

BUFFALO WILD WINGS

NEW 15-YEAR SALE-LEASEBACK

4869 VALLEY VIEW BLVD NW, ROANOKE, VA 24012

Marcus & Millichap
DUONG INVESTMENT GROUP



ACTUAL PROPERTY PHOTO

INVESTMENT OVERVIEW

Investment Highlights



Successful Store with Sales Increasing Year Over Year



New, 15-Year Buffalo Wild Wings Sale-Leaseback



High-Performing Location with Sales 15% Above the National Average

Prime Retail Location

- ▶ Highly-Trafficked Location Located Off of I-581 with **Traffic Counts of 77,000 Cars Per Day**
- ▶ Outparcel to Valley View Mall an 844,000 SF Regional Mall with 100+ Stores which is Next to Walmart and Target Anchored Shopping Centers
- ▶ Located within 1 Mile from the Roanoke Blacksburg Airport which Brings Hotel and Traveler Demand
- ▶ Located on Main Retail Corridor in Close Proximity to Several Major Retailers such as Home Depot, ALDI, Lowe's Home Improvement, Sam's Club, Dick's Sporting Goods, Ashley Furniture Store, Best Buy, Regal Cinemas, and Many More

Experienced Buffalo Wild Wings Franchisee

- ▶ **Absolute NNN Property with Zero Landlord Responsibilities** – Ideal for Investors Not Local to the Market
- ▶ **Grube Inc. is the Largest Buffalo Wild Wings Franchisee in the Country Operating 107 Locations**
- ▶ **Tenant Honored with Buffalo Wild Wings' 2024 Founders Award** – the Brand's Top Franchisee Recognition; Steve Grube has Operated in the System Since 2001 and Employs 4,000+
- ▶ Buffalo Wild Wings is a Top-Tier Casual Dining Brand with 1,170+ Locations, Backed by Inspire Brands (Dunkin', Arby's, Sonic, Jimmy John's) – 7,000 Locations Systemwide
- ▶ Inspire Brands Filed Confidentially for an IPO in May 2026 – Institutional Capital Behind the Brand
- ▶ Scheduled 10% Rental Increases Throughout the Initial Term Provide for an Excellent Hedge Against Inflation

Pride of Ownership Roanoke, VA

- ▶ **Affluent Area with the Average Household Income Exceeding \$81,000 within 5 Miles**
- ▶ **Dense Population with Over 140,000 Residents within 5 Miles**
- ▶ **Roanoke is the Largest Metro in Western Virginia** – Healthcare, led by Carilion Clinic, is Now its Largest Economic Sector. Virginia Tech's Roanoke Operations Generate \$456M a Year in Economic Impact, more than Double the Figure Eight Years Ago. The RoVa Labs Biotech Incubator, a 40,000 SF Facility, Opened in May 2026 and is Projected to Add 250 Jobs
- ▶ **Google is Building a \$3B Campus** Just North of this Site – The First Building is Expected to Open in Early 2028
- ▶ **Manufacturing Growth** – Recent Announcements Include Ringana (\$85M, 435 Jobs), Elbit Systems (\$30M, 288 Jobs) and Munters (\$30M, 270 Jobs). A Local Report has City Unemployment at 3.7% as of July 2026



INVESTMENT OVERVIEW

Tenant Spotlight

Buffalo Wild Wings



Buffalo Wild Wings is a top-tier casual dining brand with more than 1,170 locations nationwide, known for its sports-centric atmosphere, signature wings, and broad menu. The brand is backed by Inspire Brands, one of the largest restaurant companies in the world, whose portfolio includes Dunkin', Arby's, Sonic, and Jimmy John's — totaling more than 7,000 locations systemwide.

In May 2026, Inspire Brands filed confidentially for an initial public offering, signaling the strength of institutional capital behind the platform and further validating the long-term financial backing supporting the brand.

Brand Locations	1,170+
Parent Company	Inspire Brands
Systemwide Locations	7,000+
Website	buffalowildwings.com

Why Choose Buffalo Wild Wings?

For commercial real estate investors, this offering pairs a nationally recognized casual dining brand with the country's largest and most decorated Buffalo Wild Wings franchisee. Buffalo Wild Wings' established presence, broad menu, and sports-driven concept give it durable consumer demand across market cycles, while the backing of Inspire Brands and its pending IPO adds the strength of institutional capital and a proven multi-brand platform. Together, brand recognition, financial backing, and best-in-class operations make this a well-positioned investment within a top-tier casual dining segment.



