

J A B E
COMPANIES



SINGLE-TENANT NNN OPPORTUNITY

70 Nitro Market Place
Cross Lanes | WV 25313

 CLICK TO VIEW ON GOOGLE MAPS

\$4,598,000 SALE PRICE
6.0% CAP RATE

Subject Property



J A B E
COMPANIES

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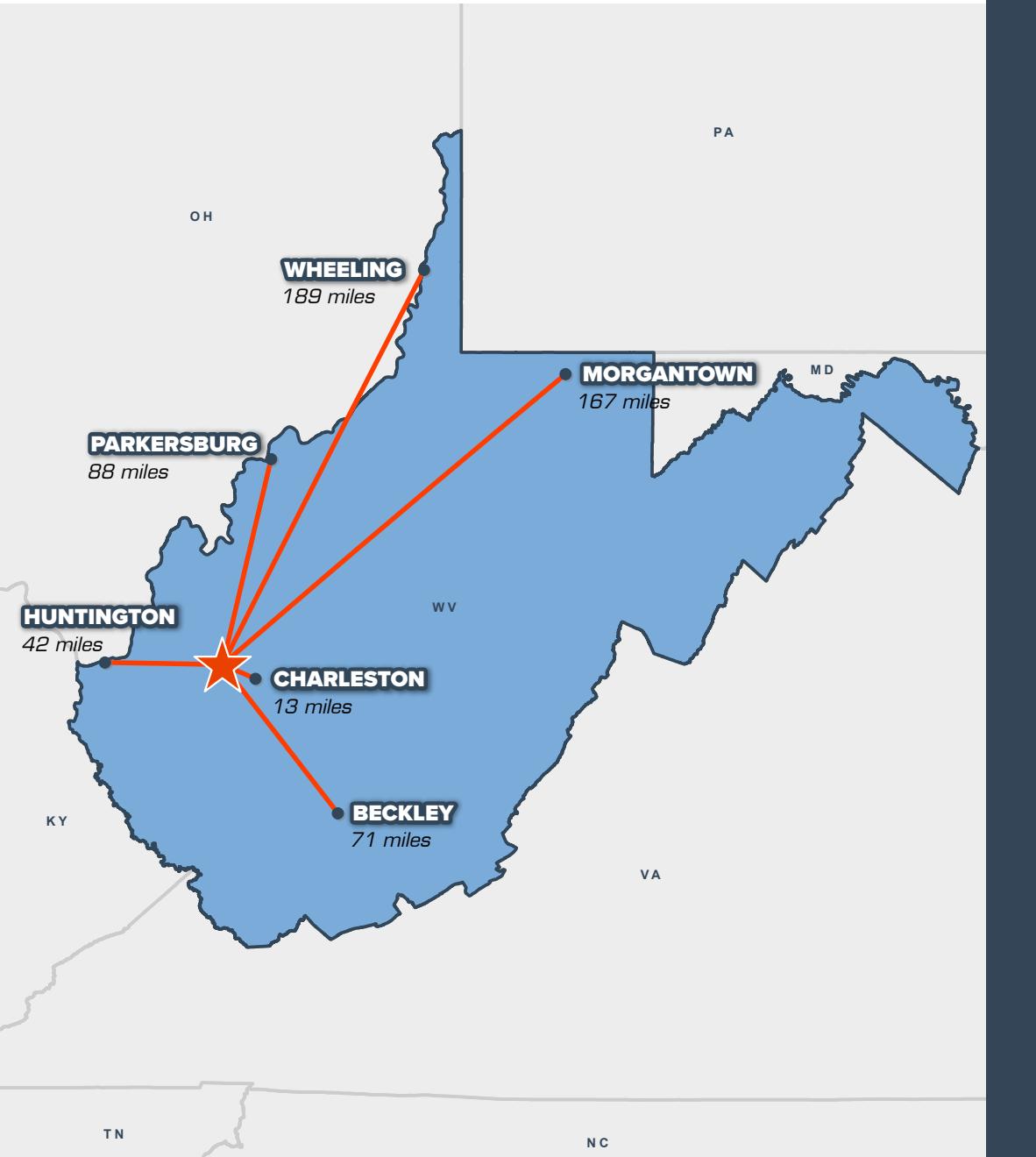
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INVESTMENT OVERVIEW



