

BOB EVANS

****UNIVERSITY LOCATION****

606 3RD AVENUE

HUNTINGTON | WEST VIRGINIA 25701



SITE PHOTO

ADVISORY TEAM

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BANG
REALTY

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Village of
CHESAPEAKE
OHIO

527

WV-527
ROBERT C BYRD BRIDGE
14,577 CPD

City of
HUNTINGTON
WEST VIRGINIA

60

Ohio River

6TH ST

VETERANS MEMORIAL BLVD | 10,136 CPD

6TH ST

Bob Evans®

3RD AVE

7TH ST



PRICE \$2,390,000	CAP RATE 6.75%	NOI \$161,304
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POINTS OF INTEREST

Retailers | Entertainment: Retailers in Huntington & surrounding area include Walmart, Sam's Club, Lowe's Home Improvement, Gabe's, Kroger, Save A Lot, Dollar General, Dollar Tree, Family Dollar, O'Reilly Auto Parts, NAPA, AutoZone, CVS, Goodwill, Habitat for Humanity, Marquee Cinemas

Marshall Health Network Arena: The Marshall Health Network Arena (7,500-seat premier arena & newly renovated convention center) sits in the heart of the Jewel City and for over 40 years has been drawing community members from all around the tri-state area to attend concerts, family shows, athletic competitions, professional conferences and experience the charm of the city year-round.

Healthcare: 2 miles from **Cabell Huntington Hospital** - a 303-bed teaching hospital & regional referral center that also houses the 72-bed **Hoops Family Children's Hospital** within its facility, serving as an academic medical center for Marshall University; 3½ miles from **St. Mary's Medical Center** - Huntington's largest hospital and a leading West Virginia healthcare provider, employing over 2,600 people and offering 413 beds with advanced, compassionate care across major specialties including cardiac, cancer, trauma, neuroscience, and orthopedics

BRAND NEW ABSOLUTE NNN LEASE

17+ years remaining on initial 20-year Absolute NNN lease with RARE 2% annual rental increases starting in the 5th lease year (May 1, 2027)!

CORPORATE TENANT

Bob Evans Restaurants, LLC operates ±420 locations in Delaware, Florida, Illinois, Indiana, Kansas, Kentucky, Maryland, Michigan, Missouri, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Virginia & West Virginia

UNIVERSITY LOCATION

Successfully open & operating for decades and conveniently located about 1 mile from **Marshall University** - a public research university servicing 10,307 students!

TRAFFIC COUNTS

Well-positioned on a ±0.77-acre lot with exceptional visibility/access on 3rd Ave, conveniently located just east of WV 527, south of US 60 with traffic counts of 28,632 CPD!

2025 DEMOGRAPHICS (5-MI)

2025 Population	62,883
Households	26,943

Average Household Income	\$77,396
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Financial Analysis

SITE ADDRESS	606 3rd Avenue Huntington, West Virginia 25701
TENANT	Bob Evans Restaurants, LLC
LESSEE ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±5,646 SF (\$429.68)
LOT SIZE	±0.77 acre (±33,600 SF)
YEAR BUILT	2003*
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	17 years remaining
RENTAL INCREASES	2% annually beginning 5th lease year (May 1, 2027)
RENT COMMENCEMENT DATE	July 24, 2023
EXPIRATION DATE	July 31, 2043
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow/



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-4	07/24/24 to 04/30/27	\$161,304	6.75%
Year 5	05/01/27 to 04/30/28	\$164,530	6.88%
Year 6	05/01/28 to 04/30/29	\$167,820	7.02%
Year 7	05/01/29 to 04/30/30	\$171,177	7.16%
Year 8	05/01/30 to 04/30/31	\$174,600	7.31%
Year 9	05/01/31 to 04/30/32	\$178,092	7.45%
Year 10	05/01/32 to 04/30/33	\$181,654	7.60%
Year 11	05/01/33 to 04/30/34	\$185,287	7.75%
Year 12	05/01/34 to 04/30/35	\$188,993	7.91%
Year 13	05/01/35 to 04/30/36	\$192,773	8.07%
Year 14	05/01/36 to 04/30/37	\$196,628	8.23%
Year 15	05/01/37 to 04/30/38	\$200,561	8.39%
Year 16	05/01/38 to 04/30/39	\$204,572	8.56%
Year 17	05/01/39 to 04/30/40	\$208,663	8.73%
Year 18	05/01/40 to 04/30/41	\$212,837	8.91%
Year 19	05/01/41 to 04/30/42	\$217,093	9.08%
Year 20	05/01/42 to 04/30/43	\$221,435	9.27%
	05/01/43 to 07/31/43	\$225,864	9.45%
		AVG ANNUAL RETURN	8.03%

