Buffalo Wild Wings

214 Cross Road Dr. Mt. Hope, WV 25880





Charles Eller DRE# 0028355 Broker M: 304-809-5559 CharlesEller@ReMax.net



Buffalo Wild Wings

214 Cross Road Dr. Mt. Hope, WV 25880



Location	Interstate 64 adjacent Major Retail Corridor Adjacent to Cross Roads Mall	
Rentable SF	6,841 SF	
Lot Acreage	1.75 Acres	
Year Built	2013	
Gurantor	8-Unit Entity Guarantees the Lease	
Possession	Immediate	
Lease Type	Absolute NNN	
Price	\$2,923,000	

Charles Eller DRE# 0028355 Broker M: 304-809-5559 CharlesEller@ReMax.net





Buffalo Wild Wings





Lease Details	
 Initial Term	 15 years Sep 2018
Renewals	2 -5 Yr Option
Annual Rent	\$204, 600
Escalations	10% Every 5 years
CAP	7%
O/ (I	7 70

- 9 years remaining on the Primary Term of a NNN lease with 10 % Escalation - 2028
- Lease Expires Oct 2033
- 2 optional 5-year renewals45 Paved Parking, 4 ADA Spaces, 2 Landings

Charles Eller DRE# 0028355 Broker M: 304-809-5559 CharlesEller@ReMax.net



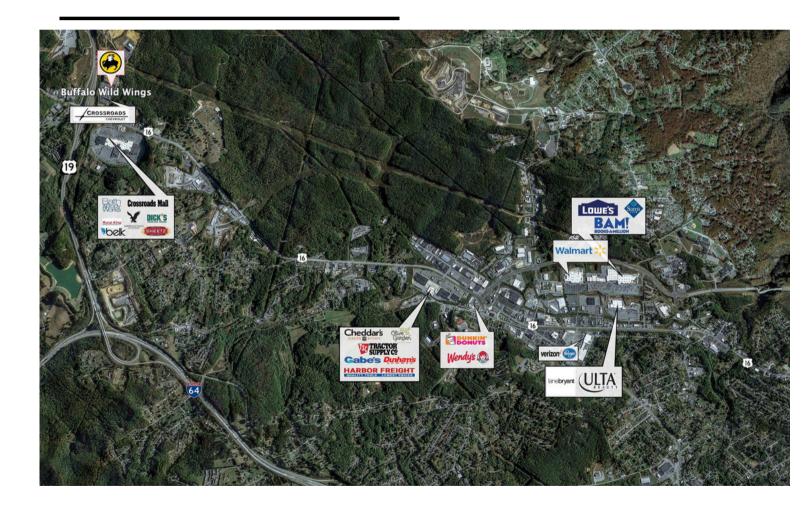


Crossroads Mall Highlights

Crossroads Mall is located in Mt Hope, West Virginia, located off of I-77 and within miles from many tourist attractions, including the Bechetel National Family Scout Reserve. Crossroads Mall has over 50 popular stores, including the Buckle, Aeropostale, American Eagle Outfitters, Bath & Body Works, Dick's Sporting Goods, Victoria's Secret and more! Come find exactly what you're looking for, from affordable and fashionable apparel, to

home furnishings, electronics, and everythin; in between. We also offer a variety of delicious dining options, such as Auntie Anne's, Slice's, Steak Escape, Chick-fil-A or Super Dukes Gourmet Burgers and All American Grille. In addition to our excellent selection of shopping and dining offerings, Crossroads Mall hosts many free events and programs for the community and families to enjoy!





Charles Eller DRE# 0028355 Broker M: 304-809-5559 CharlesEller@ReMax.net

