

OFFERING MEMORANDUM



PRICE
\$650,000



CAP RATE
7.53%



GLA
2,480 SF

Brian Brockman – Broker

License #: WVB200300608
Bang Realty, Inc
wvsubway@bangrealty.com

513-898-1551
205 Capital St. Suite 202,
Charleston, WV 25301

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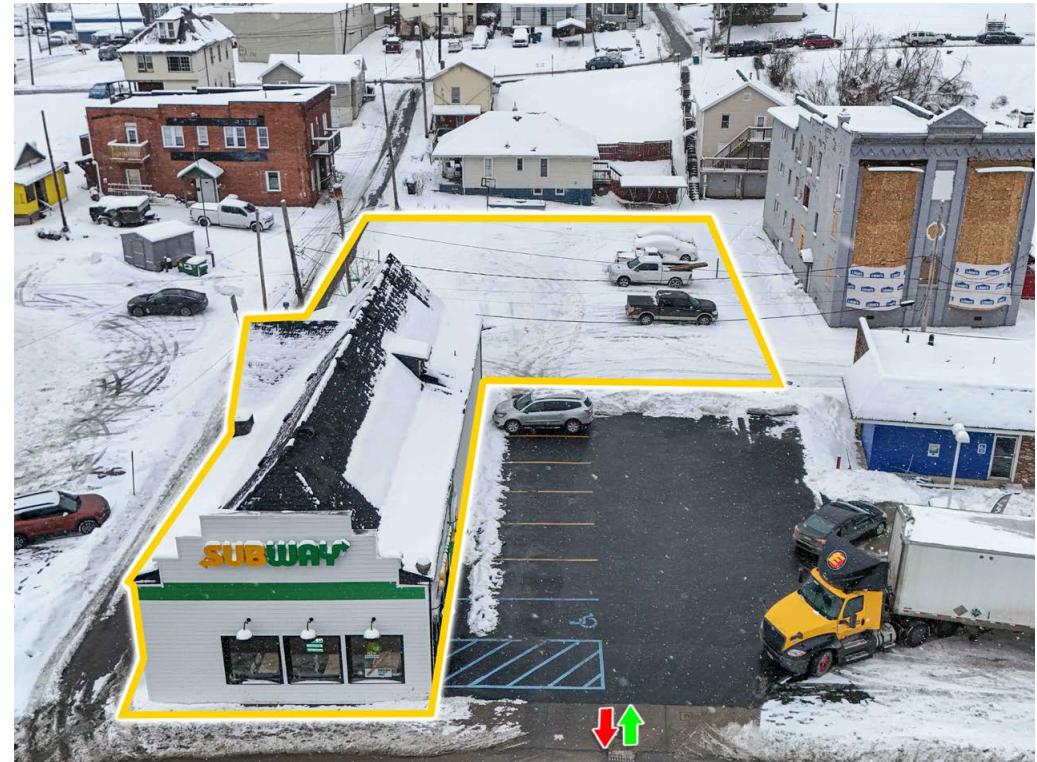
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BUILDING OVERVIEW

PROPERTY ADDRESS	822 West Pike Street, Clarksburg WV 26301
LOCATION	West Virginia
COUNTY	Harrison
GROSS LEASABLE AREA	2,480 SF
LOT SIZE	0.23 AC
YEAR BUILT	1918
NUMBER OF TENANTS	1
OCCUPANCY	100%



DEMOGRAPHIC SNAPSHOT (3 MILES)

	23,760 2024 POPULATION 3 MILE RADIUS		\$70,581 2024 AVERAGE INCOME 3 MILE RADIUS
	18,710 2024 DAYTIME POPULATION 3 MILE RADIUS		8,665 VPD WEST PIKE ST



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GLA

2,480 SF

- NNN Lease
- 8+ Years Left on Primary Lease
- Large Operator
- 2% Annual Rental Increases
- Sale Consists of Property the Subway Building sits on and the Parking Lot behind the Building.
- Six, Five-Year Options
- New Roof 2022