INVESTMENT SUMMARY

Offering Price	\$4,598,000.00
Cap Rate	6.0%
NOI	\$275,880.00
Lease Type	NNN
Tenant DBA	Buffalo Wild Wings
Guarantor	Grube Enterprises, LLC
Guarantee Type	Corporate
Remaining Term	10 Years
Rent Increases	10% Every 5 Years
Options	2x5
Building SF	7,598 SF
Year Built / Ren:	2015
Property Address	70 Nitro Market Place, Cross Lanes, WV 25313
Total Land Size	1.48 AC
Ownership	Fee Simple



INVESTMENT HIGHLIGHTS

- NNN investment
- 10 years of term remaining
- Built in 2015
- Power Center Out Parcel
- Low Rent to sales
- Corporate Guaranty (72 units)
- Fee Simple



LOCATION HIGHLIGHTS

- Located in Nitro Market Place Power Center
- National Anchors of Walmart, Lowe's, Regal Cinema
- Over 750,000 sf of retail inside 1/2 mile
- Adjacent to Mardi Gras Casino & Resort
- Multiple Hotels within 1/2 mile
- 1/2 mile from 64 Highway exit
- Growth Area



TENANT HIGHLIGHTS

- BWW since 1982
- Over 1,300 locations
- Located in all 50 States
- Subsidiary of Inspire Brands



FRANCHISEE HIGHLIGHTS

- Grobe Enterprises, LLC
- Largest BWW Franchisee (72 units)
- BWW Franchisee since 2001
- 2024 BWW Founders Award (Top BWW Award)



LEASE ABSTRACT

Lease Details	
Tenant DBA	Buffalo Wild Wings
Guarantor(s)	Grube Enterprises, LLC
Guarantee Type	Corporate
Lease Type	NNN
Building SF	7,598 SF
Rent Commencement	6/16/15
Lease Expiration Date	6/15/35
Initial Term	20 Years
Remaining Term	10 Years
Rent Escalations	10% Every 5 Years
Remaining Options	2 x 5 Year Options

Reimbursement Details	
Common Area Maintenance	Paid By Tenant
Property Taxes	Paid By Tenant
Insurance	Paid By Tenant
HVAC	Paid By Tenant
Roof	Paid By Tenant
Structure	Paid By Tenant

Notable Lease Clauses

Right of First Refusal	None
Sales Reporting	Annually
Tenant Financial Reporting	Annually
Assignment w/out LL Approval	Yes, with certain criteria

LEASE TERMS						SCHEDULED RENT				ADDITIONAL DETAILS	
TENANT	SF	% GLA	START	END	DATE	\$/SF	MONTHLY	ANNUALLY	REMB	OPTIONS	
Buffalo Wild Wings	7,598	100.0%	6/16/15	6/15/35	6/16/25	\$36.30	\$22,990	\$275,880	NNN	2 x 5	
Notes: 10% increases to Rent every 5 years											
Total SF 7,598 100.0%						CURRENT TOTALS \$22,990.00 \$275,880.00					



INCOME SUMMARY	
Base Rent	\$275,880
Expense Reimbursements	NNN
Gross Revenue	\$275,880
Operating Expenses	NNN
Net Operating Income	\$275,880



