


OFFERING MEMORANDUM



**BUFFALO
WILD
WINGS**

2501 Mountaineer Blvd,
Charleston, WV 25309

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DRONE VIDEOS](#)



BANG
REALTY

BRIAN BROCKMAN

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Available Individually or as Portfolio

TENANT	ADDRESS	CITY	PRICE	CAP RATE	RENT	LEASE TERM	LEASE	INCREASES	OPTIONS
Buffalo Wild Wings	4274 Buckeye Parkway	Grove City, OH	\$6,000,000	5.50%	\$330,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings	1830 E Main Street	Ashland, OH	\$2,761,000	5.65%	\$156,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings	15080 Flag City Drive	Findlay, OH	\$3,186,000	5.65%	\$180,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings	5020 Tiedeman Road	Brooklyn, OH	\$3,273,000	5.50%	\$180,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings	4869 Valley View Boulevard	Roanoke, VA	\$5,891,000	5.50%	\$324,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings	104 Hospitality Drive	Xenia, OH	\$4,904,000	5.75%	\$282,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings	3001 State Road	Cuyahoga Falls, OH	\$5,204,000	5.65%	\$294,000	15-YR COE	ABS NNN	10% / 5-YR	5 x 5-YR
Buffalo Wild Wings	2501 Mountaineer Boulevard	Charleston, WV	\$2,317,000	7.25%	\$168,000	10-YR COE	ABS NNN*	10% / 5-YR	5 x 5-YR

**Leasehold Interest thru 2059*



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TABLE OF

CONTENTS

Executive Summary	04
Retail Map	05
Location Overview	06
Photos	07
Tenant Overview	10
Process & Platform	11

EXECUTIVE SUMMARY

Address: 2501 Mountaineer Blvd,
Charleston, WV 25309

List Price: \$2,317,000
7.25% CAP

Size: 6,910 SF
2.16 Acres

Lease: ABS NNN Leasehold*
10 Years from COE

Annual Rent: \$168,000

Increases: 10% Every 5 Years

Options: 5 x 5 Years

**Built/
Renovated:** 2009 | 2026

*Ground Lease, which is renewable through 2059, will be assigned to Buyer at Closing. Tenant will pay ground rent directly to ground owner. Contact Broker for information.

INVESTMENT HIGHLIGHTS

FLAGSHIP PAD POSITIONING AT DOMINANT RETAIL CENTER

This Buffalo Wild Wings occupies the premier outparcel position at Southridge Center — Charleston's most heavily trafficked and established open-air shopping destination. Positioned directly behind the monument signage and at the entrance of the center, the site benefits from consistent visibility and high recall, cementing its place in the visual memory of local and regional patrons.

STRONG PHYSICAL ASSET WITH REMODEL PLANNED

A full 2026 remodel is planned to upgrade the building to Buffalo Wild Wings' latest prototype, reinforcing the operator's long-term commitment. The ±6,910 SF structure sits on a generous 2.16-acre pad, offering ample parking and a prominent standalone presence. This is a well-located, high-quality asset with significant remaining term and intrinsic real estate value.

ABSOLUTE NNN LEASE WITH 10 YEAR TERM

The lease offers 15 years of term with 10% rent escalations every 5 years, creating dependable income and a long-term inflation hedge. Grube Inc. — the tenant — is the largest independent Buffalo Wild Wings franchisee in the U.S., with 70+ units and a deep track record of operational excellence and zero lease defaults.

CHARLESTON'S RETAIL CORE & ECONOMIC CENTER

Southridge Center is the unequivocal retail heart of Charleston, featuring Walmart, Target, Sam's Club, Dick's, Home Depot, and more — drawing regional traffic from across Southern West Virginia. It is the cultural and economic anchor of the city, and this Buffalo Wild Wings sits in the pulse of it all, benefitting from massive daily draw and centrality.

A PERFECT MATCH: APPALACHIAN CULTURE MEETS THE BWW BRAND

The Buffalo Wild Wings brand is tailor-made for regions like Appalachia — where sports, family, and tradition matter. From Friday night lights to WVU football Saturdays, this location draws from the deep-rooted Appalachian pride in community and competition. With beer on tap, wings on the table, and loyalty that runs generations deep, this store thrives at the intersection of experience and identity — producing durable traffic and long-term performance.



LOCATION OVERVIEW

CHARLESTON, WV SOUTHRIDGE CENTER RIDGELINE

Southridge Center, where this Buffalo Wild Wings is located, is the dominant shopping destination in the region. It brings together national big-box anchors like Target, Walmart, Home Depot, Sam's Club, and Dick's Sporting Goods — all perched on a retail ridgeline overlooking the holler — a setting that locals instinctively know as the heart of Charleston commerce. With visibility from Route 119 and pull from I-64, this hilltop center commands the highest volume of regional shopping traffic and is a proven anchor for national brands.

This Buffalo Wild Wings sits at the cultural and geographic center of Charleston — drawing steady lunch, dinner, and game-day crowds in a community where football, fried food, and loyalty run deep. While not marked by a single university, the area is stitched together by fans of WVU, Marshall, and high school programs, giving this location year-round energy. In Appalachia, retail that endures is retail that's rooted — and this site, set among the region's strongest co-tenants, is as rooted as it gets.