THE OFFERING

Price	\$650,000
Capitalization Rate	7.53%
Price/SF	\$262.10

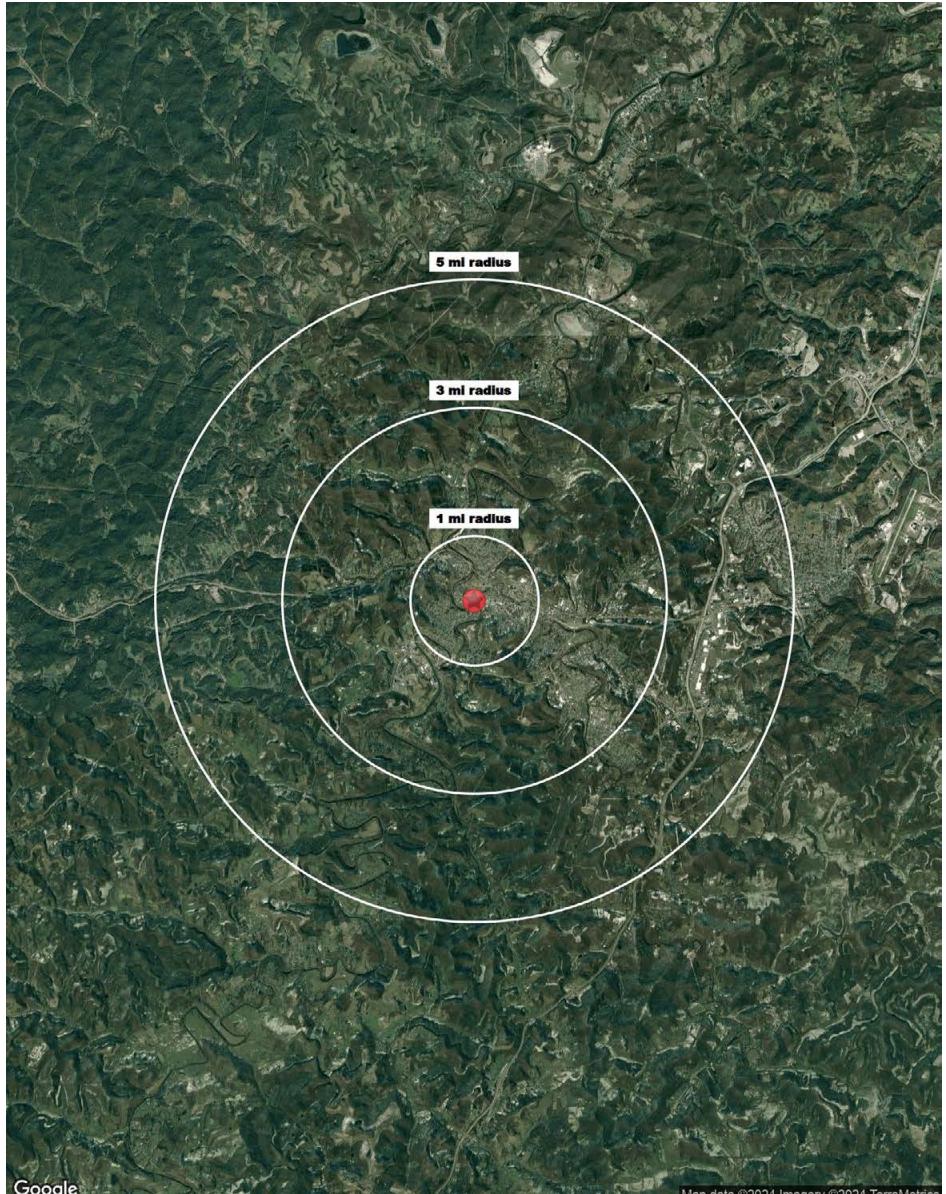
RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$48,960	\$4,080	\$19.74	7.53%
Year 1	\$49,939	\$4,162	\$20.14	7.68%
Year 2	\$50,938	\$4,245	\$20.54	7.84%
Year 3	\$51,957	\$4,330	\$20.95	7.99%
Year 4	\$52,996	\$4,416	\$21.37	8.15%
Year 5	\$54,056	\$4,505	\$21.80	8.32%
Year 6	\$55,137	\$4,595	\$22.23	8.48%
Year 7	\$56,240	\$4,687	\$22.68	8.65%
Year 8	\$57,364	\$4,780	\$23.13	8.83%