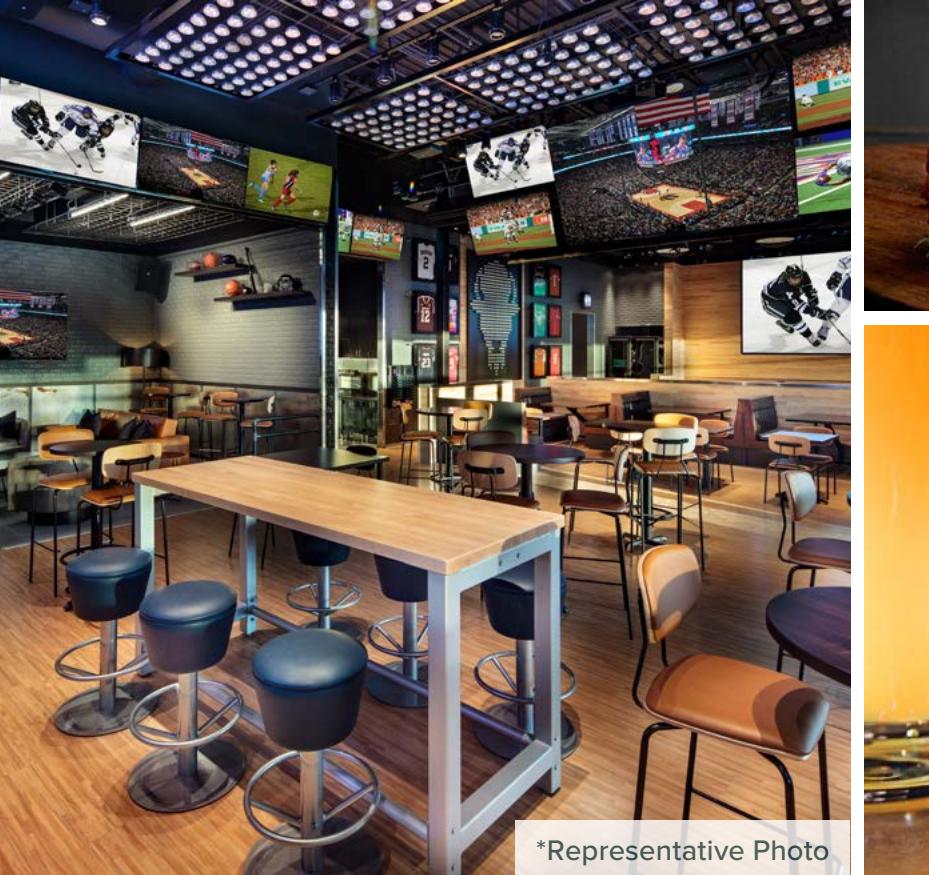
**BUFFALO
WILD
WINGS™**

BRAND PROFILE

1,300
LOCATIONS & GROWING

Private
COMPANY TYPE

BUFFALOWILDWINGS.COM



*Representative Photo



ABOUT BUFFALO WILD WINGS

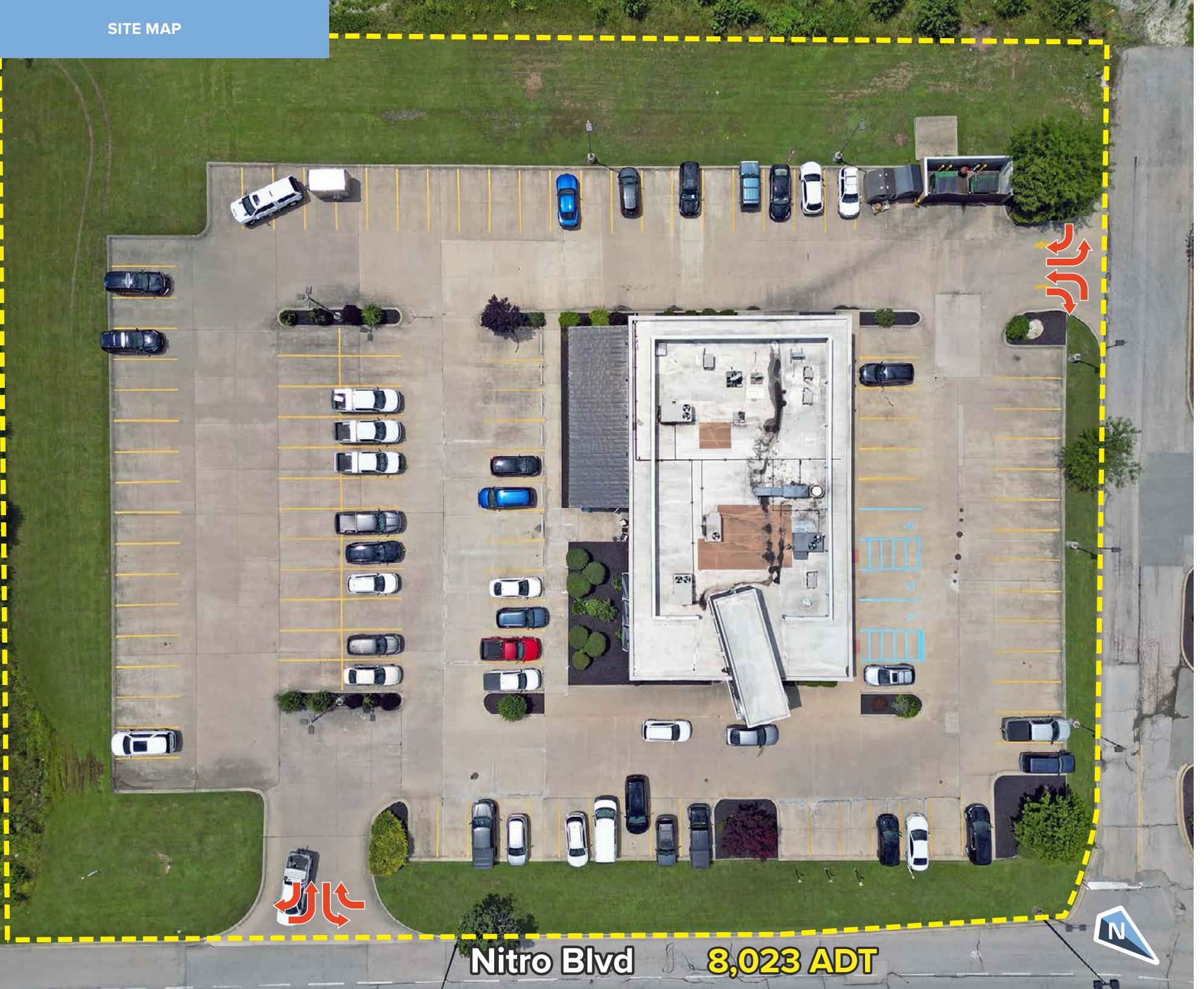
Buffalo Wild Wings, originally known as Buffalo Wild Wings & Wreck, was founded in 1982 by Jim Disbrow and Scott Lowery in Columbus, Ohio. The duo, originally from Buffalo, New York, sought to recreate the authentic Buffalo-style chicken wings they cherished. Unable to find a suitable establishment in Ohio, they decided to open their own restaurant, introducing the unique flavors of Buffalo to a new audience.

The restaurant quickly gained popularity, leading to rapid expansion. By 1992, Buffalo Wild Wings began franchising, allowing the brand to spread across the United States. The company underwent several name changes, eventually settling on "Buffalo Wild Wings Grill & Bar" in 2000.

In 2018, the brand was acquired by Inspire Brands, a conglomerate that owns notable chains such as Arby's and Dunkin' Donuts.

As of 2025, Buffalo Wild Wings boasts over 1,300 locations across all 50 U.S. states, making it one of the largest sports bar and restaurant chains in the country. The brand is renowned for its wide array of Buffalo-style chicken wings, offering a variety of signature sauces and seasonings including Blazin' Knockout, Wild, Mango Habanero, Asian Zing, and Desert Heat.

In addition to wings, the menu features tenders, burgers, sandwiches, salads, and a selection of appetizers and desserts. The restaurants feature an open layout with a full bar and numerous televisions, creating an ideal environment for sports enthusiasts and families alike.



SITE DETAILS

Location Information	
Address	70 Nitro Market Place
City / State / Zip	Cross Lanes, WV 25313
County	Kanawha County
Ownership	Fee Simple
Parcel Data	
Parcel Number	APN 27-15A-10
Parcel Size (SF)	64,468 SF
Parcel Size (Acres)	1.48 Acres
Zoning	B-2 General Business / Commercial
Building Information	
Year Built / Renovated	2015
Building SF	7,598 SF
Parking	16 : 1000
Traffic Counts	
64 Freeway	68,000 ADT
Lakeview Dr	22,456 ADT
Nitro Blvd	8,023 ADT

