



SALE LEASEBACK | NEW 15 YEAR ABSOLUTE NNN LEASE  
214 Cross Road Dr., Mt. Hope, WV 25880

OFFERING MEMORANDUM

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Property Map



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## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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Fortis Agents Cooperate  
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The Team



**BUFFALO WILD WINGS**





## INVESTMENT SUMMARY

List Price:	\$2,565,500
Current NOI:	\$186,000
Initial Cap Rate:	7.25%
Average NOI:	\$205,220
Average Cap Rate:	8.0%
Land Acreage:	1.75 Acres
Year Built:	2013
Building Size:	6,841 SF
Google Aerial Map:	Click <a href="#">HERE</a>
Google Street Map:	Click <a href="#">HERE</a>

## LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/Roof/Parking:	Tenant Responsibility
Rent Commencement:	COE
Rent Expiration:	15 Years After COE
Term Remaining:	15 Years
Rent Increases:	10% Increases Every 5 Years
Option Periods:	Two, Five Year Options
Lease Guarantor:	Franchisee*

\* Grube Enterprises has been a Buffalo Wild Wings franchisee since 2001 and currently operates 22 successful units (all generating positive cash flow) with more than 1,300 employees. Guaranty on this particular lease will come from a subsidiary that owns and operates 8 locations.

## INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease
- No Landlord Responsibilities
- 10% Rent Increases Every 5 Years
- Franchisee Operates 22 Profitable Units
- 8 Unit Entity Guarantees Lease
- Profitable Location | Healthy Rent/Sales Ratio

## LOCATION HIGHLIGHTS

- Located at 214 Cross Road Dr. | Just off I-64 (29,300+ VPD)
- Major Retail Corridor | Excellent Access and Visibility
- Adjacent to [Crossroads Mall](#) (Click for Tenant Directory)
- 5 Mile Population Exceeds 26,200 Residents
- Average Household Income Exceeds \$52,000 Within 3 Miles
- Median Home Value Within 3 Miles Exceeds \$117,000
- Positioned Near National Retail Tenants Including; Walmart, Sam's Club, Kmart, TJ Maxx, Big Lots!, Lowe's, Kroger, Kohl's and more



**BUFFALO  
WILD  
WINGS**  
WINGS. BEER. SPORTS.™

## INVESTMENT OVERVIEW

Fortis Net Lease is proud to present a Buffalo Wild Wings at 214 Cross Road Drive in Mount Hope, WV. The 20 year absolute NNN lease has a franchisee guarantee and the lease has two, five year options with 10 percent rent increases every five years. The subject property provides an investor with a stable long term, management-free income stream.

The subject property is situated in a major retail area and is surrounded by many national tenants including: Walmart, Sam's Club, Kmart, TJ Maxx, Big Lots!, Lowe's, Kroger and Kohl's. Buffalo Wild Wings is adjacent to Crossroads Mall which is anchored by Belk, Sears, JCP and Dick's Sporting Goods. There are over 26,200 residents within five mile and the average household income within three miles is \$52,000. The median home value within three miles exceeds \$117,000.

## COMPANY OVERVIEW

Buffalo Wild Wings, Inc., headquartered in Minneapolis, is a growing owner, operator and franchisor of Buffalo Wild Wings® restaurants featuring a variety of boldly flavored, made-to-order menu items including its namesake Buffalo, New York-style chicken wings. The Buffalo Wild Wings menu specializes in 20 mouth-watering signature sauces and seasonings with flavors ranging from Sweet BBQ to Blazin'. Guests enjoy a welcoming neighborhood atmosphere that includes an extensive multi-media system for watching their favorite sporting events. Buffalo Wild Wings is the recipient of hundreds of "Best Wings" and "Best Sports Bar" awards from across the country. There are currently more than 840 Buffalo Wild Wings locations across 48 states in the United States and Canada. The brand has set a new goal of having 1,500 restaurants across North America in the next five to seven years. The company's international expansion began in 2011 in Canada, and in 2012, Buffalo Wild Wings announced expansion into Puerto Rico and the Middle East.



BUFFALO WILD WINGS | FORTIS NET LEASE

## Mount Hope, WV

Mount Hope is a city in Fayette County, West Virginia. The population was 1,414 at the 2010 census. The community took its name from the local Mount Hope School.

Mount Hope is the Gateway to the summit and as such, plays a vital role in the surrounding areas recreational activities. The town is located on a plateau just above the world-renown New River Gorge, a scenic area that has been called the outdoor-recreation destination of the Eastern U.S. Three national parks protect more than a third of the New River Gorge region, and several State-managed parks in the area often provide cabins, campsites, restaurants, and museums.

Mount Hope looks much as it did during the early-1900's. Antique storefronts still line its sunny main street. The offices of the region's largest coal company, the New River Company, still exist as well as the company's repair shops and foundry building. Just outside town, in Kilsyth, two large smokestacks loom over the former repair shop used by the McKell Coal & Coke Company, also used by the company's railroad, the Kanawha, Glen Jean & Eastern Railway.

A driving or walking tour through Mount Hope provides visitors with a rare opportunity to view many of the sights that were once commonplace throughout the coal fields of Southern West Virginia. Although the dozens of coal mining operations have disappeared from the hills surrounding the town, along the streets of Mount Hope visitors can still view many examples of the grand structures built by the coal barons and coal companies.



## Welcome to the City of Mount Hope

Here you'll find a community to treasure,  
a great place to visit,  
and a wonderful place to live.