1 MILE



POPULATION
1,758



DINING/ALCOHOL SPENDING
\$2.5M



AVG HH INCOME
\$80,366

3 MILE



POPULATION
19,067



DINING/ALCOHOL SPENDING
\$31.4M



AVG HH INCOME
\$82,906

5 MILE



POPULATION
55,737



DINING/ALCOHOL SPENDING
\$87.8M



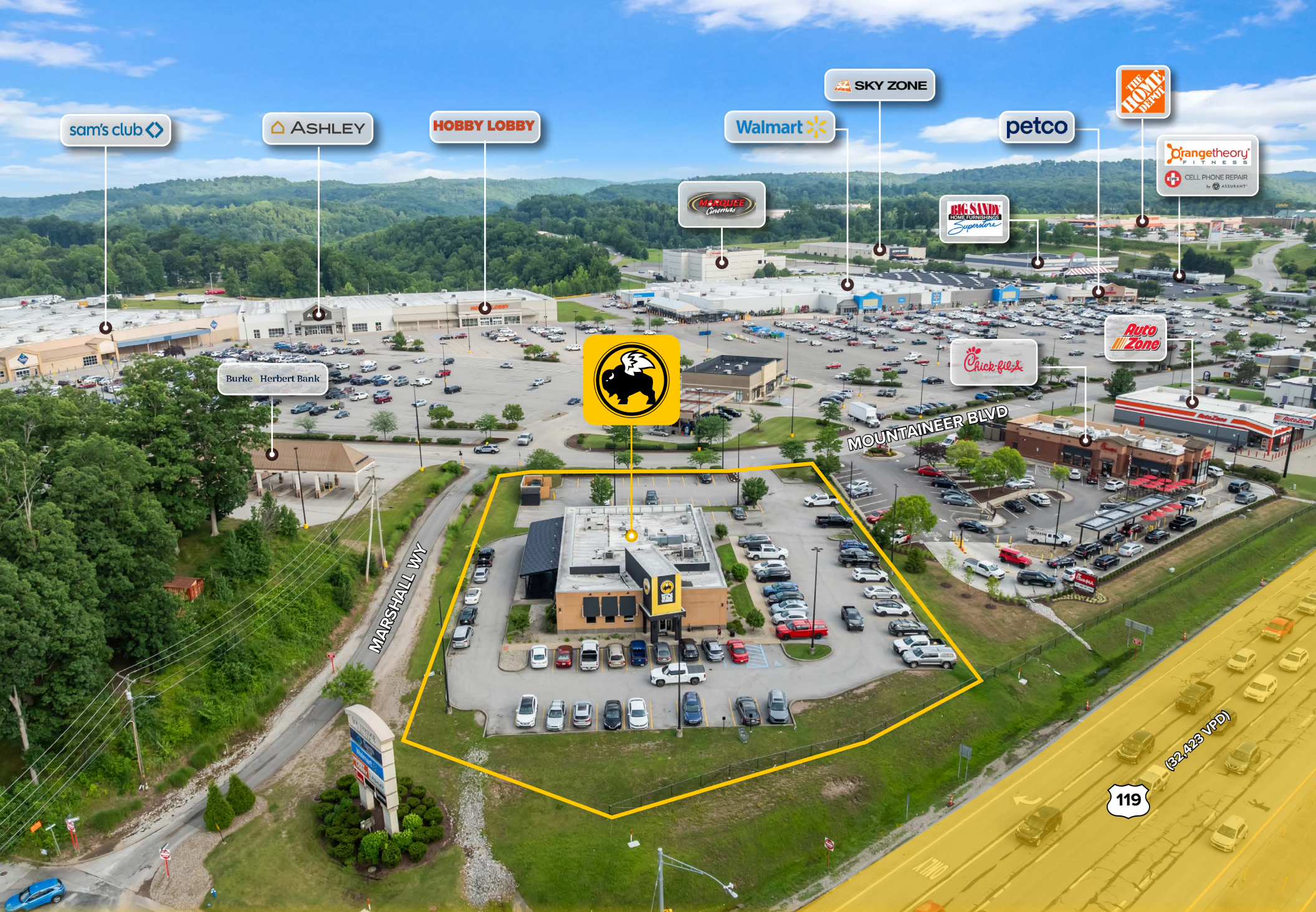
AVG HH INCOME
\$75,576

PHOTOS



PHOTOS









TENANT OVERVIEW

Buffalo Wild Wings, founded in 1982, is the nation's leading sports bar and casual dining restaurant concept, known for its award-winning wings, wide selection of draft beer, and immersive game-day atmosphere. Headquartered in Atlanta, GA, the brand operates and franchises over 1,200 locations across all 50 states and multiple international markets.

Buffalo Wild Wings is a core component of Inspire Brands, a multi-brand restaurant company backed by Roark Capital that also owns Arby's, Sonic Drive-In, Dunkin', and Jimmy John's. Inspire is the second-largest restaurant company in the U.S. by system sales, generating over \$32 billion annually.