LOCATION DEMOGRAPHICS

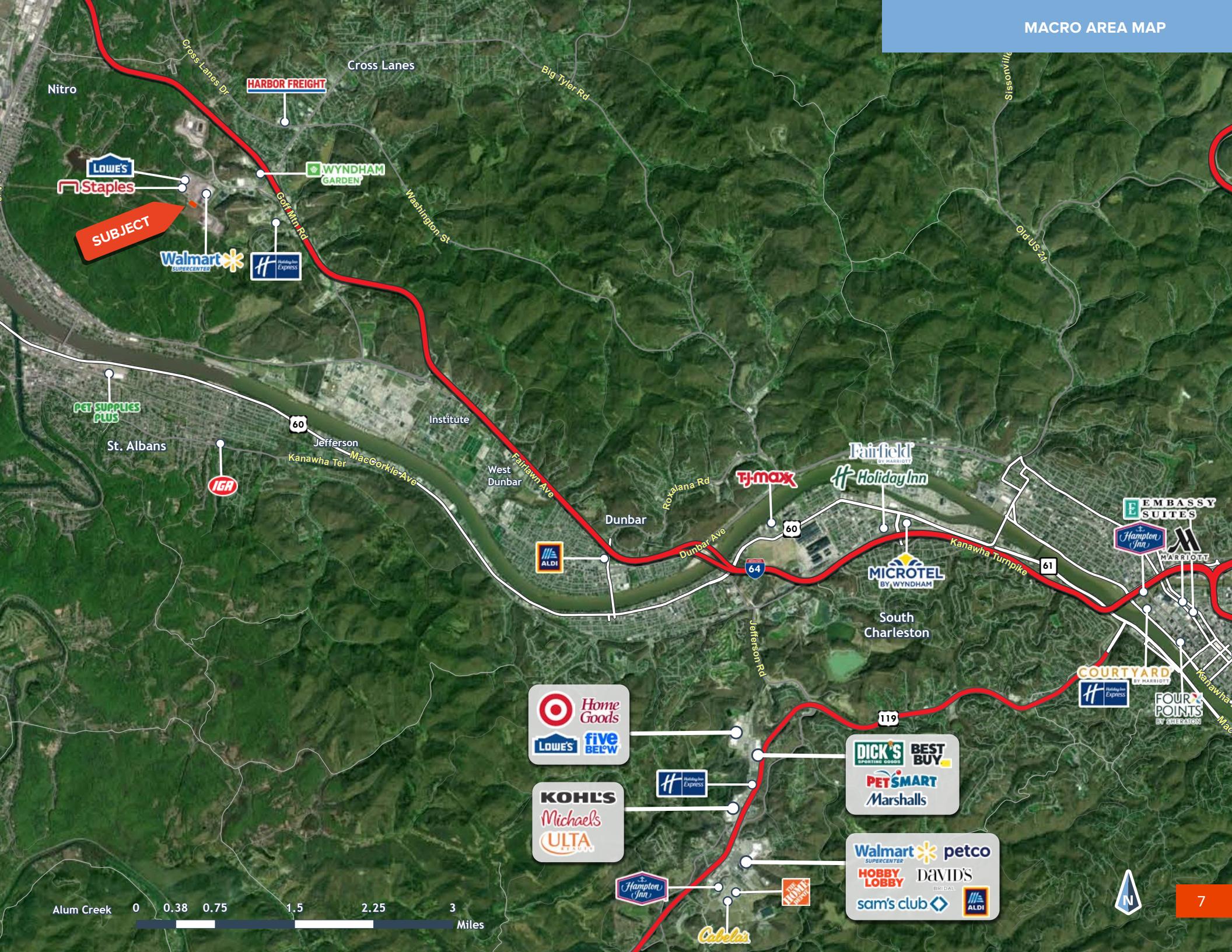
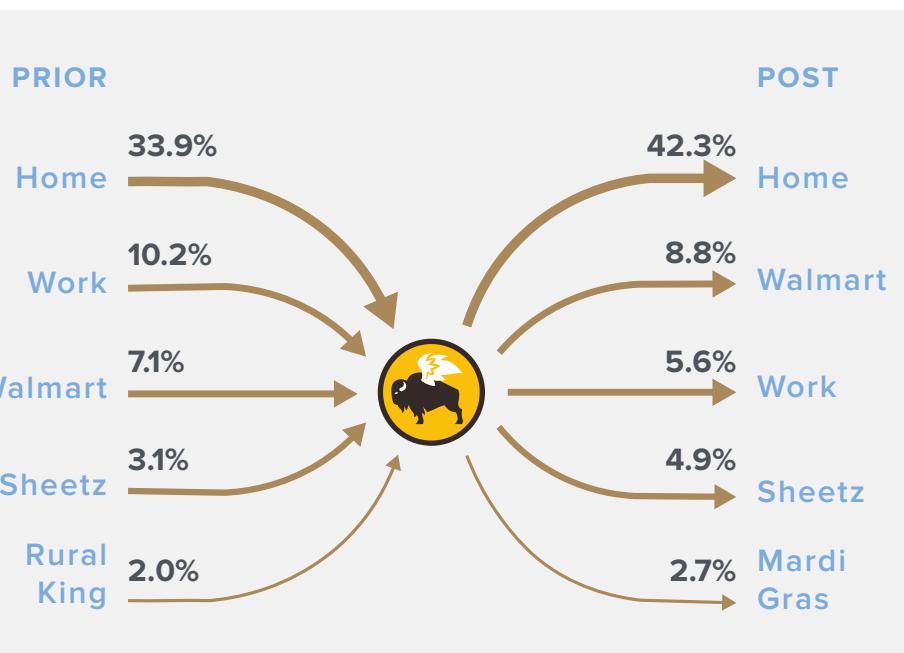
NITRO MARKETPLACE DEMOGRAPHICS



