PCS, LLC is the named lease tenant and an indirect, wholly owned subsidiary of AT&T Inc.

MORROW SOUTHLAKE STORE

The Southlake store serves customers shopping for wireless plans, devices, upgrades and home internet. It also handles activations, trade-ins and bill pay.

AT&T INC. | THIRD QUARTER 2026

$32.3B
CONSOLIDATED REVENUE

$10.5B
OPERATING CASH FLOW

$17.8B
WIRELESS SERVICE REVENUE

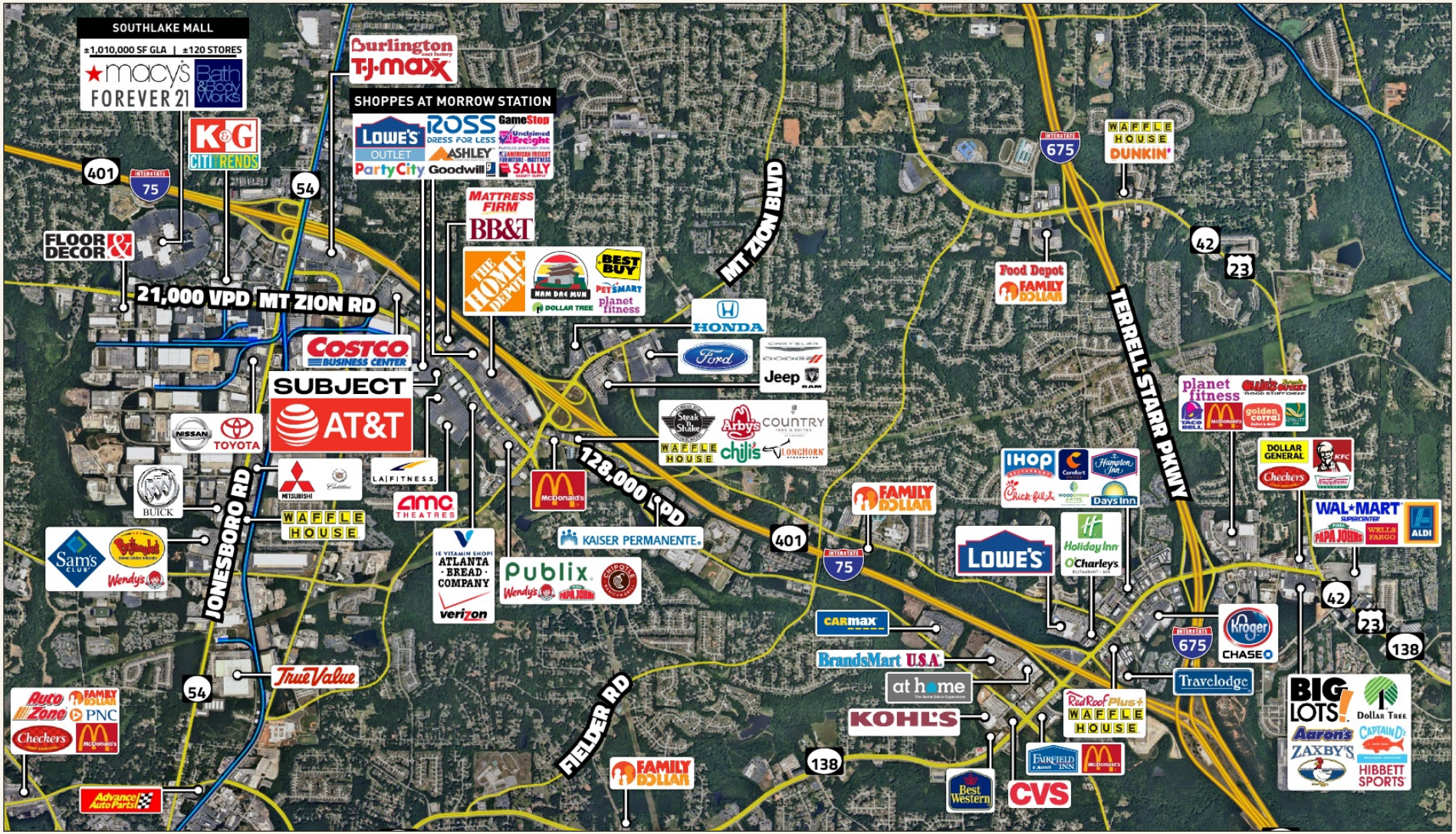
110.2M
RETAIL WIRELESS SUBSCRIBERS

Source: AT&T Inc. Q3 2026 earnings release and financial and operational schedules. Operating cash flow is from continuing operations.