RENEWAL OPTIONS: FOUR 5-YEAR RENEWALS

Tenant Profile



Bob Evans®

Bob Evans Restaurants is chain of family-style restaurants (headquartered in Columbus, Ohio), which *owns and operates over 420 locations in 18 states, primarily in the Midwest, mid-Atlantic and Southeast regions*. The locations are all corporate owned, and none of them are franchised. As a **private company owned by Golden Gate Capital**, Bob Evans Restaurants is focused on providing quality food & hospitality to every guest at every meal, each & every day.

Bob Evans Farms began in 1948 when founder Bob Evans started making his own sausage on his southeastern Ohio farm to serve customers at his 12-stool diner in Gallipolis. Frustrated by the lack of quality sausage, Bob crafted his own using premium cuts from hogs raised on his farm, quickly earning praise from loyal customers, especially passing truck drivers. Growing demand inspired Bob to expand beyond the diner and enter the sausage business, a venture that proved immediately successful. In 1953, friends and family joined Bob to formally establish Bob Evans Farms as a company. As the brand's reputation grew, Bob welcomed guests to his farm in Rio Grande, Ohio, eventually opening The Sausage Shop in 1962—laying the foundation for today's Bob Evans Restaurants.

Bob Evans offers farm-fresh comfort food all day, starting with breakfast favorites, including **hotcakes, fresh-cracked eggs**, and their **farm-famous sausage**, perfected for more than 70 years. Guests can build their own value breakfast, enjoy classics like the **Original Farmer's Choice**, or fuel up with protein-packed **Farm-Fresh Protein Bowls**. At lunch, Bob Evans delivers hearty, flavorful options with Pick 2 Combos featuring **soups, sandwiches, and salads** with over 36 satisfying combinations. Signature choices include the **Double Cheese Pot Roast Dip, Chicken-N-Noodles Soup**, and **Wildfire® Chicken Salad**. For dinner, the **Dinner Bell Plate** menu offers handcrafted, homestyle meals such as **Hand-Breaded Fried Chicken, slow-roasted Turkey & Dressing** with two farmhouse sides. These comforting classics make it easy for families to enjoy a warm, homemade-style meal together, whether dining in or at home.

THE PARENT COMPANY:



Golden Gate Capital (GGC) is a San Francisco-based private equity firm focused on partnering with management teams to build exceptional consumer, industrials, technology, and financial services companies. Since its founding in 2000, *the firm has managed approximately \$20 billion in cumulative committed capital*.

INVESTING ACTIVITY

Consumer - Since 2008, GGC has invested in or acquired companies such as **All My Sons Moving & Storage, Bob Evans Restaurants, Mavis Discount Tire, Pacsun, Tidal Wave Auto Spa & The Learning Experience Academy for Early Education**.

Financial Services - GGC's activity focuses on a variety of sub-sectors including insurance, asset management & specialty finance such as **Mosaic Insurance, Nassau, Parallel Advisors, PICO & Williston Financial Group**.

Industrials - GGC is actively seeking investments including energy, aerospace, chemicals, building products, distribution, industrial technology, healthcare manufacturing and packaging such as **Advancion, Brava, Covia, Vantage, Virginia Green & Vorto**.

