



311 STANAFORD RD, BECKLEY, WV 25801, USA

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EXCLUSIVELY LISTED BY:

BRIAN BROCKMAN

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INVESTMENT SUMMARY

List Price:	\$1,100,000
Current NOI:	\$82,500.00
Initial Cap Rate:	7.50%
Land Acreage:	1.04
Building Size:	19,508 SF
Price PSF:	\$56.38
Lease Term:	5 Years

INVESTMENT OFFERING

Bang Realty, Inc is pleased to present an exceptional investment opportunity -- a Flower Foods Bakery Outlet Store located in Beckley, West Virginia. Flower Foods, a leading producer of bakery products, has been a tenant at this location since 1998. Over the years, they have successfully executed four lease renewals, demonstrating their strong commitment to this property and the surrounding community.

This lease is structured as an **absolute NNN (Triple Net) lease**. The current lease offers an additional five-year renewal option with a 5% rent increase upon exercising the option, ensuring a predictable and increasing revenue stream for the investor. The tenant has demonstrated long-term stability and a strong track record of performance at this location.

Furthermore, the current landlord and tenant have recently invested nearly \$20,000 in property improvements, further enhancing the value and condition of the property. This joint investment highlights the commitment of both parties to maintaining a high-quality, operational facility.

Along with the tenant, Beckley, West Virginia, offers a unique investment opportunity with its growing economy, stable population, and strategic location in southern West Virginia. As a regional hub for retail, healthcare, and education, Beckley has seen consistent economic growth, attracting both residents and businesses. The city benefits from a central location along major highways, making it a key point of access for surrounding communities. With a lower cost of living and an increasingly diversified economy, Beckley continues to draw investment and development, making it an attractive area for long-term, stable returns. The local economy, coupled with the established presence of reliable tenants like Flower Foods, makes Beckley a solid choice for investors seeking steady growth and dependable income streams.

This is a prime opportunity to invest in a well-established, low-maintenance property with a reliable tenant and a strong lease structure in a growing area of Beckley, West Virginia.



PRICE \$1,100,000



CAP RATE 7.50%



LEASE TYPE Absolute NNN



TERM REMAINING 1 Year

INVESTMENT HIGHLIGHTS

- **Long Term Tenant (Since 1998)**
- **Absolute NNN Lease**
- Prime Location in Beckley, WV
- Attractive Local Economy

FINANCIAL SUMMARY

PROPERTY SUMMARY

Lot Size: 1.04 Acres

Building Size: 19,508 SF

LEASE SUMMARY

Tenant: Flowers Baking Co.

Primary Lease Term: 5 Years

Annual Rent: \$82,500.00

Landlord Responsibilities: None

Lease Start Date: March 1, 2021

Lease Expiration Date: February 28, 2026

Lease Term Remaining: 1 Year

Rent Bumps: 5% for the Option

Renewal Options: One, 5-year option





OVERVIEW

Company: Flowers Baking Company
Founded: 1919
Headquarters: Thomasville, GA
Website: https://flowersfoods.com/

TENANT HIGHLIGHTS

- Flowers Baking Company is renowned for its extensive range of baked goods, including popular brands like Nature's Own, Wonder Bread, Tastykake, and Dave's Killer Bread.
With a vast network of bakeries and distribution centers across the United States, Flowers Baking Company ensures its products reach millions of households, grocery stores, and food service establishments, making it a leader in the bakery industry.
The company emphasizes high standards in its baking processes and prioritizes sustainability through eco-friendly packaging and food waste reduction initiatives.

RENT SCHEDULE

Table with 4 columns: LEASE YEARS, ANNUAL RENT, MONTHLY RENT, BUMP. Rows include Current and 2026 - 2031 terms.

