

OFFERING MEMORANDUM

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



EXCLUSIVELY LISTED BY

J A B E
COMPANIES

DARRELL DESHAW
Vice President
602.295.1128
ddeshaw@w-retail.com

JUSTIN DIBIASE
Vice President
480.828.7701
jdibiase@w-retail.com



Subject Property

TABLE OF CONTENTS

03. INVESTMENT OVERVIEW

Investment Summary
Investment Highlights
Location Highlights
Tenant Highlights

04. LEASE ABSTRACT

FINANCIAL OVERVIEW

Rent Roll & Underwriting

05. TENANT OVERVIEW

Brand Profile

06. SITE OVERVIEW

Site Details
Site Area Overview

07. LOCATION OVERVIEW

Site Demographics
Macro Area Map

08. AERIALS OVERVIEW

Mid Area Map
Micro Area Map

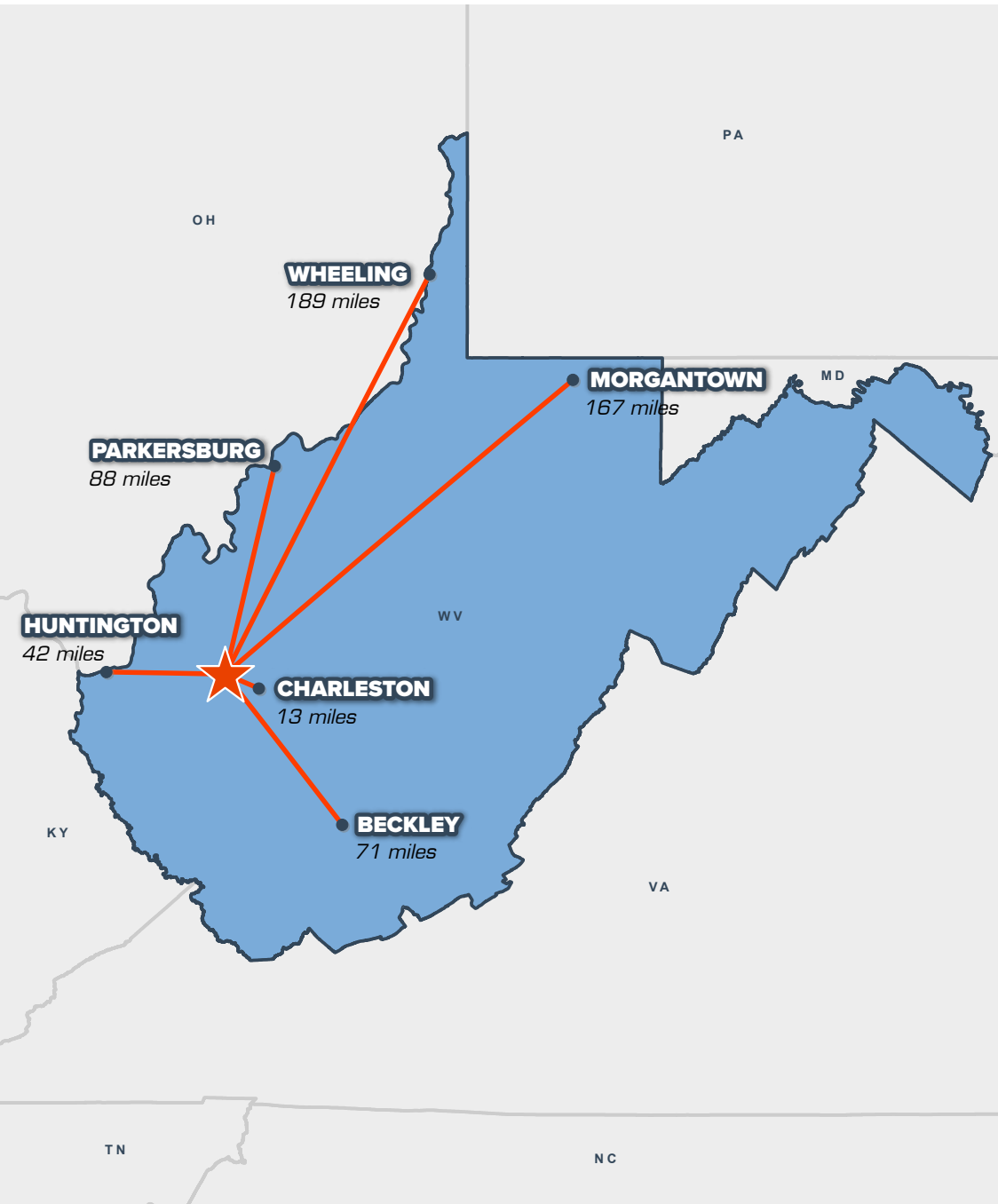
09. CHARLESTON OVERVIEW

Charleston Highlights

10. CONTACT

Disclosure Statement
Confidentiality Statement
Broker Contact Information

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



TENANT HIGHLIGHTS

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



LOCATION HIGHLIGHTS

- Located in Nitro Market Place Power Center
- National Anchors of Walmart, Lowes, 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