# Crossroads Mall





## Crossroads Mall







North Eisenhower Dr. Highway 16

18,300+ VPD  
4,800+ VPD







**Crossroads Mall**

Sears DICK'S SPORTING GOODS bath & body works HIBBETT SPORTS JCP

belk PET SMART



JO-ANN  
HARBOR FREIGHT TOOLS  
Dunham's Olive Garden  
BIG LOTS! Party City  
Gabe's TRACTOR SUPPLY CO  
Cheddar's

DOLLAR GENERAL  
Advance Auto Parts Kmart  
Sleep Outfitters Long John Silvers

LOWE'S PET SUPPLIES PLUS  
rue 21  
BAM! BOOKS-A-MILLION  
Sam's CLUB



Walmart  
CVS pharmacy



DUNKIN' DONUTS  
AMERICA RUNS ON DUNKIN'  
Domino's Pizza Wendy's



F&W Kroger PENN STATION  
verizon TJ-MAXX  
HOBBY LOBBY

ups KOHL'S ULTA BEAUTY  
FOOD LION LANE BRYANT



## NOW HIRING

### Top Industries in Fayette County, WV

- ◆ Sales
- ◆ Administrative
- ◆ Construction & Extraction
- ◆ Management
- ◆ Transportation
- ◆ Education & Training
- ◆ Food Service
- ◆ Healthcare Support



26,293 People Live  
Within 5 Miles



Buffalo Wild Wings  
Grill and Bar



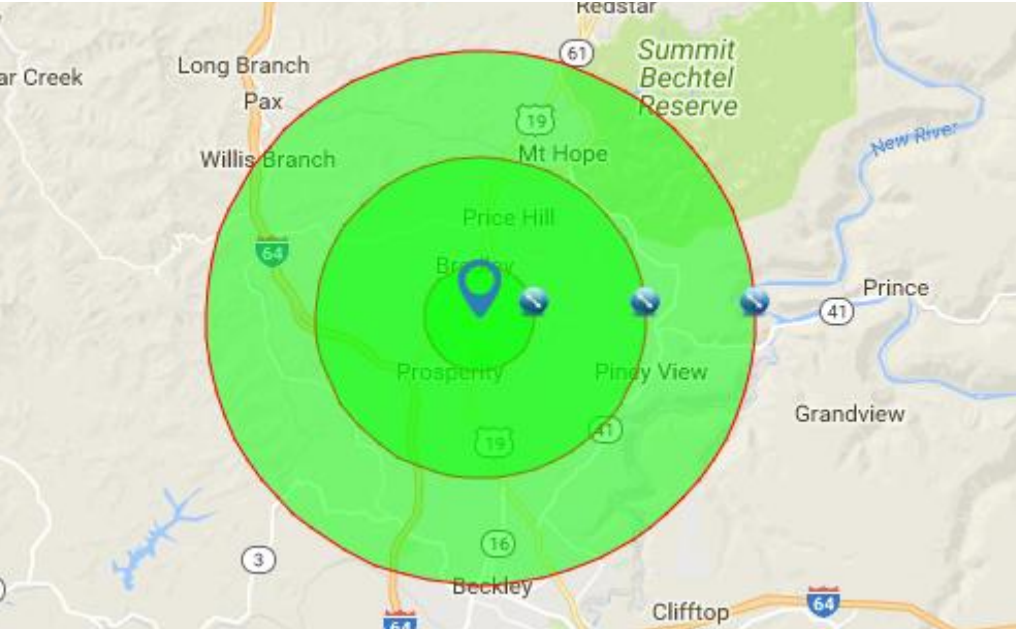
Average  
Household  
Income  
Exceeds  
\$52,000  
Within 3  
Miles

Click Image For Online  
Property Map





Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	603	7,979	26,293
2022 Population:	584	7,846	25,980
Average Age:	37.60	39.80	41.10
Households			
2017 Total Households:	245	3,350	11,232
Median Household Inc:	\$45,417	\$38,356	\$34,454
Avg Household Size:	2.40	2.30	2.30
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$99,374	\$117,900	\$109,401
Median Year Built:	1976	1975	1971



Population:	1 Mile	3 Mile	5 Mile
2022 Projection	584	7,846	25,980
2017 Estimate	603	7,979	26,293
2010 Census	659	8,164	26,283
2017 Population Hispanic Origin	12	118	393
2017 Population by Race:			
White	557	7,308	22,820
Black	26	408	2,368
Am. Indian & Alaskan	0	13	68
Asian	4	100	470
Hawaiian & Pacific Island	0	6	8
Other	14	144	559
U.S. Armed Forces:	5	42	44
Households:			
2022 Projection	238	3,293	11,094
2017 Estimate	245	3,350	11,232
2010 Census	269	3,426	11,188
Owner Occupied	159	2,263	7,770
Renter Occupied	87	1,087	3,462
2017 Avg Household Income	\$50,765	\$52,187	\$50,925
2017 Med Household Income	\$45,417	\$38,356	\$34,454
2017 Households by Household Inc:			
<\$25,000	68	1,051	4,121
\$25,000 - \$50,000	61	879	2,977
\$50,000 - \$75,000	82	785	1,785
\$75,000 - \$100,000	6	194	929
\$100,000 - \$125,000	14	165	594
\$125,000 - \$150,000	15	222	541
\$150,000 - \$200,000	0	20	108
\$200,000+	1	35	177







**FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES



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