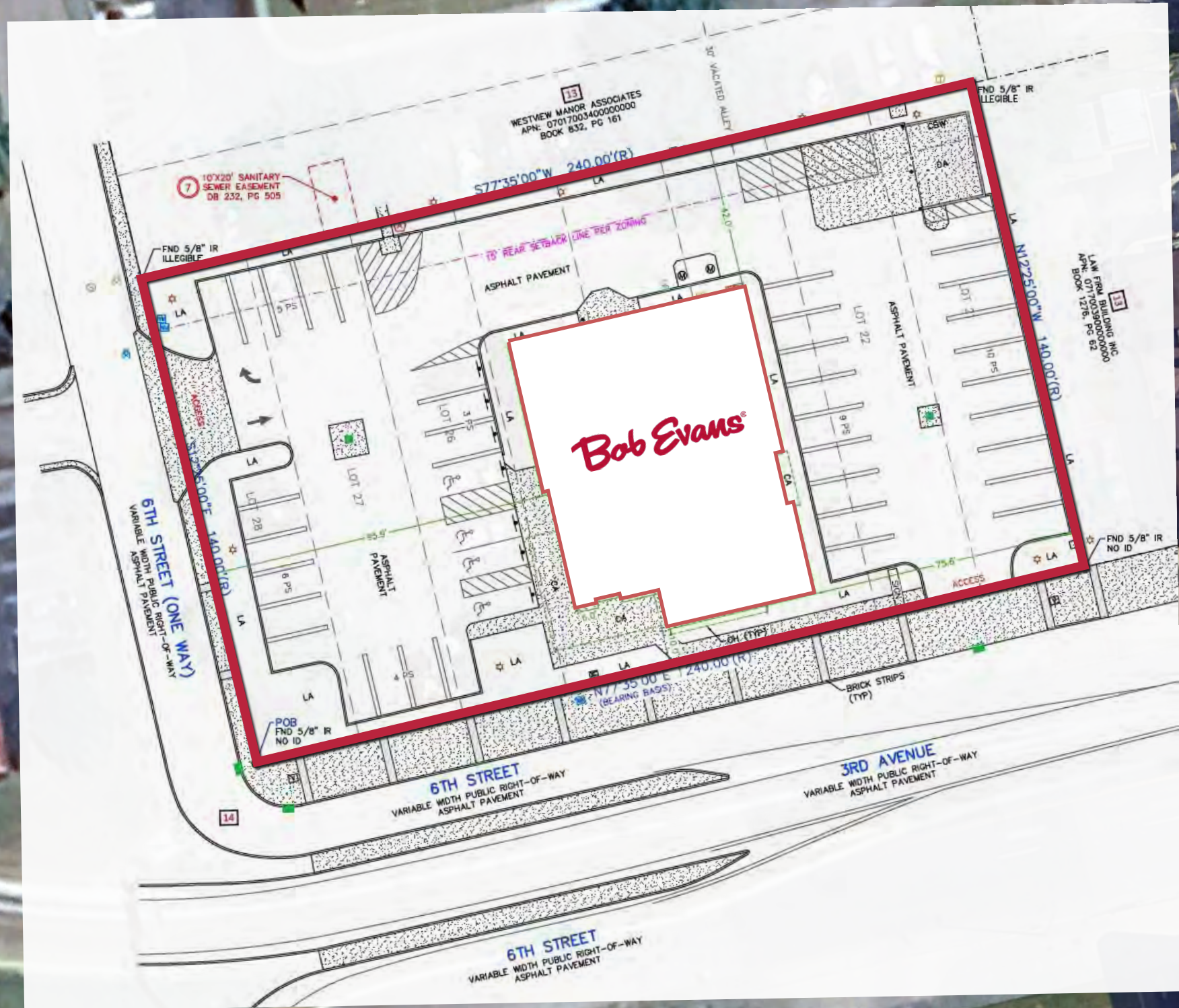
Software, Information Systems & Tech-Enabled Services - GGC has invested in or acquired companies such as **Ensemble Health Partners, oneZero, Securly & Vector Solutions**.

Exterior Photos

As of February 2026



Site Plan



Property Specifications

Lot Size ±0.77 Acre
GLA ±5,646 SF

Parking Stalls

Regular 37
Handicap 4

Village of
CHESAPEAKE
OHIO

527

WV-527
ROBERT C BYRD BRIDGE
14,577 CPD

Bob Evans®

Ohio River

City of
HUNTINGTON
WEST VIRGINIA

VETERANS MEMORIAL BLVD
10,136 CPD

60

WESTVIEW MANOR
100 UNITS

6TH ST

7TH ST

6TH ST

3RD AVE

MARSHALL
HUNTINGTON CAMPUS
10,307 STUDENTS

Health Network Arena

A dynamic 7,500-seat, newly renovated arena and convention center that has served for over 40 years as the tri-state region's premier destination for concerts, sporting events, conferences, and year-round community gatherings, drawing consistent regional traffic and enhancing the vibrancy of the surrounding downtown district.

