

BOB EVANS

****UNIVERSITY LOCATION****

606 3RD AVENUE

HUNTINGTON | WEST VIRGINIA 25701



SITE PHOTO

ADVISORY TEAM

BRIAN BROCKMAN
In State Broker

License # WV200300608

brian@bangrealty.com

513.898.1551 - office

BANG
REALTY

BANG REALTY, INC.

205 Capital Street, Suite 208
Charleston, West Virginia 25301
www.bangrealty.com



Highlights

Bob Evans®

PRICE
\$2,426,000

CAP RATE
6.65%

NOI
\$161,304



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 serving 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

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

Bob Evans®

Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-4	07/24/24 to 04/30/27	\$161,304	6.65%
Year 5	05/01/27 to 04/30/28	\$164,530	6.78%
Year 6	05/01/28 to 04/30/29	\$167,820	6.92%
Year 7	05/01/29 to 04/30/30	\$171,177	7.06%
Year 8	05/01/30 to 04/30/31	\$174,600	7.20%
Year 9	05/01/31 to 04/30/32	\$178,092	7.34%
Year 10	05/01/32 to 04/30/33	\$181,654	7.49%
Year 11	05/01/33 to 04/30/34	\$185,287	7.64%
Year 12	05/01/34to 04/30/35	\$188,993	7.79%
Year 13	05/01/35 to 04/30/36	\$192,773	7.95%
Year 14	05/01/36 to 04/30/37	\$196,628	8.11%
Year 15	05/01/37 to 04/30/38	\$200,561	8.27%
Year 16	05/01/38 to 04/30/39	\$204,572	8.43%
Year 17	05/01/39 to 04/30/40	\$208,663	8.60%
Year 18	05/01/40 to 04/30/41	\$212,837	8.77%
Year 19	05/01/41 to 04/30/42	\$217,093	8.95%
Year 20	05/01/42 to 04/30/43	\$221,435	9.13%
	05/01/43 to 07/31/43	\$225,864	9.31%
AVG ANNUAL RETURN			7.91%

RENEWAL OPTIONS: FOUR 5-YEAR RENEWALS

Tenant Profile



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, homestyle 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**.