TENANT BACKGROUND

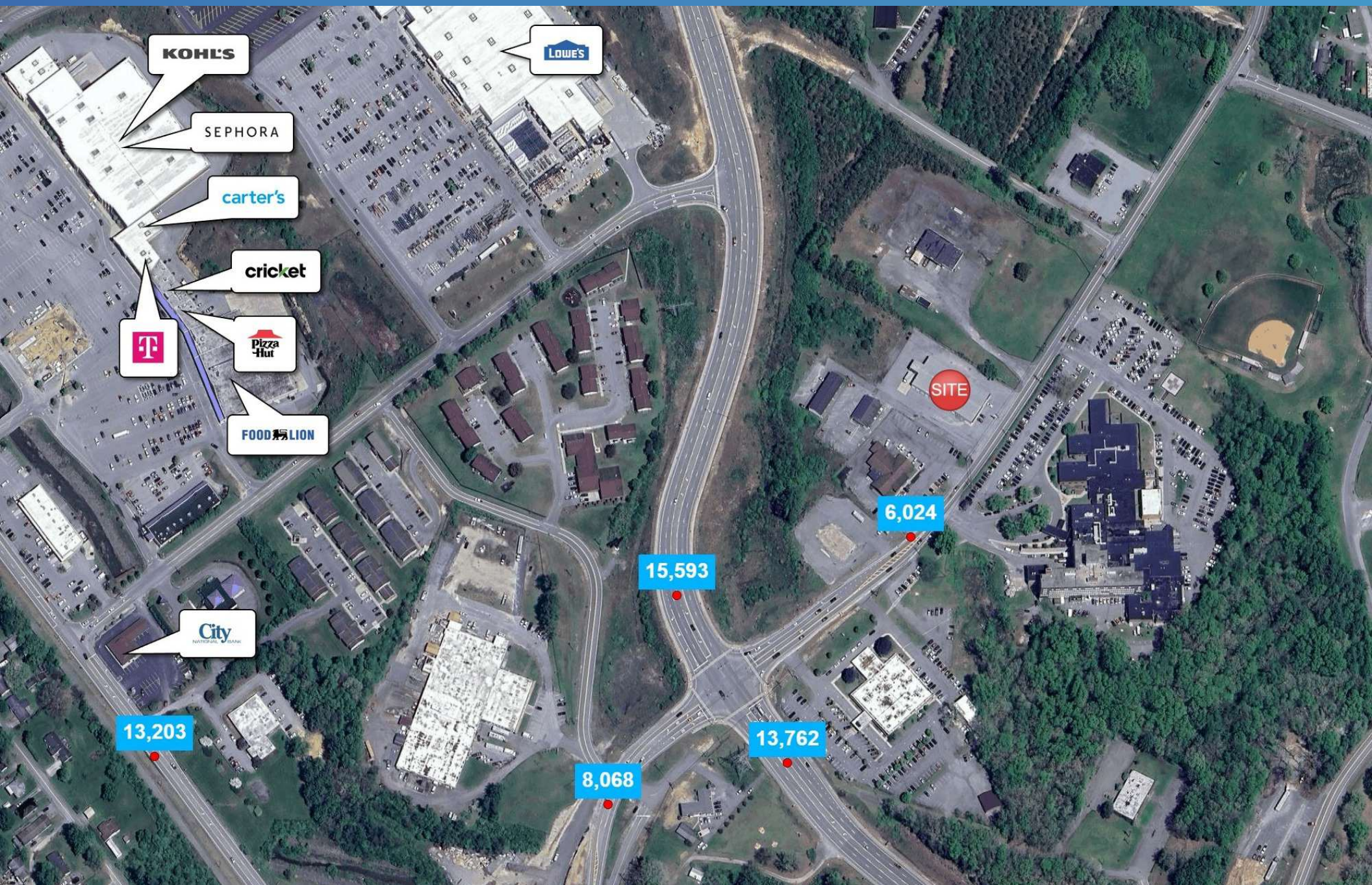
Flowers Baking Company is a prominent bakery company in the United States, known for producing a wide range of fresh, packaged baked goods. Founded in 1919 in Thomasville, Georgia, the company has grown into one of the largest producers of bread, buns, rolls, and snack cakes in the country.

The company operates an extensive network of bakeries and distribution centers across the United States, ensuring that its products reach millions of households and retail outlets. Flowers Baking Company prides itself on innovation and sustainability, with initiatives aimed at reducing food waste and using environmentally friendly packaging.

A key factor in Flowers Baking Company's success is its commitment to quality and community engagement. The company emphasizes partnerships with local organizations and charities, supporting initiatives like hunger relief programs and food donations.