DELTA HOTELS
MARRIOTT

downtown HUNTINGTON

CABELL COUNTY COURTHOUSE

Bob Evans®



NAWAB
Indian Cuisine Huntington



VETERANS MEMORIAL BLVD
10,136 CPD

WESTVIEW MANOR
100 UNITS



Huntington



Bob Evans®

**MARQUEE
Cinemas**

**INTERNATIONAL
MOULDING**

**SWVA, INC. a subsidiary of
STEEL OF WEST VIRGINIA, INC.**

**STATE ELECTRIC
SUPPLY CO.**
CUSTOMER FOCUS. QUALITY DRIVEN.

HPHT
HIGH PERFORMANCE
HEAT TRAINING

**Health
Network Arena**



FAZOLI'S

Pizza Hut



**Applebee's
GRILL + BAR**

MARSHALL

MARSHALL UNIVERSITY
Huntington Campus
10,307 Students

McDonald's
Starbucks
Arby's
SUBWAY
SHEETZ
CHIPOTLE

Airgas
an Air Liquide company

GRAINGER

Huntington

JJ

**Habitat
for Humanity** | **ReStore**

Domino's



**ABC
Supply Co. inc.**

**FAMILY
DOLLAR**

**DOLLAR
TREE**

FERGUSON

AutoZone

Kroger



the Y

**FAMILY
DOLLAR**

goodwill



Bob Evans®

MARSHALL
HUNTINGTON CAMPUS
10,307 STUDENTS

Health NETWORK | ST. MARY'S MEDICAL CENTER
413 BEDS

THE HOME DEPOT **ROSS** DRESS FOR LESS
target **CAFO**
SHOE DEPT. **petco**
Marshalls **Office DEPOT**
FIVE BELOW

Walmart

CENTRAL CITY ELEMENTARY
419 STUDENTS

DOLLAR GENERAL

LOWE'S

sam's club

KOPPERS

AutoZone
save a lot

KELLOGG ELEMENTARY
323 STUDENTS

SOUTHSIDE ELEMENTARY
396 STUDENTS

Health NETWORK | CABELL HUNTINGTON HOSPITAL
303 BEDS

HUNTINGTON MIDDLE SCHOOL
616 STUDENTS

EXPLORER ACADEMY
379 STUDENTS

SPRING HILL ELEMENTARY
372 STUDENTS

Gabe's

Walmart

GUYANDOTTE ELEMENTARY
238 STUDENTS

HUNTINGTON EAST MIDDLE SCHOOL
559 STUDENTS

DOLLAR GENERAL

84

ALDI

Kroger

Academy SPORTS+OUTDOORS
PET SMART

MENARDS

LOWE'S

Walmart

HARBOR FREIGHT
HOBBY LOBBY
ASHLEY

HUNTINGTON MALL
KOHL'S **Michael's** **macy's**
CINEMARK™ **TJ-maxx** **DICK'S**
JCPenney **OLD NAVY** **planet fitness**
OLLIE'S **SHOE CARNIVAL**
BEST BUY **PET SUPPLIES PLUS** **BAM! BOOKS-A-MILLION** **ULTA BEAUTY**