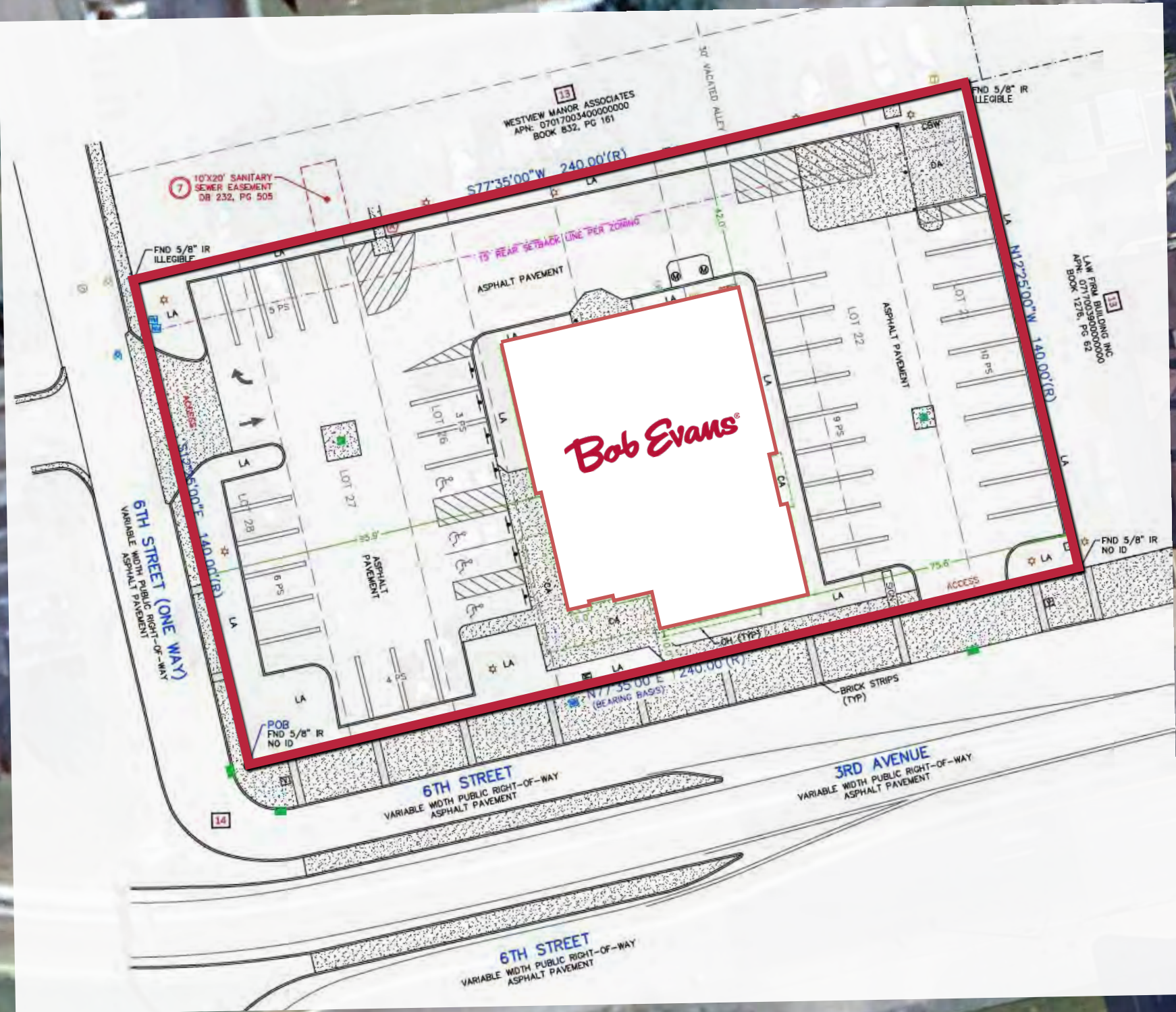
Site Plan

Property Specifications

Lot Size	±0.77 Acre
GLA	±5,646 SF

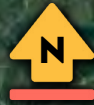
Parking Stalls

Regular	37
Handicap	4



Huntington





- Bob Evans®**
- Walmart**
- LOWE'S**
- Central City Elementary** 419 STUDENTS
- KELLOGG ELEMENTARY** 323 STUDENTS
- AutoZone**
- save a lot**
- DOLLAR GENERAL**
- KOPPERS**
- SOUTHSIDE ELEMENTARY** 396 STUDENTS
- HUNTINGTON MIDDLE SCHOOL** 616 STUDENTS
- Health NETWORK | CABELL HUNTINGTON HOSPITAL** 303 BEDS
- Health NETWORK | ST. MARY'S MEDICAL CENTER** 413 BEDS
- HUNTINGTON CAMPUS** 10,307 STUDENTS
- Walmart**
- Gabe's**
- EXPLORER ACADEMY** 379 STUDENTS
- Walmart**
- DOLLAR GENERAL**
- HUNTINGTONEAST MIDDLE SCHOOL** 559 STUDENTS
- GUYANDOTTE ELEMENTARY** 238 STUDENTS
- Village of Rome**
- Village of Proctorville**
- OHIO RIVER**
- OHIO**
- WEST VIRGINIA**
- THE HOME DEPOT**
- ROSS** DRESS FOR LESS
- target**
- CAFO**
- SHOE DEPT.**
- petco**
- Marshall's**
- Office DEPOT**
- five BELOW**
- ALDI**
- Kroger**
- Academy SPORTS+OUTDOORS**
- PETSMART**
- MENARDS**
- Walmart**
- LOWE'S**
- HARBOR FREIGHT**
- HOBBY LOBBY**
- ASHLEY**
- KOHL'S**
- CINEMARK™**
- JCPenney**
- T.J. maxx**
- OLD NAVY**
- SHOE CARNIVAL**
- planet fitness**
- BEST BUY**
- PET SUPPLIES PLUS**
- BAM! BOOKS-A-MILLION**
- ULTA BEAUTY**
- DICK'S**
- macys**