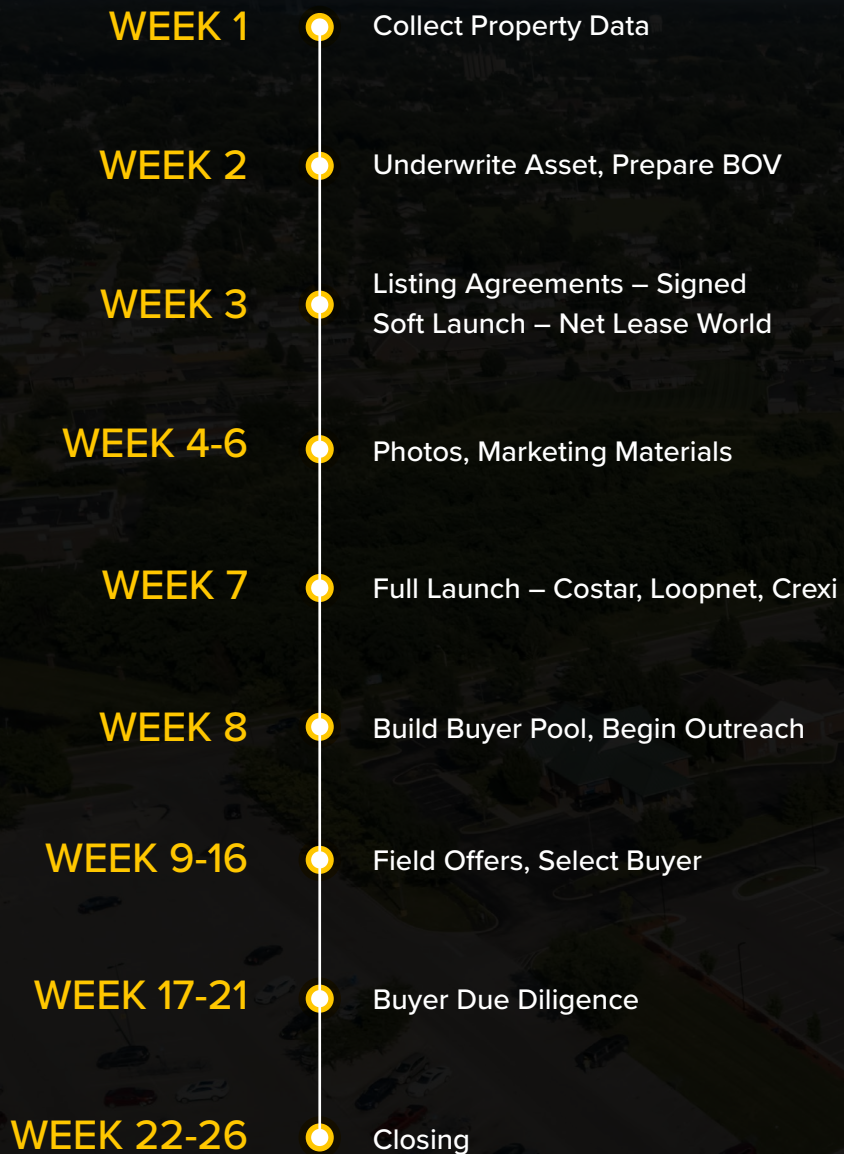
The Buffalo Wild Wings prototype features a blend of dine-in and take-out business, full bar, and strong lunch and dinner traffic drivers, making it one of the most durable and recognizable tenants in the casual dining segment.

Grube Inc. is the largest privately held Buffalo Wild Wings franchisee in the United States, and the second largest overall, operating 73+ locations across multiple states — including Ohio, Illinois, Indiana, and West Virginia.

The company was founded and is led by Steve Grube, a veteran restaurant operator and real estate investor, and is headquartered in Northwest Ohio. Grube Inc. operates its portfolio through a network of holding companies, including Grube Enterprises, LLC, which backs the lease in the current offering.

In addition to Buffalo Wild Wings, Grube Inc. also operates Marco's Pizza and Par Golf, demonstrating a diversified and seasoned hospitality model. With over 20 years of operating history, strong sales performance across its units, and institutional-grade management infrastructure, Grube Inc. is widely regarded as a best-in-class franchisee.

PROCESS



**Timeline may vary by property*

PLATFORM NETLEASEWORLD.COM



This is our proprietary platform featuring 1,700+ active net lease listings. Built to attract 1031 exchange buyers, our SEO-driven algorithm ranks us at the top of search engines like Google, Yahoo, and Bing for terms like “net lease” or “1031 properties” for sale.

Our Net Lease World platform lets us “soft-launch” your properties immediately—even while photos and marketing materials are being finalized. As featured listings on the homepage, they’ll be seen daily by 1031 exchange and private buyers nationwide, with requirements ranging from \$1M to \$40M+.

Once marketing materials are finalized, we’ll fully launch your listings on Crexi, Costar, and LoopNet. Depending on the scale of your transaction, this process may take several weeks—but the Net Lease World soft launch ensures we’re already generating exposure from day one. In many cases, we’ve built buyer pools and begun negotiations—sometimes even gone under contract—before listings hit the broader market.

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