Grube Inc.



Grube Inc. is the largest Buffalo Wild Wings franchisee in the country, operating 107 locations. Led by Steve Grube, who has operated within the Buffalo Wild Wings system since 2001, the organization employs more than 4,000 people and stands as one of the most established and successful ownership groups in the brand's franchise network.

In 2024, Grube Inc. was honored with the Buffalo Wild Wings Founders Award — the brand's top franchisee recognition — reflecting operational excellence, consistent performance, and long-term commitment to the system.

Franchisee Since	2001
# of Locations	107
Employees	4,000+
Recognition	2024 Founders Award



INVESTMENT OVERVIEW

Aerial Photo

ROANOKE-BLACKSBURG AIRPORT

- 827,000+ ANNUAL PASSENGERS
- 116 DAILY FLIGHTS

TOWNESQUARE



WILLIAM FLEMMING HIGH SCHOOL

- 1,970+ STUDENTS



INTERSTATE 581 77,000+ CARS PER DAY



SUBJECT PROPERTY
BUFFALO WILD WINGS

VALLEY VIEW SHOPPING MALL

- 102 STORES; 844,000+ SF REGIONAL MALL



INVESTMENT OVERVIEW

Interior Photos



FINANCIAL ANALYSIS

Offering Summary

Property Name	Buffalo Wild Wings Sale-Leaseback
Property Address	4869 Valley View Boulevard NW Roanoke, Virginia 24012
Assessor's Parcel Number	249-0123
Year Built	2025
Gross Leasable Area (GLA)	±6,830 Square Feet
Lot Size	±1.75 AC (±76,230 Square Feet)

Pricing

Price	\$5,400,000
Cap Rate	6.00%

Annualized Operating Data

Net Operating Income	\$324,000
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Lease Information

Lease Commencement Date	Close of Escrow
Lease Expiration Date	15 Years from COE
Total Lease Term	15 Years
Increases	10% Every Five Years
Options	Five, Five-Year @ 10%
Lease Type	Absolute NNN



MARKET OVERVIEW

Roanoke, VA



The Roanoke, VA MSA serves as the principal commercial center of Western Virginia, with a 2025 population of approximately 316,500 and a diversified employment base spanning healthcare, manufacturing, retail, financial services, logistics, and education. Labor conditions remain relatively stable, with the MSA reporting a 3.8% unemployment rate in July 2026. Major regional employers and institutions provide a broad base of recurring consumer demand.

The Valley View retail concentration is one of the region's primary shopping destinations. Valley View Mall contains approximately 836,000 SF across 102 stores and recorded an estimated 4.8 million annual visits in 2025. Its estimated trade area includes roughly 324,700 residents with average household income of approximately \$84,200. The surrounding corridor also includes a dense concentration of national retailers and benefits from approximately 141,000 residents and 179,000 daytime population within five miles.

Regional accessibility is supported by I-581 and US-220, which provide direct connections through Roanoke and north to I-81. Roanoke-Blacksburg Regional Airport recorded nearly 827,000 passengers in 2025, its highest annual passenger volume to date, while continued expansion of nonstop service has strengthened connectivity to major domestic hubs. This combination of highway and air access supports both regional shopping trips and transient consumer activity.

Economic development activity further supports the market's long-term demand base. Recent regional announcements have included hundreds of new jobs and more than \$160 million in capital investment, while healthcare, biomedical research, manufacturing, distribution, and logistics remain important growth sectors. The Subject Property's position within the Valley View retail node places it within an established regional shopping concentration with strong consumer access, national retail co-tenancy, and connectivity to the broader Roanoke MSA.



Roanoke, VA



Market Street

Demographics

Income & Economics

	1-Mile	3-Mile	5-Mile
Average Household Income	\$68,364	\$66,393	\$81,122
Average Household Retail Expenditure	\$58,135	\$58,558	\$62,839
2025 Daytime Population	14,964	90,007	178,998

Population

2030 Population	6,864	71,197	141,459
2025 Population	6,827	70,741	141,049
2020 Population	7,048	71,571	142,971

Households

2030 Households	3,121	31,728	63,148
2025 Households	3,087	31,342	62,634
2010 Households	3,023	30,603	61,650

Nearby Attractions **Proximity to Subject Property

Berglund Center



3
MILES

Taubman Museum of Art



4
MILES

Virginia Museum of Transportation



4
MILES

Center in the Square



5
MILE

Salem Civic Center



5
MILES

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NEW 15-YEAR SALE-LEASEBACK

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