03

Retail Map

AT&T | MORROW, GEORGIA



RETAIL CORRIDOR AERIAL | HISTORICAL RETAILER AND TRAFFIC LABELS

04

Site + Parcel

AT&T | MORROW, GEORGIA

SITE AREA

Approximately 0.75 acre

GROSS LEASABLE AREA

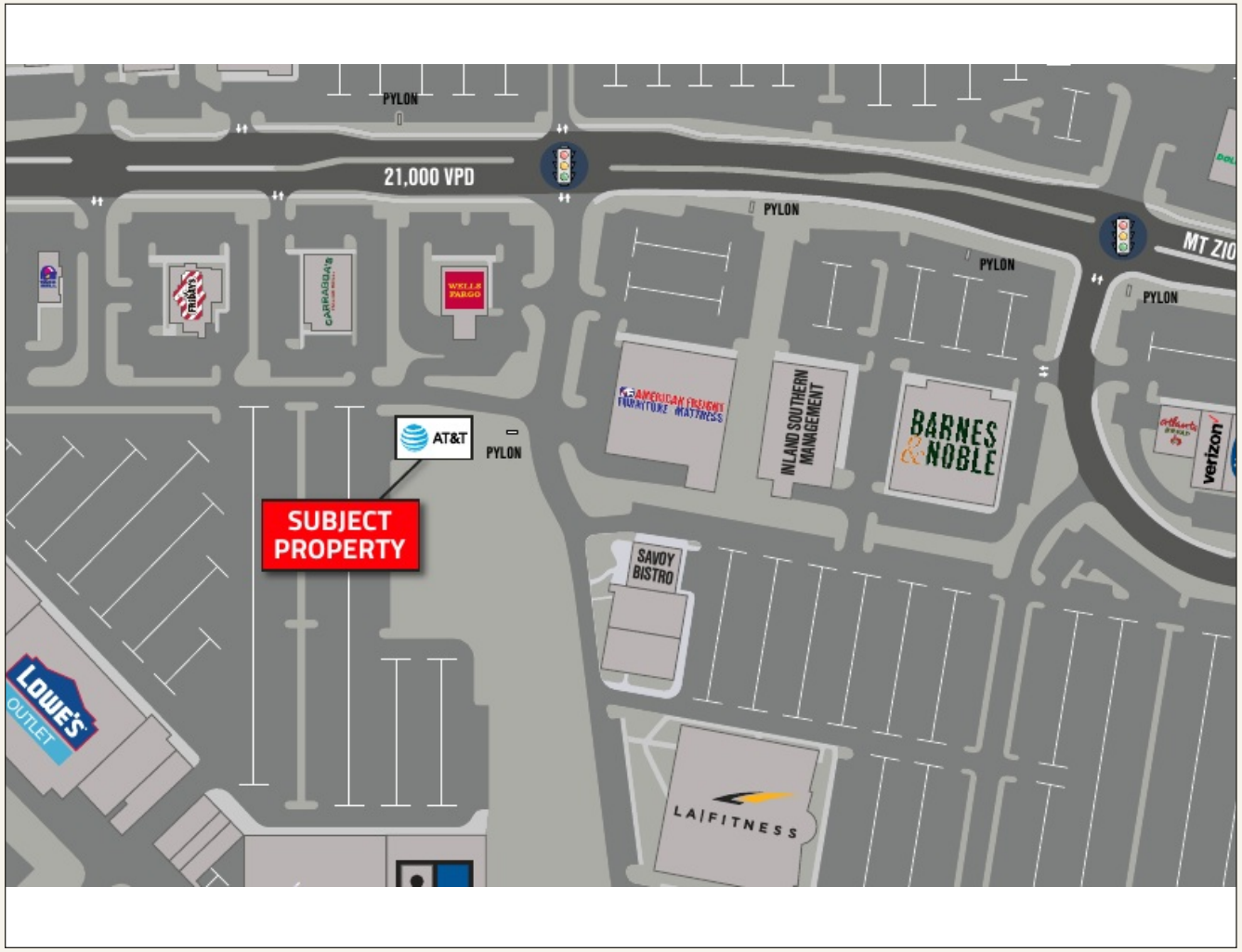
5,775 SF

BUILDING TYPE

Freestanding retail

FRONTAGE

