

OFFERING MEMORANDUM

214 Cross Road Drive | Mount Hope, West Virginia 25880

FOR SALE



Commercial



EXECUTIVE SUMMARY



214 Cross Road Drive | Mount Hope, West Virginia 25880

Sale Price:	\$3,150,000	Parking:	+/- 150 Parking Spaces
NOI:	\$204,600	Lot Size:	1.75 Acres
Cap Rate:	6.5%	Guarantor:	Grube Enterprises, LLC (80+ Locations)
Lease Expiration:	2033	Building Size:	6,841 SF
Options:	Two (2) @ Five (5) Years	Year Built:	2013
Increases:	10% Every 5 Years	Year Renovated:	2022
Lease Type:	NNN	Building Height:	1 Story

Property Overview

Offering an Absolute NNN Buffalo Wild Wings Property For Sale. This Site is Located right off of I-64 and I-77 serving as a regional dining destination for both local residents and highway travelers. The tenant is one of the nations most recognized sports bars and casual dining brands, offering investors stable cash flow backed by a proven operating concept and strong national brand recognition. Buffalo Wild Wings enjoys excellent accessibility and visibility within a major retail corridor near the Beckley market, drawing consistent customer traffic throughout the year. The Restaurant features Buffalo Wild Wings full service sports bar format, including a full bar, extensive seating, and numerous large screen televisions, creating a destination oriented experience that drives repeat business. The surrounding trade area benefits from regional retail, hospitality, and tourism demand, further supporting long term tenant performance. This offering presents investors with an opportunity to acquire a nationally branded net-leased asset in a strategic interstate location with durable real estate fundamentals.

Exclusively represented by:

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Nicholas Mauriello

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PROPERTY HIGHLIGHTS

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- Absolute NNN- Zero Landlord Responsibilities
- Guaranteed by Grube Enterprises, LLC (80+ Locations)
- Located directly off I-65
- Sitting on 1.75 Acres of Real Estate
- Surrounded by Many National and Regional Retailers
- BWW Renovated the building in 2022 showing commitment to the location
- Approximately +/- 150 Allocated Parking Spaces
- National Tenant

Join Neighbors:



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BUFFALO WILD WINGS

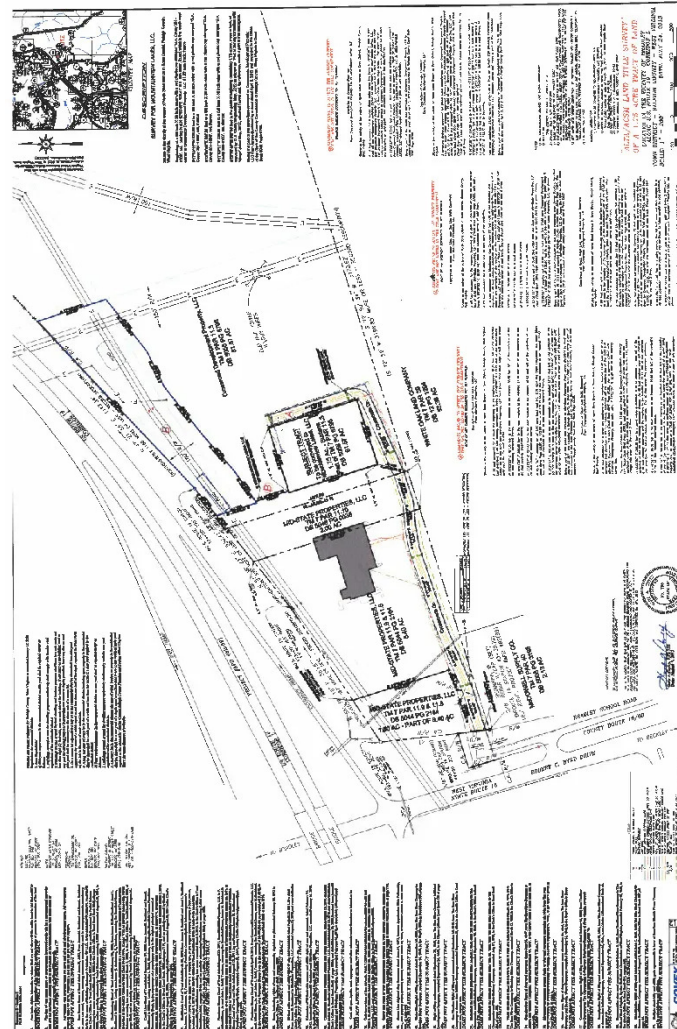


BUFFALO WILD WINGS



SITE PLANS

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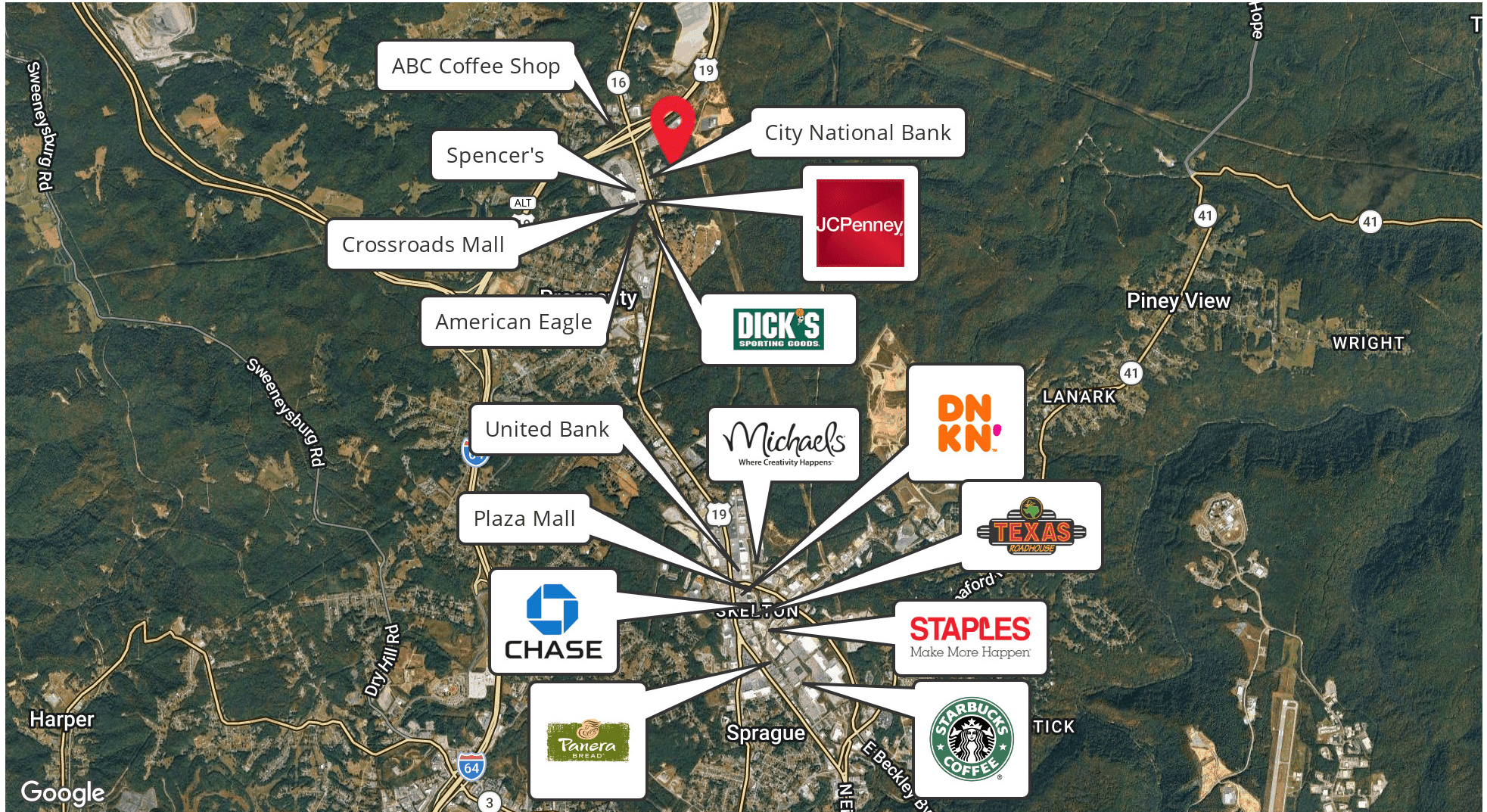
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RETAILER MAP