Huntington Synopsis

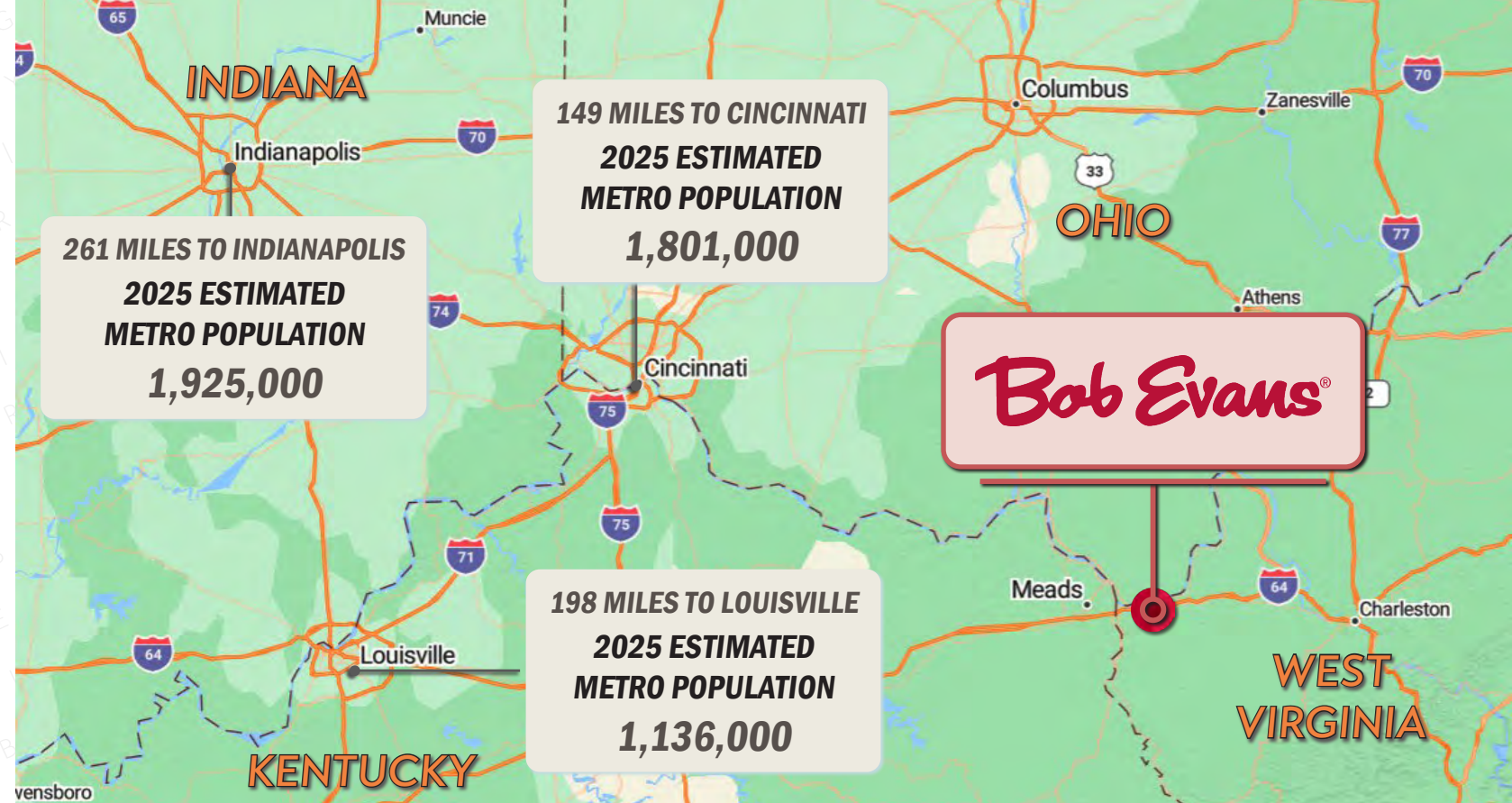
Huntington is the county seat of West Virginia's Cabell County and is the largest city in the Huntington-Ashland metropolitan area, strategically located at the crossroads of West Virginia, Ohio, and Kentucky. Founded in 1871 by railroad magnate Collis P. Huntington, the city grew into a major transportation and commerce hub and continues to benefit from that legacy today.

Huntington offers a dynamic blend of history, culture, and economic vitality. **Marshall University** anchors the community with a strong emphasis on STEM education and innovation, while cultural assets such as the **Huntington Museum of Art** and the historic **Keith-Albee Theatre** contribute to a vibrant arts scene.

Surrounded by scenic natural beauty, Huntington provides easy access to outdoor recreation, including hiking, boating, and fishing at nearby **Beech Fork State Park** and **Wayne National Forest**. The region's diversified economy is driven by healthcare, education, manufacturing, and transportation, with major employers including **Cabell Huntington Hospital**, **St. Mary's Medical Center**, **the Marshall University Joan C. Edwards School of Medicine**, and leading manufacturing and logistics firms.

2025 Demographics

	1-MI	3-MI	5-MI
Population	9,762	41,716	62,883
Households	4,803	17,687	26,943
Daytime Demographics Age 16+	15,194	41,510	60,141
Median Age	35.5	36.6	38.2
Average Household Income	\$66,290	\$74,113	\$77,396



MARSHALL UNIVERSITY HUNTINGTON

A public research university serving 10,307 students



ST MARY'S MEDICAL CENTER

The largest hospital in the region & a teaching facility with 413 beds

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