Mount Zion Road

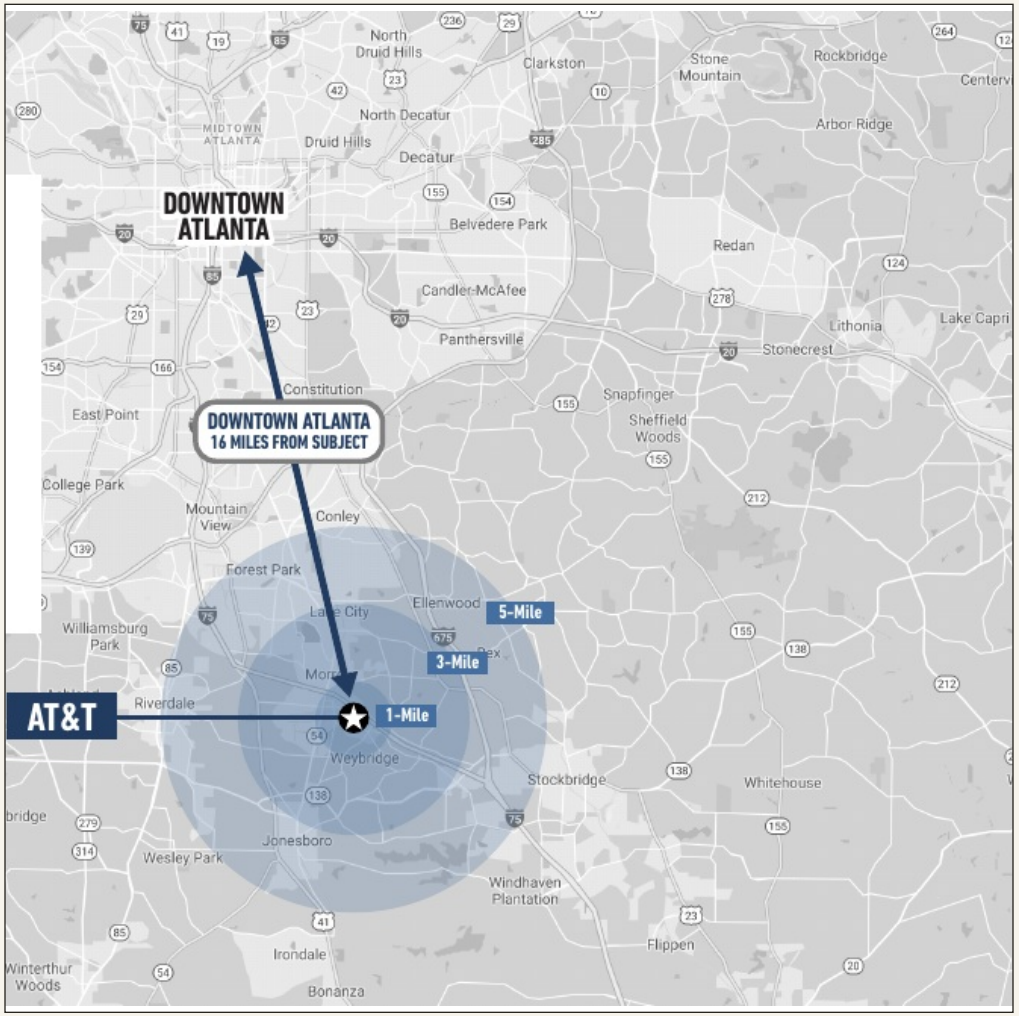


SUBJECT PROPERTY AND SURROUNDING DRIVE AISLES | ORIENTATION EXHIBIT

05

Regional Market + Demographics

AT&T | MORROW, GEORGIA



ATLANTA METRO | REGIONAL ORIENTATION

PROPERTY DEMOGRAPHICS

Estimates centered on 1891 Mount Zion Road.