CHARLESTON STATS



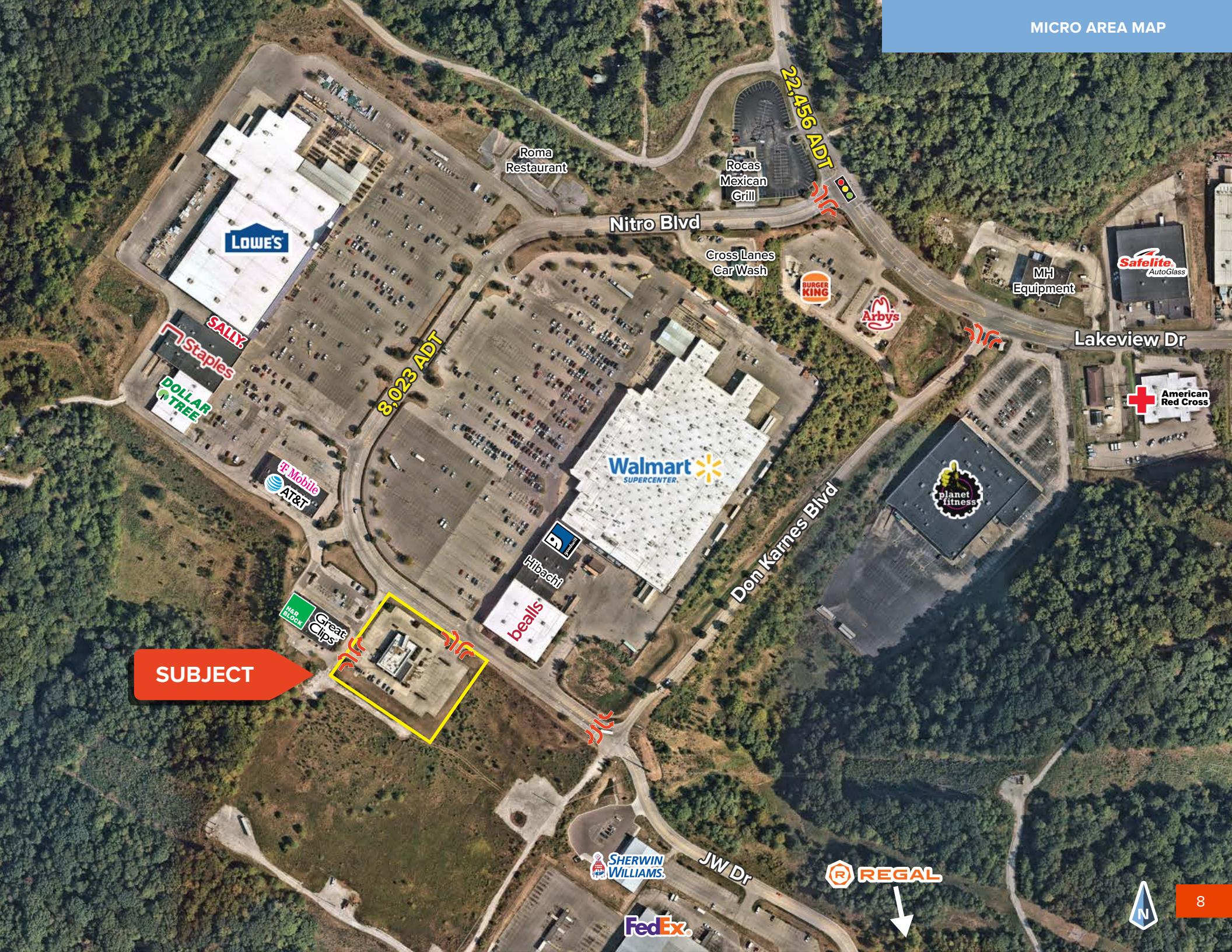
NEW VISITOR JOURNEY



MID AREA MAP



MICRO AREA MAP



CHARLESTON, WV

CHARLESTON

The Business, Cultural and Recreational Capital of the Appalachian Mountains, Charleston is a historic riverfront town, the seat of state government, and the state's hub for business, commerce, medicine and culture.

Starting as a frontier town, it has grown to become an important location for chemicals, coal, natural gas, banking and manufacturing.

Today Charleston is a vibrant city that is diversifying into the advanced manufacturing and technology sectors, expanding its health care institutions, and attracting tourists and recreation visitors.



POPULAR CHOICE

Why Charleston? This city offers the feel of a larger city with diverse retail, culture, and sports, while maintaining a community-oriented feel. It also hosts many events throughout the year, from races to festivals, marketplaces, and regattas.

Charleston boasts a significantly lower cost of living compared to the national average and low income tax, drawing in families, young professionals, and retirees. Its residents can enjoy hiking, biking, rafting, climbing, fishing, hunting, and water sports due to its proximity to the Appalachian Mountains and a multitude of rivers.

CULTURAL HUB

Charleston is the cultural center of WV, boasting venues such as the West Virginia Culture Center, the Clay Center for the Arts & Sciences (home to multiple museums and the Maier Performance Hall), The Coliseum and Convention Center, and live music venues, like The Empty Glass. The city also hosts diverse community events, festivals, and performances throughout the year. FestivALL has become the state's largest multi-arts festival, transforming Charleston into a work of art for 10 days in June.

RECREATION HOT SPOT

Located amidst stunning natural beauty, Charleston provides easy access to a wide array of outdoor activities. From mountain biking, cycling, hiking, and rock climbing, the Kanawha State Forest is right next door. Water sports are easily accessible as well with a visit to the Kanawha River, providing fun as well as beautiful views of Charleston. For those looking for adrenaline, only a few hours drive away they can find world-class rafting, ATV trails, and ski slopes.

PERFECT LOCATION

Located at the convergence of 3 major interstate highways, Charleston is easily accessible. Situated at the confluence of the Kanawha and Elk rivers, the city's proximity to outdoor recreation is a major draw for new residents and tourists alike. Charleston is within a one-day drive of 50% of the United States population and 1/3 of the Canadian population. This type of access allows for the city to be a hub for distribution centers.

DISCLOSURE AND CONFIDENTIALITY STATEMENT

BUFFALO WILD WINGS

70 Nitro Market Place, Cross Lanes | West Virginia 25313

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the subject property. It is not to be used for any other purpose or made available to any other person without the express written consent of Western Retail Advisors (the "Broker"). The material is based in part upon information deemed to be reasonably reliable by Broker. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the subject property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

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In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



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