LEASE SUMMARY

Tenant	Subway
Rent Increases	2% Annual Rental Increases
Guarantor	Franchisee Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	04/12/2023
Lease Expiration	04/11/2033
Renewal Options	Six, Five-Year Renewals
Term Remaining on Lease (Yrs)	8 Years
Landlord Responsibility	Roof and Structure
Tenant Responsibility	Taxes, Insurance and Maintenance





822 W Pike St Clarksburg, WV 26301	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2024)	9,712	23,760	33,967
Projected Population (2029)	9,622	23,452	33,501
Census Population (2020)	9,641	23,972	34,833
Census Population (2010)	10,192	25,425	36,563
Projected Annual Growth (2024-2029)	-90 -0.2%	-308 -0.3%	-466 -0.3%
Historical Annual Growth (2020-2024)	71 -	-212 -0.2%	-866 -0.6%
Historical Annual Growth (2010-2020)	-550 -0.5%	-1,453 -0.6%	-1,730 -0.5%
Estimated Population Density (2024)	3,093 psm	841 psm	433 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2024)	4,339	10,380	14,668
Projected Households (2029)	4,253	10,143	14,319
Census Households (2020)	4,279	10,309	14,736
Census Households (2010)	4,522	10,943	15,416
Projected Annual Growth (2024-2029)	-86 -0.4%	-237 -0.5%	-349 -0.5%
Historical Annual Change (2010-2024)	-184 -0.3%	-563 -0.4%	-747 -0.3%
Average Household Income			
Estimated Average Household Income (2024)	\$67,720	\$70,581	\$82,590
Projected Average Household Income (2029)	\$68,963	\$72,067	\$84,769
Census Average Household Income (2010)	\$37,075	\$39,819	\$44,452
Census Average Household Income (2000)	\$36,318	\$37,859	\$39,379
Projected Annual Change (2024-2029)	\$1,243 0.4%	\$1,486 0.4%	\$2,178 0.5%
Historical Annual Change (2000-2024)	\$31,402 3.6%	\$32,722 3.6%	\$43,211 4.6%
Median Household Income			
Estimated Median Household Income (2024)	\$48,324	\$51,871	\$61,120
Projected Median Household Income (2029)	\$48,515	\$52,190	\$61,737
Census Median Household Income (2010)	\$29,251	\$31,834	\$36,832
Census Median Household Income (2000)	\$24,659	\$26,516	\$28,861
Projected Annual Change (2024-2029)	\$191 -	\$319 0.1%	\$617 0.2%
Historical Annual Change (2000-2024)	\$23,665 4.0%	\$25,355 4.0%	\$32,259 4.7%
Per Capita Income			
Estimated Per Capita Income (2024)	\$30,312	\$30,922	\$35,739
Projected Per Capita Income (2029)	\$30,541	\$31,257	\$36,307
Census Per Capita Income (2010)	\$16,452	\$17,139	\$18,744
Census Per Capita Income (2000)	\$15,856	\$16,276	\$16,645
Projected Annual Change (2024-2029)	\$229 0.2%	\$335 0.2%	\$568 0.3%
Historical Annual Change (2000-2024)	\$14,456 3.8%	\$14,645 3.7%	\$19,094 4.8%
Estimated Average Household Net Worth (2024)	\$578,028	\$672,912	\$797,354