	1 MILE	3 MILES	5 MILES
2025 population	5,394	76,296	182,398
2025 households	2,245	26,865	64,435
Average household income	$75,685	$73,295	$76,220
Median household income	$64,420	$56,498	$57,833

Source: CoStar property demographics, accessed November 6, 2026.

06

Financial Overview

AT&T | MORROW, GEORGIA

ASKING PRICE	CAP RATE	ANNUAL NOI
$1,500,000	7.18%	$107,703.75

INVESTMENT LEDGER

ANNUAL BASE RENT	$107,703.75
MONTHLY BASE RENT	$8,975.31
PRICE PER GLA SF	$259.74
ANNUAL RENT PER GLA SF	$18.65
GROSS LEASABLE AREA	5,775 SF
CURRENT TERM ENDS	August 31, 2031

ANNUAL BASE RENT

CURRENT TERM

$107,703.75

09/01/2026 - 08/31/2031

TENANT OPTION IF EXERCISED

$121,705.24

09/01/2031 - 08/31/2036

NOI BASIS

Tenant reimbursements offset recurring property operating expenses. Annual NOI therefore equals annual base rent of $107,703.75, before nonrecurring landlord repairs and capital costs.

07

Lease Summary

AT&T | MORROW, GEORGIA

CORE LEASE TERMS

TENANT

New Cingular Wireless PCS, LLC

DOING BUSINESS AS

AT&T Mobility

LEASE STRUCTURE

NNN with landlord responsibilities

CURRENT TERM

Through August 31, 2031

OPTION

One five-year tenant option

ELECTION

Written notice at least 180 days before current term expires

Expense and repair obligations

TENANT

Reimburses its share of CAM, property taxes and insurance. Maintains HVAC and generally covers up to $1,750 per calendar year for HVAC repairs, subject to the lease.

LANDLORD

Retains roof, foundation, structural walls, gutters and downspouts, utility lines to the point of entry, and common-area maintenance. HVAC repairs above the tenant cap and qualifying replacement are landlord costs, subject to the lease.

BASE RENT LADDER

PERIOD	DATES	ANNUAL BASE RENT	MONTHLY BASE RENT
CURRENT TERM	09/01/2026 - 08/31/2031	**$107,703.75**	**$8,975.31**
OPTION IF EXERCISED	09/01/2031 - 08/31/2036	**$121,705.24**	**$10,142.10**

08

Confidentiality + Disclaimer

AT&T | MORROW, GEORGIA

CONFIDENTIALITY

This offering memorandum is for the recipient's preliminary evaluation. Obtain the broker's prior written consent before distributing it. Offering terms and availability are subject to change.

INDEPENDENT VERIFICATION

Information comes from sources believed reliable. The broker makes no representation or warranty as to its accuracy or completeness. Purchasers should independently verify lease terms, income and expenses, square footage, title and survey, access, property condition and environmental matters.

PROPERTY INQUIRIES

Tenant names and marks identify the property and occupant. Use of those marks implies no tenant endorsement. Arrange tours by appointment through Lineberry Real Estate.

OFFER TERMS

A sale is subject to a definitive written agreement. The executed lease and amendments govern the tenant's obligations.

GEORGIA BROKER OF RECORD

Emory Williamson Company

706.834.8800 | Emory Williamson | Georgia firm license H55961

LINEBERRY
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INVESTMENT SALES | DEVELOPMENT | MANAGEMENT

FOR MORE INFORMATION

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ACTUAL PROPERTY | MOUNT ZION ROAD

Single-tenant net-lease investment

1891 Mount Zion Road | Morrow, Georgia

GEORGIA BROKER OF RECORD

Emory Williamson Company

Emory Williamson | Georgia firm license H55961