

Chick-fil-A

100 HYLTON LANE
BECKLEY, WEST VIRGINIA 23224

Absolute-Net Ground Lease:

11-Years Remain on Lease with 10% Increases Every 5-Years; Including Each of the Eight, 5-Year Options to Extend the Term ✓

Corporate Guaranty:

Headquartered in College Park, Georgia; Chick-fil-A has over ±2,774 Locations and ±35,500 Employees ✓

Near Raleigh General Hospital:

Less than 1-Mile from Chick-fil-A Raleigh General Hospital has 300 Beds and ±1000 Employees ✓

Neighboring Multiple Hotels:

Within 1-Mile of Chick-fil-A sit Fourteen Hotels Showcasing the Strategic Location off the West Virginia Turnpike ✓



Beckley, WV

Marcus & Millichap
THE DELTONDO GROUP

Exclusively Listed by:

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INVESTMENT HIGHLIGHTS

- ✓ **Absolute-Net Ground Lease:** 11-Years Remain on Lease with 10% Increases Every 5-Years; Including Each of the Eight, 5-Year Options to Extend the Term
- ✓ **High Visibility & Ease of Access:** Frontage on Harper Road which Oversees a Combined ±16,500 Vehicles Per Day; Less than 1-Mile from West Virginia Turnpike ±48,800 Vehicles Per Day
- ✓ **Near Raleigh General Hospital:** Less than 1-Mile from Chick-fil-A Raleigh General Hospital has 300 Beds and ±1000 Employees

- ✓ **Corporate Guaranty:** Headquartered in College Park, Georgia; Chick-fil-A has over ±2,774 Locations and ±35,500 Employees
- ✓ **Neighboring Multiple Hotels:** Within 1-Mile of Chick-fil-A sit Fourteen Hotels Showcasing the Strategic Location off the West Virginia Turnpike
- ✓ **Nearby National Tenants:** Kroger, Cracker Barrel, Ruby Tuesday, Wendy's, McDonald's, Burger King, Outback Steakhouse, IHop, Sonic Drive-in, Pizza Hut and more



INVESTMENT SUMMARY

ADDRESS: 100 Hylton Lane
Beckley, West Virginia 25801

PRICE: \$2,637,067

CAP: 3.75%

NOI: \$98,890.00

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	26,572	39,140	66,651
HOUSEHOLDS:	11,589	16,014	27,133
HH INCOME:	\$59,271	\$58,730	\$58,934



BIRDS EYE VIEW

PROPERTY DESCRIPTION

- ✓ **PROPERTY ADDRESS:**
100 Hylton Lane
Beckley, West Virginia 25801
- ✓ **LEASE TYPE:**
Absolute-Net / Ground Lease
- ✓ **BUILDING SIZE:**
4,996 SF
- ✓ **YEAR BUILT:**
2017
- ✓ **LOT SIZE:**
1.17 Acres
- ✓ **ACCESS & FRONTAGE**
Harper Road (±16,500 VPD) & Near
West Virginia Turnpike (±46,800 VPD)

TENANT PROFILE

COMPANY NAME

Chick-fil-A

COMPANY REVENUE

\$4.32 Billion

NUMBER OF STORES

±2,774

YEAR FOUNDED

1946

HEADQUARTERS

College Park, GA

NUMBER OF EMPLOYEES

±35,500

WEBSITE

www.chick-fil-a.com



Chick-fil-A is one of the largest American fast food restaurant chains and the largest whose specialty is chicken sandwiches. Its headquarters is in College Park, Georgia. Chick-fil-A was originally founded as the Dwarf Grill in 1946, changing the name to Dwarf House until rebranding as Chick-fil-A in 1967. The company operates more than 2,774 restaurants, primarily in the United States with locations in 47 states and the District of Columbia. The restaurant serves breakfast before transitioning to its lunch and dinner menu. Chick-fil-A also offers customers catered selections from its menu for special events. The company's trademarked slogan, "We Didn't Invent the Chicken, Just the Chicken Sandwich," refers to their flagship menu item, the Chick-fil-A chicken sandwich.



TENANT SUMMARY

Tenant Name: Chick-fil-A

Guaranty: Corporate

Type of Ownership: Ground Lease

Lease Type: Absolute-Net

Landlord Responsibilities: None

Rent Commencement: August 31, 2017

Lease Expiration: August 30, 2032

Term Remaining: 11-Years

Increases: 10% Every 5-Years

Options: Eight, 5-Year

ANNUALIZED OPERATING DATA

BASE RENT	ANNUALLY	MONTHLY
Aug 31, 2017 - Aug 30, 2022	\$89,900.00	\$7,491.67
Aug 31, 2022 - Aug 30, 2027	\$98,890.00	\$8,240.83
Aug 31, 2027 - Aug 30, 2032	\$108,779.00	\$9,064.92

*Seller to credit difference in rent to Buyer at the close of escrow.

OPTIONS	ANNUALLY	MONTHLY
Aug 31, 2032 - Aug 30, 2037	\$119,656.90	\$9,971.41
Aug 31, 2037 - Aug 30, 2042	\$131,622.59	\$10,968.55
Aug 31, 2042 - Aug 30, 2047	\$144,784.85	\$12,065.40
Aug 31, 2047 - Aug 30, 2052	\$159,263.33	\$13,271.94
Aug 31, 2052 - Aug 30, 2057	\$175,189.67	\$14,599.14
Aug 31, 2057 - Aug 30, 2062	\$192,708.63	\$16,059.05
Aug 31, 2062 - Aug 30, 2067	\$211,979.50	\$17,644.96
Aug 31, 2067 - Aug 30, 2072	\$233,177.45	\$19,431.45

Property Taxes:

The property taxes at subject property are paid by the tenant, but any increase in taxes relating to a sale would be the responsibility of the Landlord. After looking at current assessments and taxes as well as speaking with the Property Appraisers office they have indicated that since the property is a ground lease the building is assessed as personal property and not real estate, therefore the actual current assessment is already almost \$2,000,000 and new assessments generally come in around 90% of the sale price.

