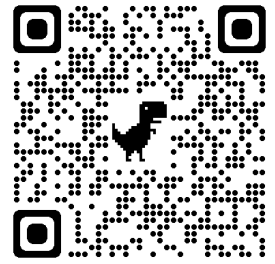


# Buffalo Wild Wings

214 Cross Road Dr. Mt. Hope, WV 25880



**Adrian Tan**  
DRE# 01297732  
Assoc. Broker  
M: 661.209.1200  
adrian.tan@compass.com

**COMPASS**  
COMMERCIAL

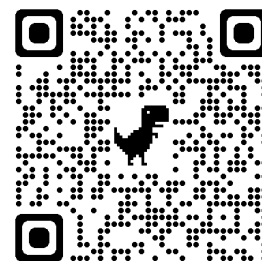
Duke Jordan  
304-415-0607

**BERKSHIRE**  
**HATHAWAY**  
HOMESERVICES

GREAT EXPECTATIONS  
REALTY

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

Initial Term	15 years   Sep 2018
Renewals	2 -5 Yr Option
Annual Rent	\$204,600
Escalations	10% Every 5 years
CAP	7%

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



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# 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 Bechtel 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 everything 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!



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