FRANCHISEE HIGHLIGHTS

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

| Lease Details | | Reimbursement Details | |
|-----------------------|------------------------|------------------------------|----------------------------|
| Tenant DBA | Buffalo Wild Wings | Common Area Maintenance | Paid By Tenant |
| Guarantor(s) | Grube Enterprises, LLC | Property Taxes | Paid By Tenant |
| Guarantee Type | Corporate | Insurance | Paid By Tenant |
| Lease Type | NNN | HVAC | Paid By Tenant |
| Building SF | 7,598 SF | Roof | Paid By Tenant |
| Rent Commencement | 6/16/15 | Structure | Paid By Tenant |
| Lease Expiration Date | 6/15/35 | Notable Lease Clauses | |
| Initial Term | 20 Years | Right of First Refusal | None |
| Remaining Term | 10 Years | Sales Reporting | Annually |
| Rent Escalations | 10% Every 5 Years | Tenant Financial Reporting | Annually |
| Remaining Options | 2 x 5 Year Options | Assignment w/out LL Approval | Yes, with certain criteria |

| LEASE TERMS | | | | | | SCHEDULED RENT | | | ADDITIONAL DETAILS | |
|--|-------|--------|----------------|---------|---------|----------------|-------------|--------------|--------------------|---------|
| TENANT | SF | % GLA | START | END | DATE | \$/SF | MONTHLY | ANNUALLY | REIMB. | 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 5yr |
| 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 |



BRAND PROFILE



1,300

LOCATIONS & GROWING



Private

COMPANY TYPE



BUFFALOWILDWINGS.COM

WINGS. BEER. SPORTS.
MORE EXCUSES TO GET TO B-DUBS®



ABOUT BUFFALO WILD WINGS

Buffalo Wild Wings, originally known as Buffalo Wild Wings & Weck, 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.