Huntington Synopsis

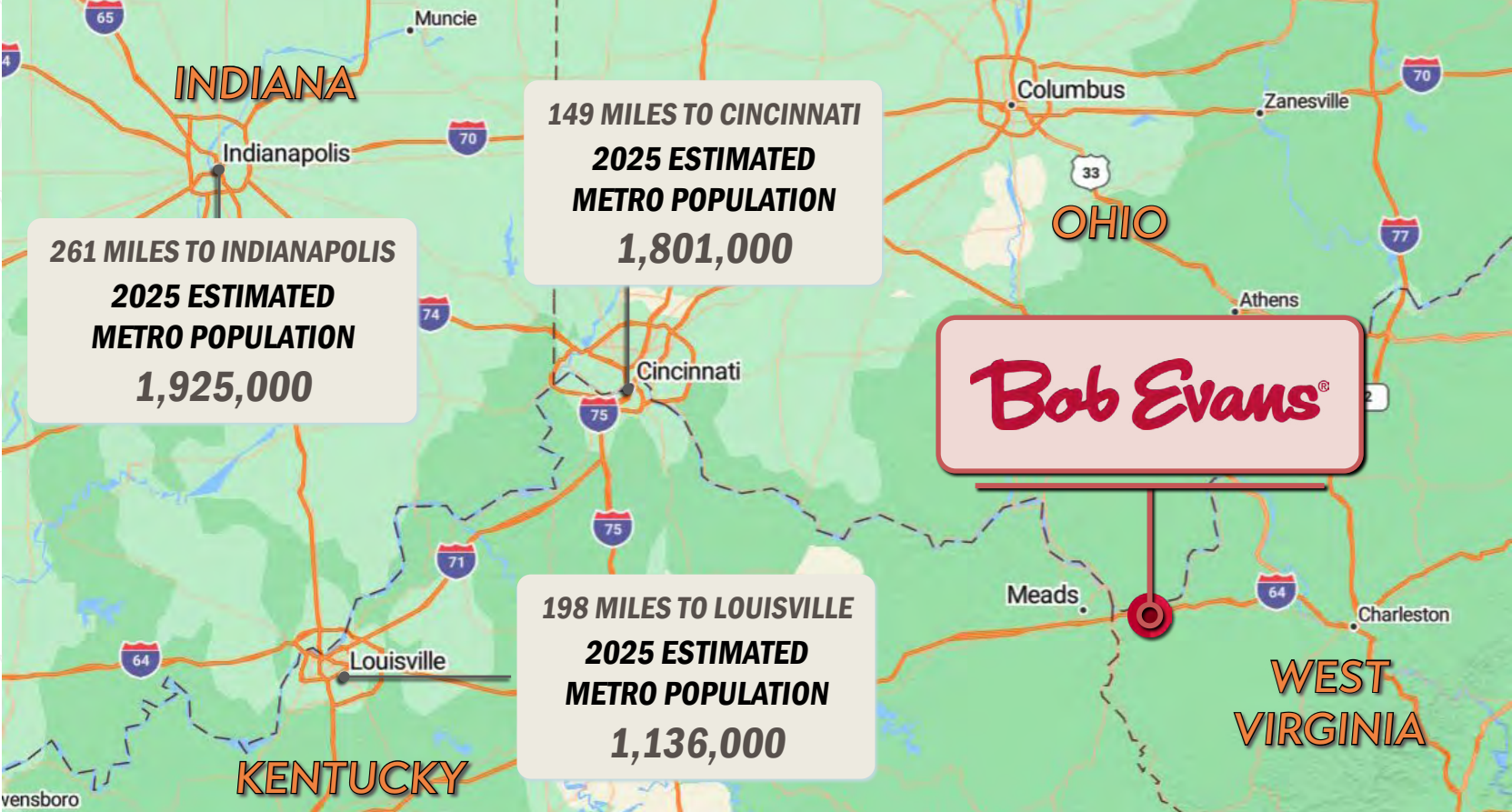
Huntington is the county seat of West Virginia’s Cabell County and is the largest city in the Huntington–Ashland metropolitan area, strategically located at the crossroads of West Virginia, Ohio, and Kentucky. Founded in 1871 by railroad magnate Collis P. Huntington, the city grew into a major transportation 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

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Bang Realty, Inc. and should not be made available to any other person or entity without the written consent of Bang Realty, Inc.. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Bang Realty, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Bang Realty, Inc. has not verified, and will not verify, any of the information contained herein, nor has Bang Realty, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Bang Realty, Inc. hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

BRIAN BROCKMAN

In State Broker

office - 1.513.898.1551

brian@bangrealty.com

License # WVB200300608