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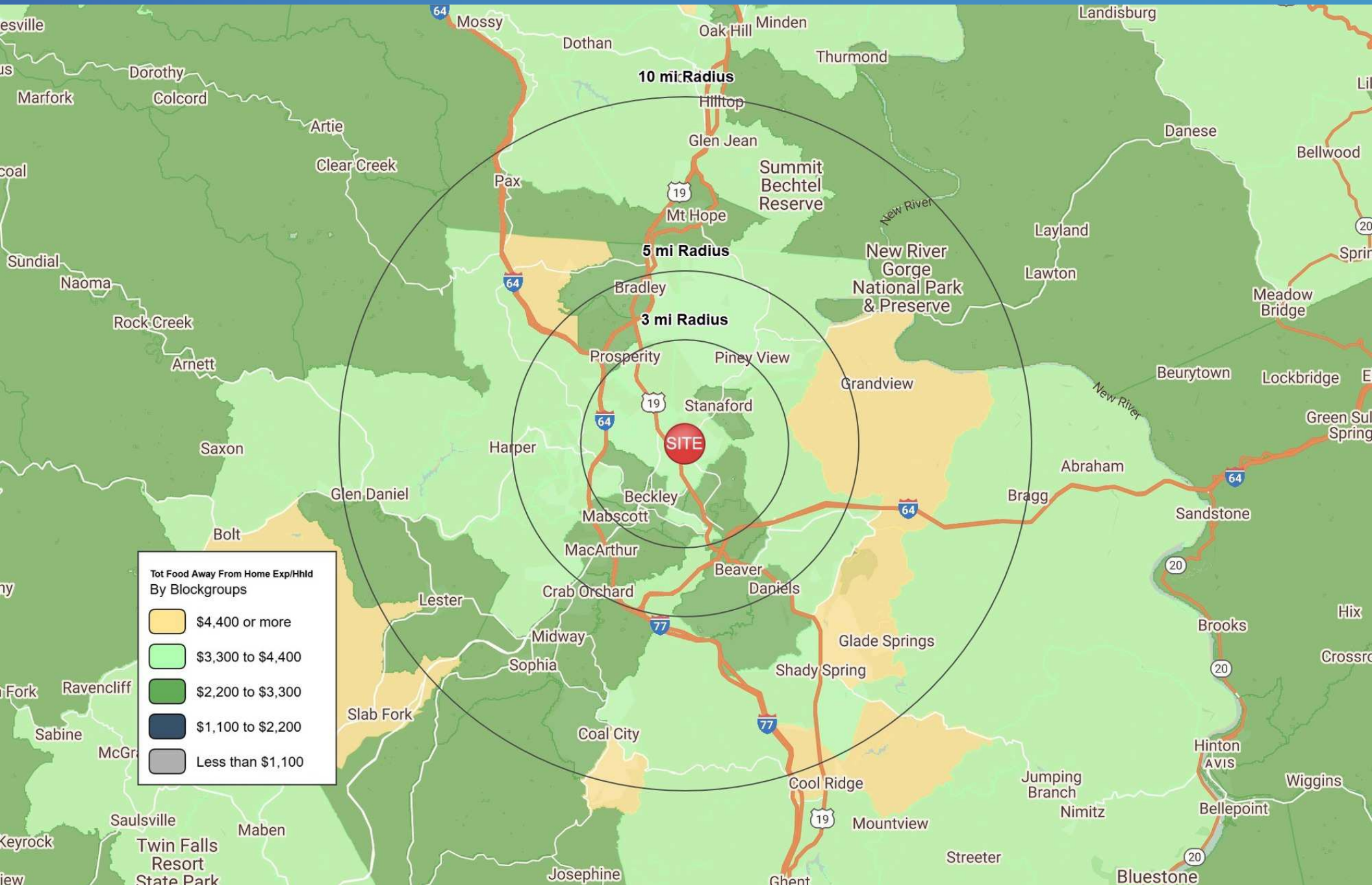
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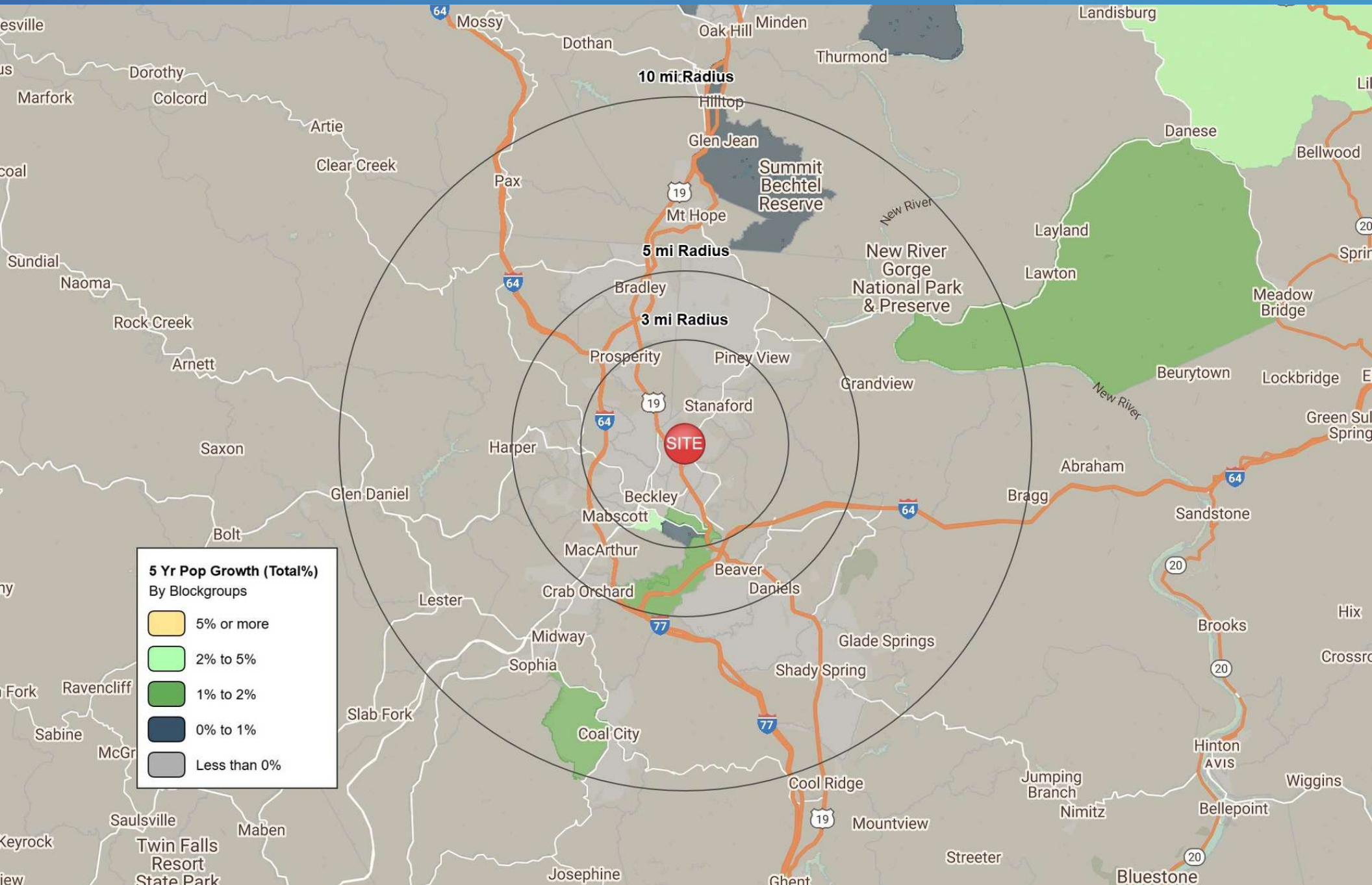
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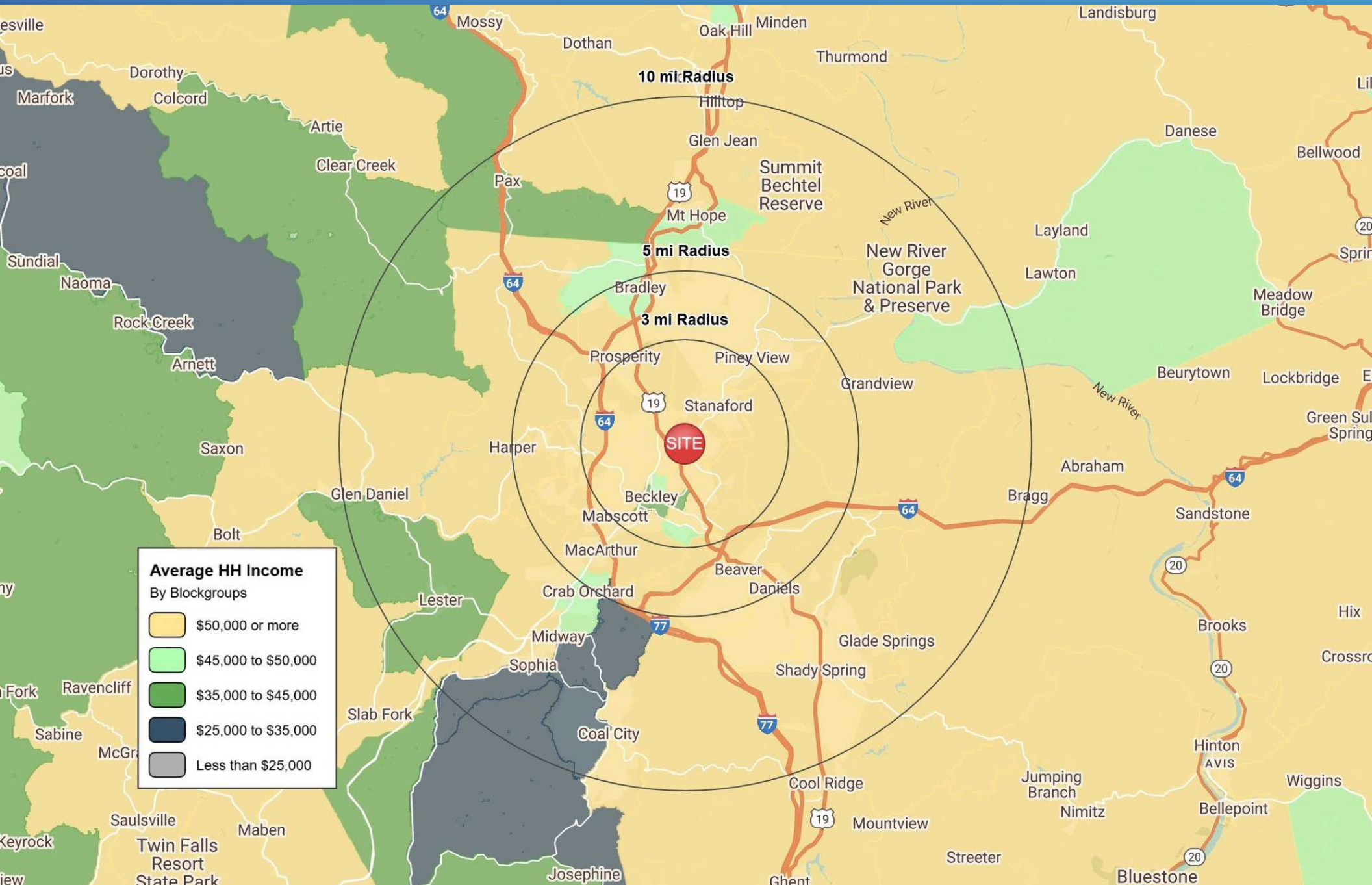
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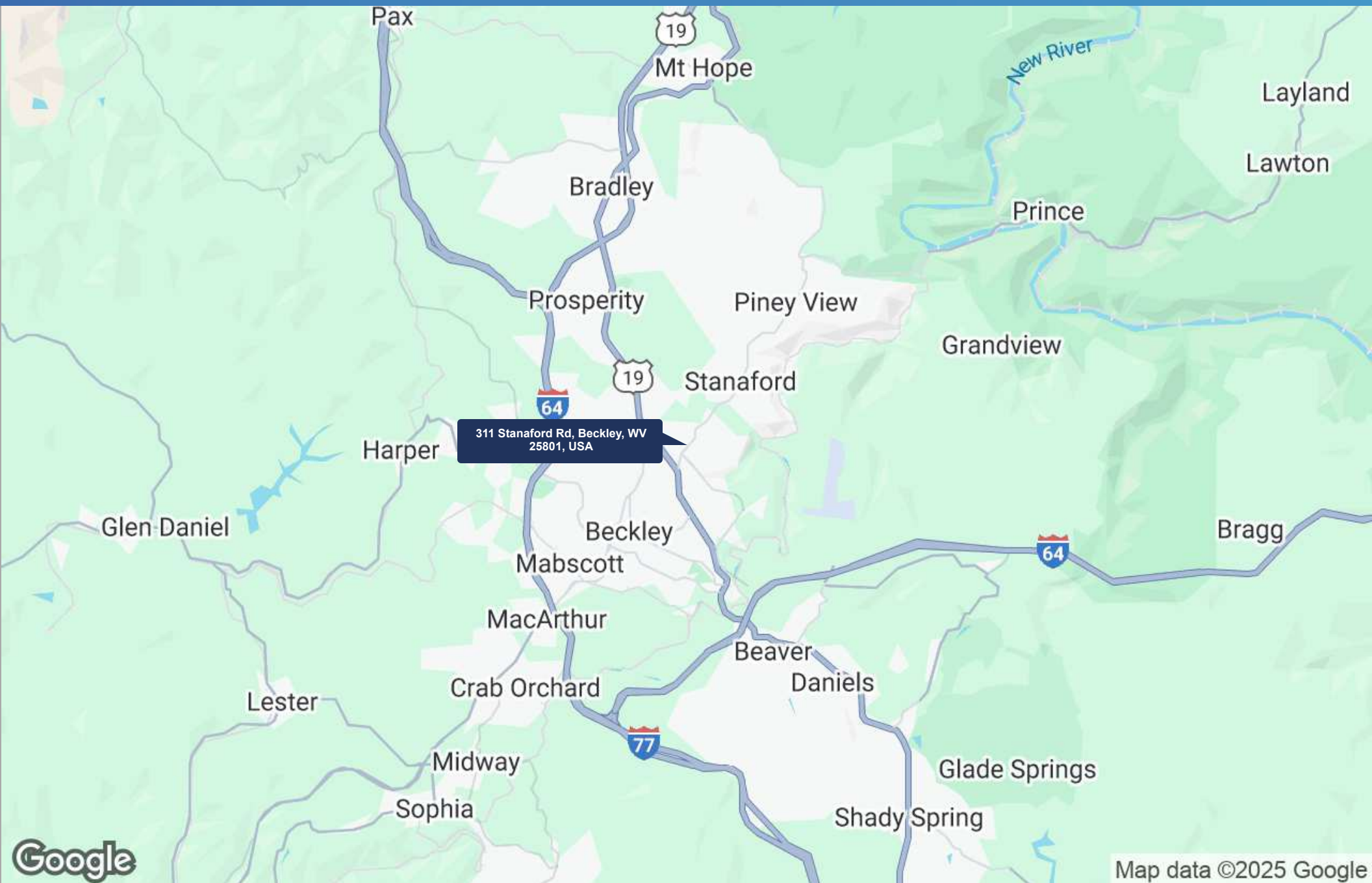