*Representative Photo





SITE MAP



Nitro Blvd 8,023 ADT



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

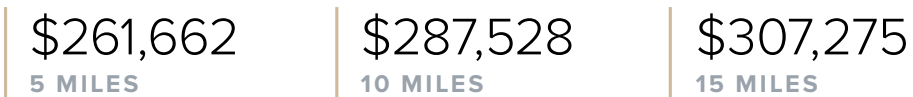
NITRO MARKETPLACE DEMOGRAPHICS



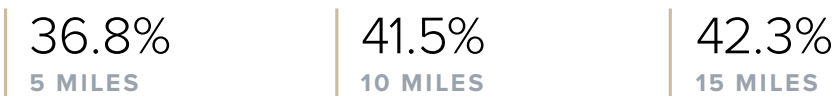
AVERAGE HOME VALUE 2025



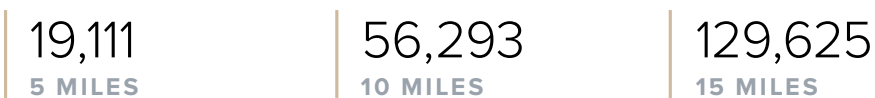
AVERAGE HOME VALUE 2030



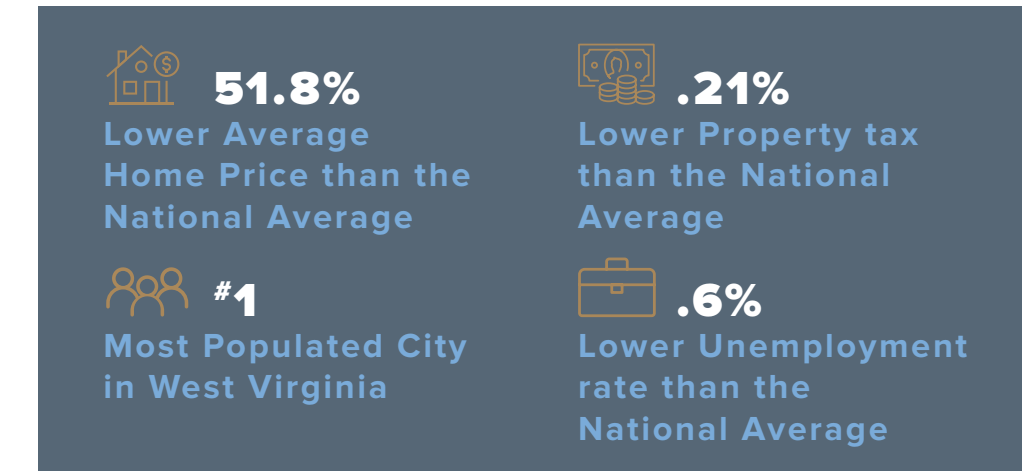
PERCENT OF DEGREES



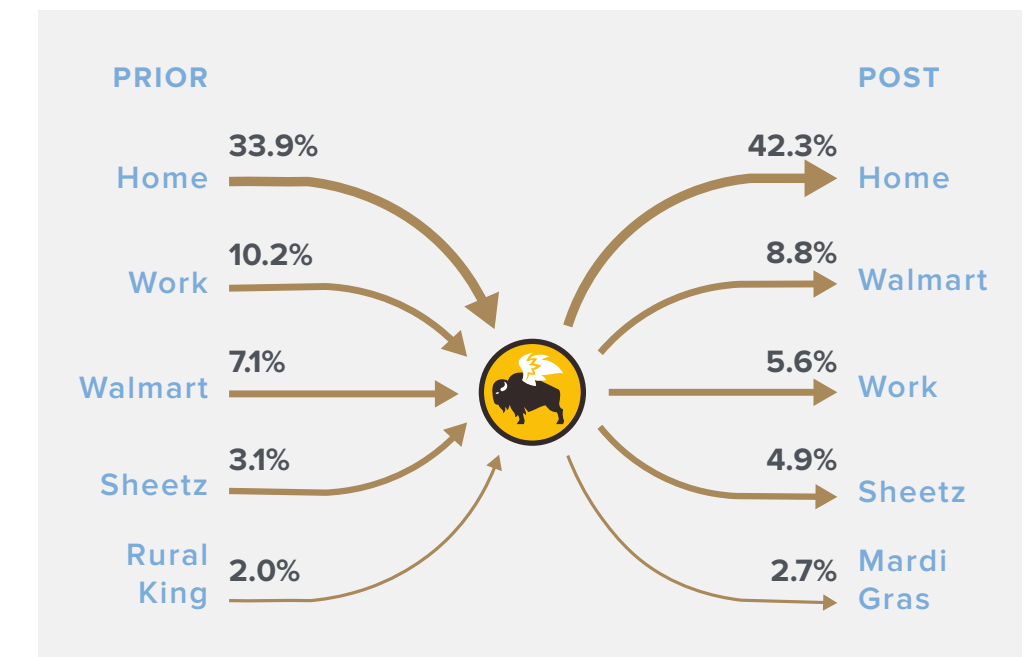
TOTAL EMPLOYEES

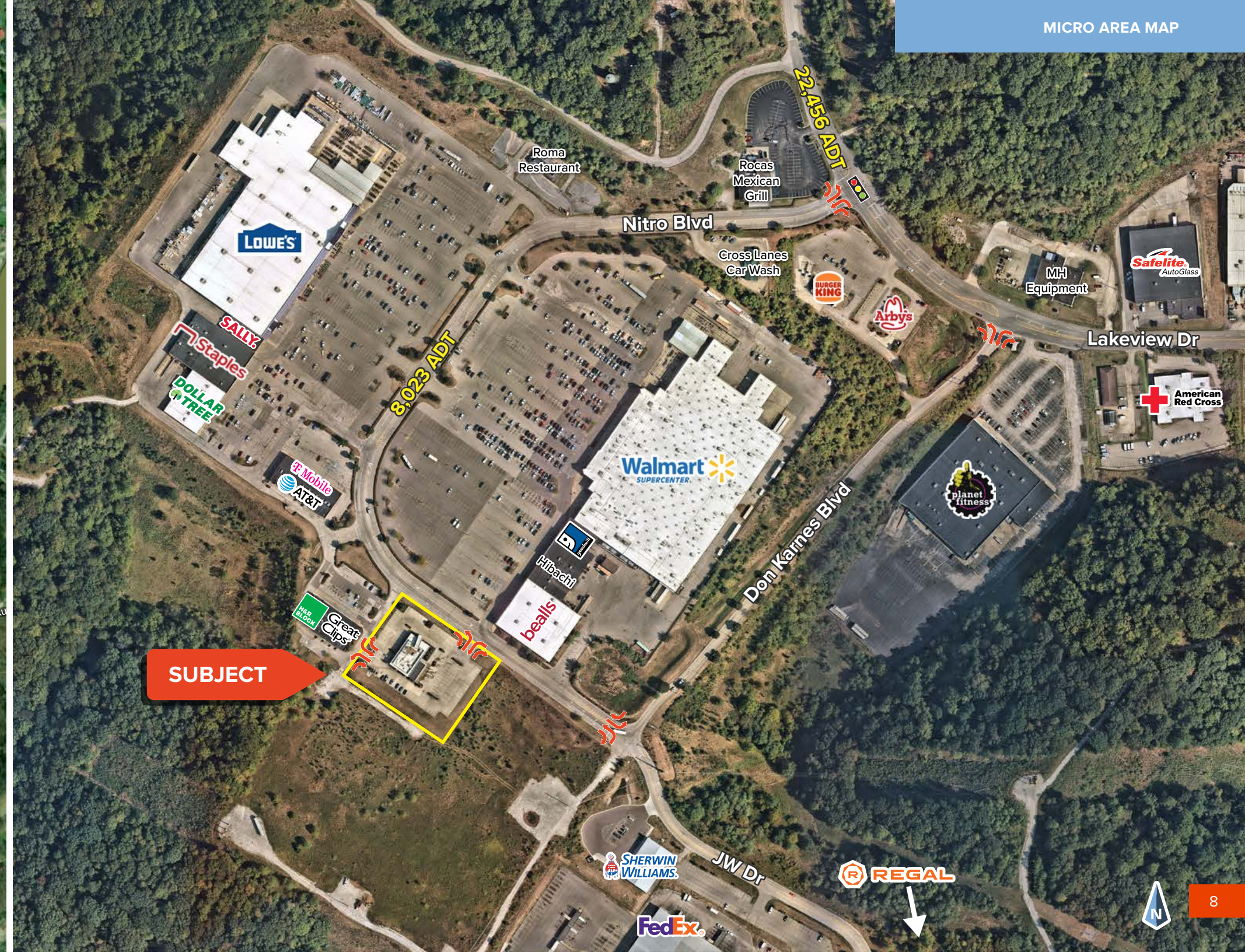


CHARLESTON STATS



BWW VISITOR JOURNEY





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

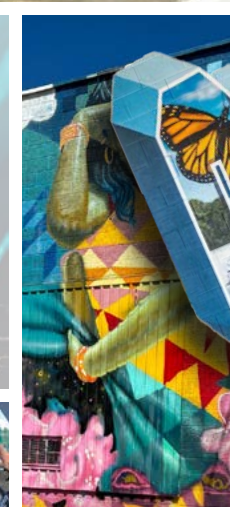
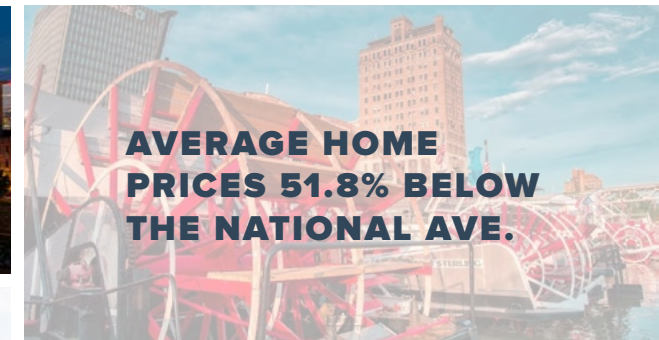
Charleston is the cultural center of WV, boasting venues such as the West Virginia Culture Center, the Clay Center for the Arts & Sciences (home to multiple museums and the Maier Performance Hall), The Coliseum and Convention Center, and live music venues, like The Empty Glass. The city also hosts diverse community events, festivals, and performances throughout the year. FestivALL has become the states 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 interstates, Charleston is easily accessible. Situated at the confluence of the Kanawha and Elk rivers, the city's proximity to outdoor recreation is a massive 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 CONFIDENTIALLY 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 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.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the subject property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner’s and broker’s control and, therefore, are subject to material change or variation.

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.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the

property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner’s obligations thereunder have been satisfied or waived. The Broker is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The subject property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Western Retail Advisors and the Owner.

All property showings are by appointment only. Please contact Broker for more details. Do not disturb the tenant.

With the exception of the Western Retail Advisors and Realty Resources Network logos, all other brand logos represented in this Offering Memorandum, if trademarked, are trademarked through their parent companies.

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



BROKER

JAMES WILDING

Jabe Companies, LLC
President
412.212.1270
jw@jabecompanies.com
License # WV0027253

LANDLORD CONTACT

DARRELL DESHAW

Vice President
602.295.1128
ddeshaw@w-retail.com

JUSTIN DIBIASE

Vice President
480.828.7701
jdibiase@w-retail.com

J A B E
COMPANIES