

OFFERING MEMORANDUM

214 Cross Road Drive | Mount Hope, West Virginia 25880

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

214 Cross Road Drive | Mount Hope, West Virginia 25880

Sale Price:	\$2,922,857	Parking:	+/- 150 Parking Spaces
NOI:	\$204,600	Lot Size:	1.75 Acres
Cap Rate:	7%	Guarantor:	Grube Enterprises, LLC (80+ Locations)
Lease Expiration:	2033	Building Size:	6,841 SF
Options:	Two (2) @ Five (5) Years	Year Built:	2013
Increases:	10% Every 5 Years	Year Renovated:	2022
Lease Type:	NNN	Building Height:	1 Story

Property Overview

Offering an Absolute NNN Buffalo Wild Wings Property For Sale. This Site is Located right off of I-64 and I-77 serving as a regional dining destination for both local residents and highway travelers. The tenant is one of the nations most recognized sports bars and casual dining brands, offering investors stable cash flow backed by a proven operating concept and strong national brand recognition. Buffalo Wild Wings enjoys excellent accessibility and visibility within a major retail corridor near the Beckley market, drawing consistent customer traffic throughout the year. The Restaurant features Buffalo Wild Wings full service sports bar format, including a full bar, extensive seating, and numerous large screen televisions, creating a destination oriented experience that drives repeat business. The surrounding trade area benefits from regional retail, hospitality, and tourism demand, further supporting long term tenant performance. This offering presents investors with an opportunity to acquire a nationally branded net-leased asset in a strategic interstate location with durable real estate fundamentals.

Exclusively represented by:

Christopher Mauriello

Licensed Real Estate Salesperson
631.664.5220 Email: christopher.mauriello@elliman.com

Nicholas Mauriello

Licensed Real Estate Salesperson
631.352.6475 Email: nicholas.mauriello@elliman.com

PROPERTY HIGHLIGHTS

214 Cross Road Drive | Mount Hope, West Virginia 25880

- Absolute NNN- Zero Landlord Responsibilities
- Guaranteed by Grube Enetepries, LLC (80+ Locations)
- Located directly off I-65
- Sitting on 1.75 Acres of Real Estate
- Surrounded by Many National and Regional Retailers
- BWB Renovated the building in 2022 showing commitment to the location
- Approximately +/- 150 Allocated Parking Spaces
- National Tenant

Join Neighbors:



Exclusively represented by:

Christopher Mauriello

Licensed Real Estate Salesperson
631.664.5220 Email: christopher.mauriello@elliman.com

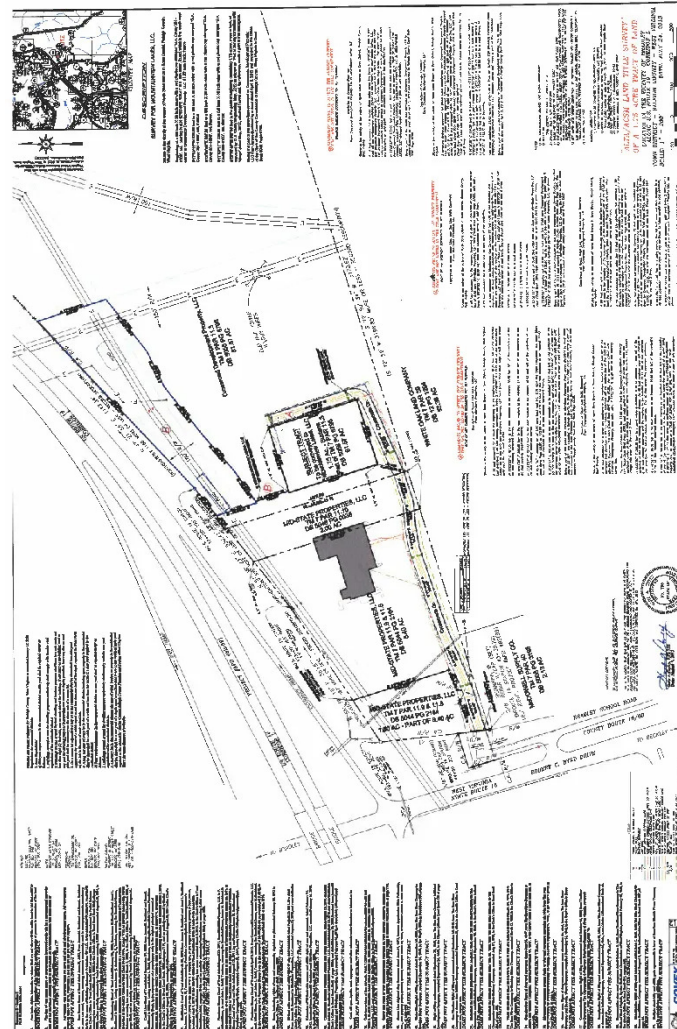
Nicholas Mauriello

Licensed Real Estate Salesperson
631.352.6475 Email: nicholas.mauriello@elliman.com