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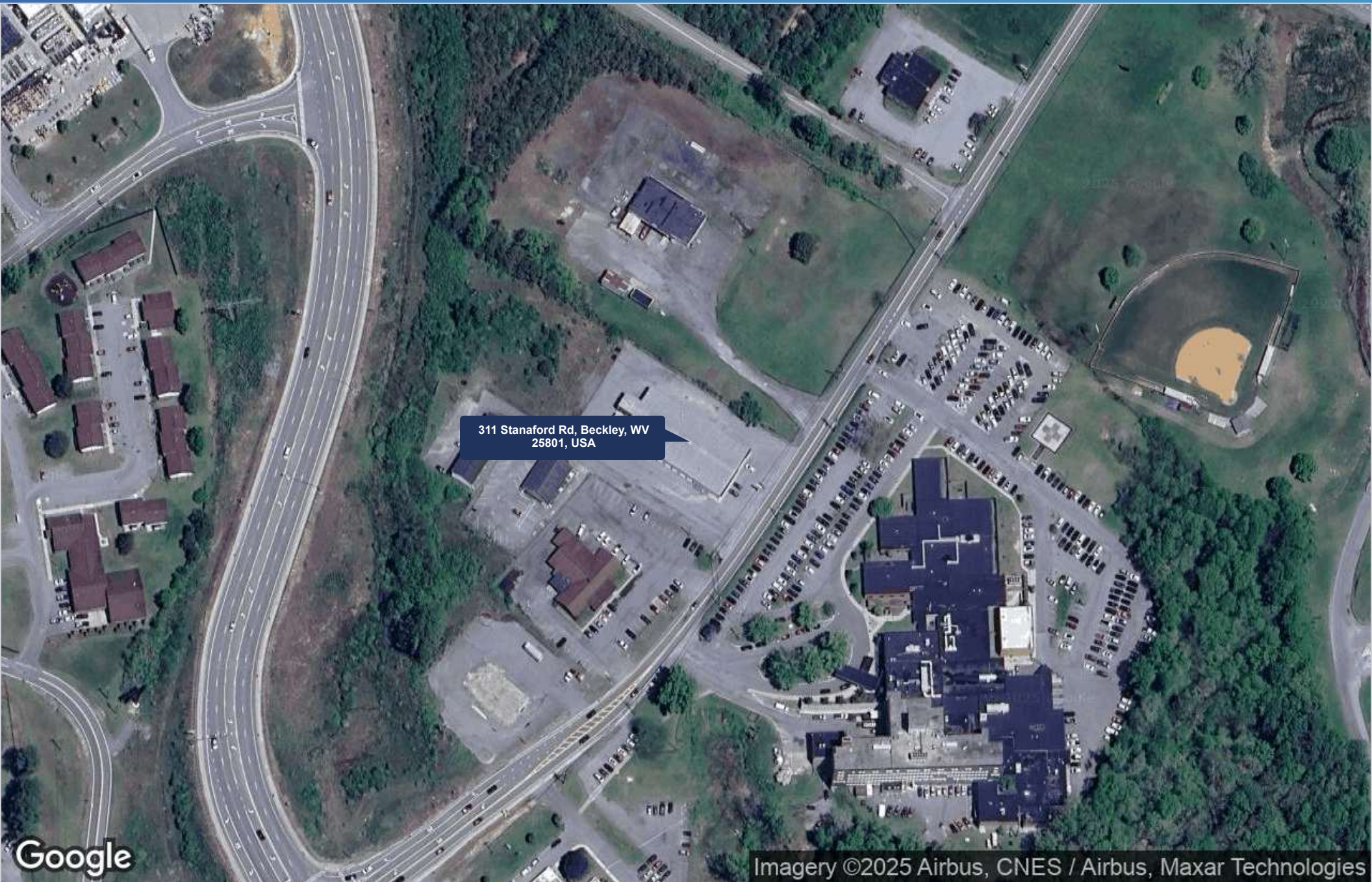
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	26,206	40,649	65,404
Total Population 2029	26,143	40,142	63,892
Median Age	42.2	42.6	42.7
# Of Persons Per HH	2.2	2.2	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,483	17,357	26,679
Average HH Income	\$59,435	\$60,900	\$62,575
Median House Value	\$37,782	\$38,726	\$39,864
Consumer Spending	\$278.6M	\$438.6M	\$701.6M

Beckley, West Virginia, is a historic city in the southern part of the state, known for its deep ties to the coal mining industry and its role as a regional hub for commerce and tourism. Founded in 1838, the city grew significantly due to the expansion of coal mining and railroads, shaping its economic and cultural landscape. Today, Beckley serves as a gateway to the scenic Appalachian region, offering a blend of rich history, outdoor recreation, and a welcoming small-town atmosphere. The city is home to the Beckley Exhibition Coal Mine, a popular attraction that provides visitors with an immersive look into the area's mining heritage.

In addition to its historical significance, Beckley boasts a thriving arts and education scene, anchored by institutions like West Virginia University Institute of Technology. The city's Tamarack Marketplace showcases Appalachian artisans and crafts, attracting visitors seeking unique, locally made goods. Outdoor enthusiasts enjoy nearby attractions such as the New River Gorge National Park, offering hiking, rock climbing, and whitewater rafting. With a mix of cultural landmarks, outdoor adventure, and a strong sense of community, Beckley remains a key destination in West Virginia.