*Buyer is to conduct thier own research with professionals to determine any slippage in property tax reimbursements.



Harper Rd (±16,500 VPD)

West Virginia Turnpike (±46,800 VPD)





Harper Rd (±16,500 VPD)



DISTANCE FROM SUBJECT PROPERTY

209 - Miles Charlotte, NC

220 - Miles Columbus, OH

241 - Miles Pittsburgh, PA

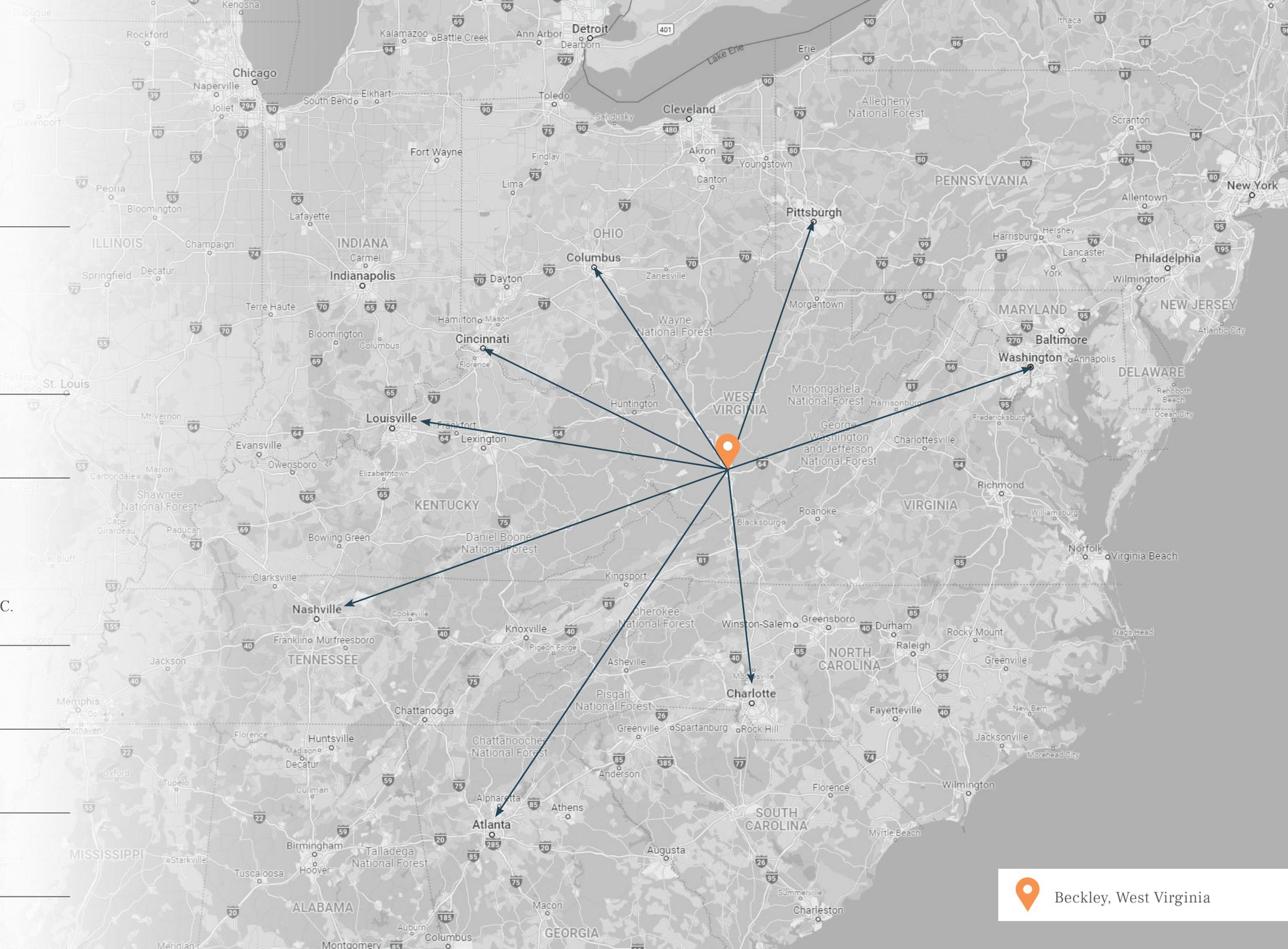
257 - Miles Cincinnati, OH

299 - Miles Washington D.C.

305 - Miles Louisville, KY

433 - Miles Nashville, TN

433 - Miles Atlanta, GA



 Beckley, West Virginia

BECKLEY, WEST VIRGINIA

The city of Beckley is the county seat of Raleigh County. The city was established in 1838 and named in honor of John James Beckley, the first Librarian of Congress and the House of Representative’s first clerk. The city was established by his son Alfred Beckley.

The New River Industrial Park, the Soldiers and Sailors Memorial Building and the Youth Museum of Southwestern West Virginia are popular local spots. The city hosts the Appalachian Festival every August.

MAJOR AREA EMPLOYERS

- [IBEX Global](#)

- [FMRS Health Systems](#)

- [EXP Realty](#)

- [Family First Life](#)

- [Service Corporation International](#)

- [West Virginia University](#)

- [SCP Health](#)

- [KVC Health Systems](#)

- [Arch Coal](#)

- [US Census Bureau](#)



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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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