SITE PLANS

214 Cross Road Drive | Mount Hope, West Virginia 25880



Exclusively represented by:

Christopher Mauriello

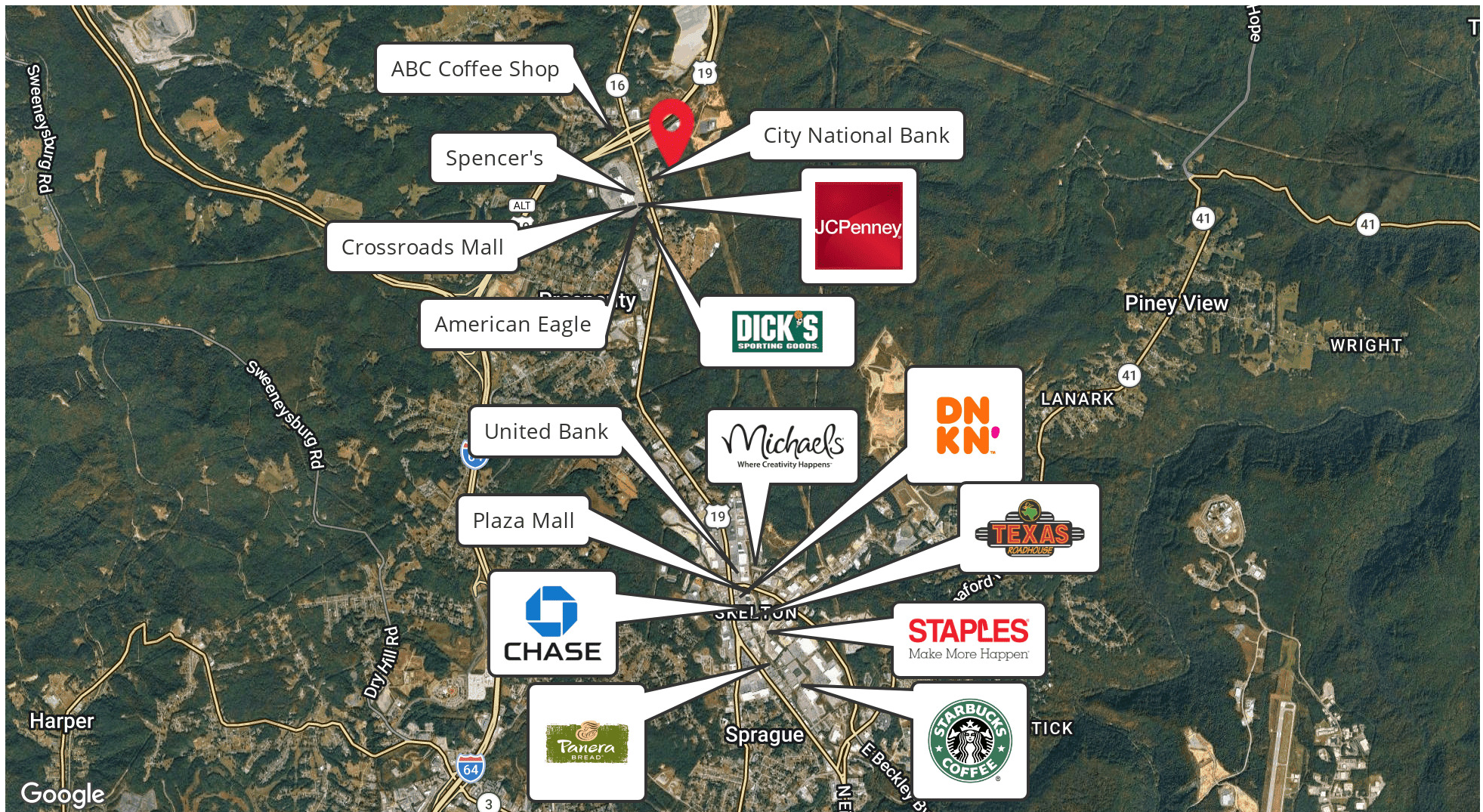
Licensed Real Estate Salesperson
631.664.5220 Email: christopher.mauriello@elliman.com

Nicholas Mauriello

Licensed Real Estate Salesperson
631.352.6475 Email: nicholas.mauriello@elliman.com

RETAILER MAP

214 Cross Road Drive | Mount Hope, West Virginia 25880



Exclusively represented by:

Christopher Mauriello

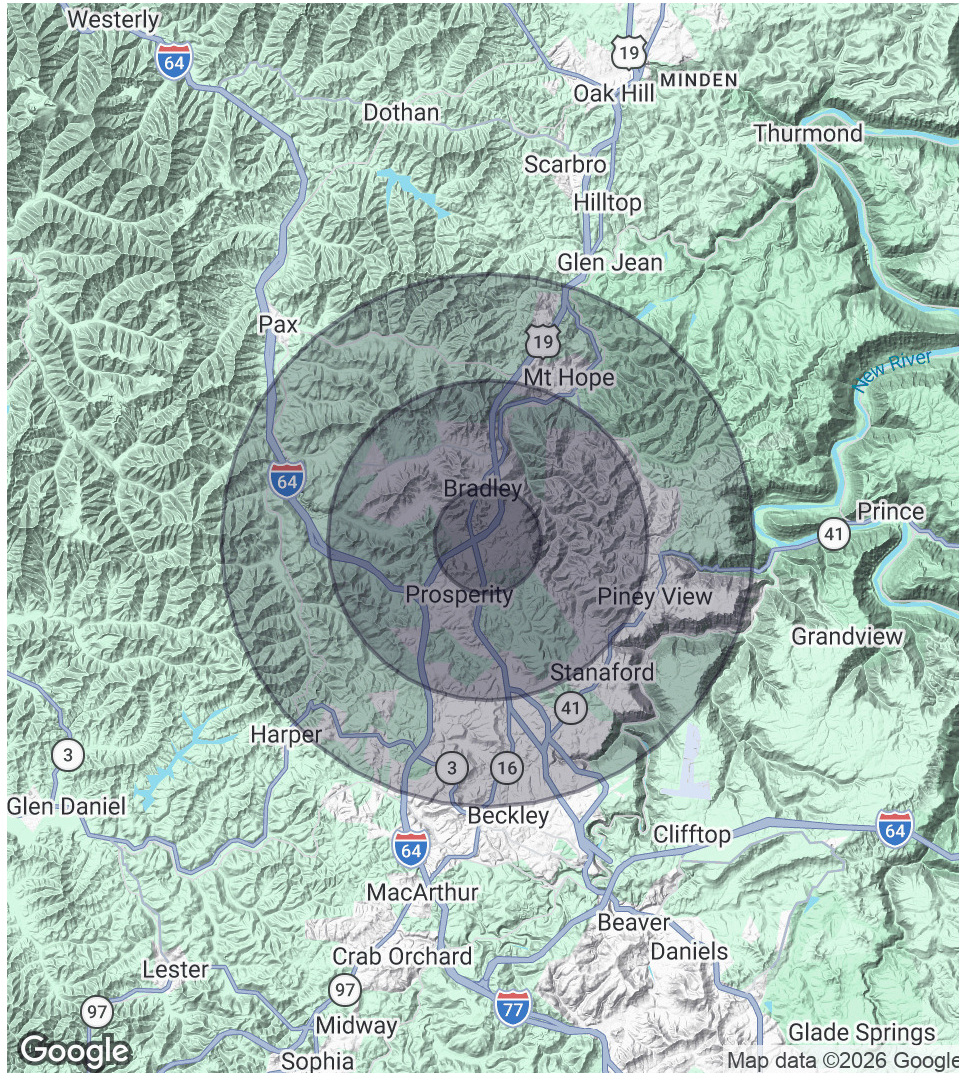
Licensed Real Estate Salesperson
631.664.5220 Email: christopher.mauriello@elliman.com

Nicholas Mauriello

Licensed Real Estate Salesperson
631.352.6475 Email: nicholas.mauriello@elliman.com

DEMOGRAPHICS MAP & REPORT

214 Cross Road Drive | Mount Hope, West Virginia 25880



1 Mile Radius

Population

1,201

Households

386

Average HH Income

\$70,278

3 Miles Radius

Population

9,050

Households

3,425

Average HH Income

\$75,177

5 Miles Radius

Population

25,347

Households

10,131

Average HH Income

\$72,593

Exclusively represented by:

Christopher Mauriello

Licensed Real Estate Salesperson

631.664.5220 Email: christopher.mauriello@elliman.com

Nicholas Mauriello

Licensed Real Estate Salesperson

631.352.6475 Email: nicholas.mauriello@elliman.com

214 Cross Road Drive | Mount Hope, West Virginia 25880

EXCLUSIVELY REPRESENTED BY:



Christopher Mauriello

Licensed Real Estate Salesperson

631.664.5220

Email: christopher.mauriello@elliman.com



Nicholas Mauriello

Licensed Real Estate Salesperson

631.352.6475

Email: nicholas.mauriello@elliman.com



550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405
© 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT
TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY
YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE
OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.