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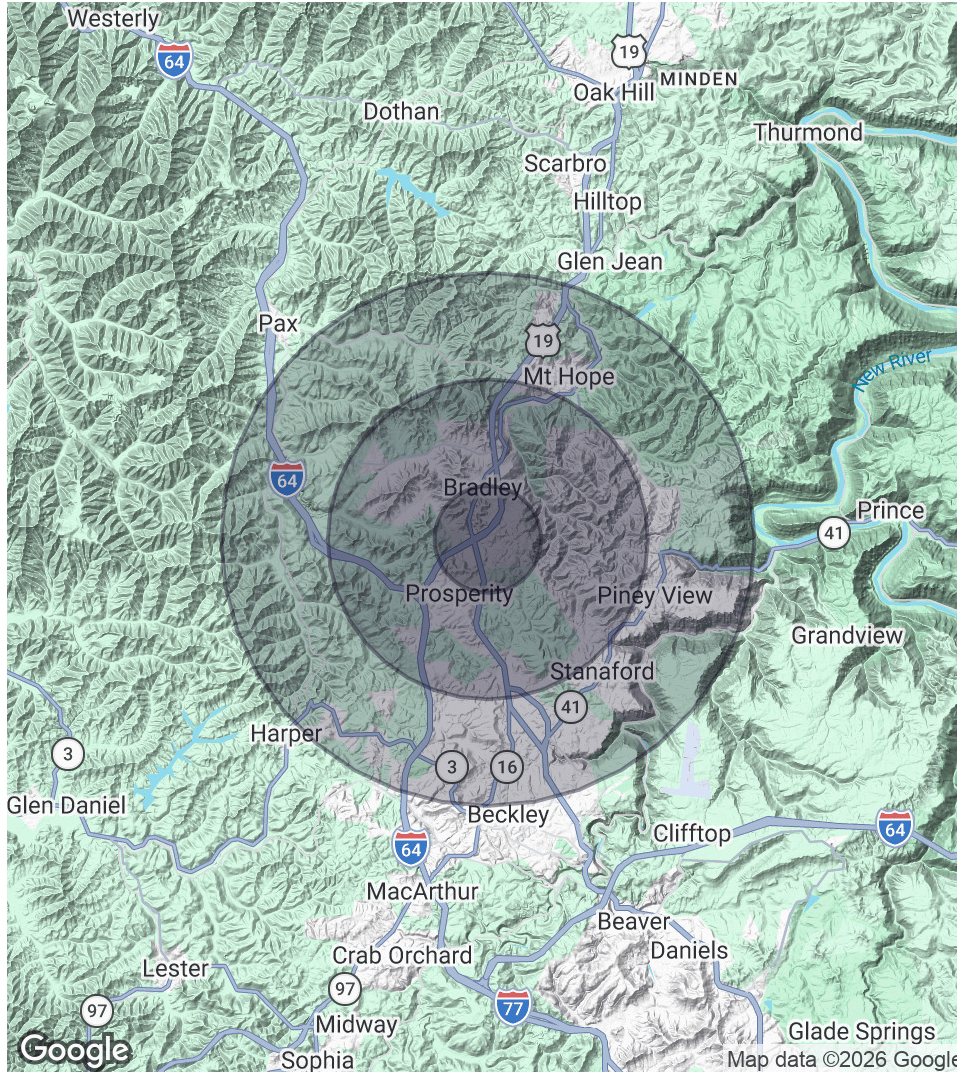
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DEMOGRAPHICS MAP & REPORT

214 Cross Road Drive | Mount Hope, West Virginia 25880



1 Mile Radius

Population
1,201
Households
386
Average HH Income
\$70,278

3 Miles Radius

Population
9,050
Households
3,425
Average HH Income
\$75,177

5 Miles Radius

Population
25,347
Households
10,131
Average HH Income
\$72,593

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We Are Commercial Real Estate

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