

# MATTHEWS™

Offering Memorandum

## DOMINO'S PORTFOLIO

3 Property Portfolio | Virginia & West Virginia

1700 E Main St, Radford, VA 24141

970 E Stuart Dr, Galax, VA 24333

700 Stafford Dr, Princeton, WV 24740





# MATTHEWS™



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### Exclusively Listed By

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# Portfolio Overview

# \$1,751,842

Total List Price

Sold As A Portfolio or Individually



**1700 E Main St**  
Radford, VA 24141



**970 E Stuart Dr**  
Galax, VA 24333



**700 Stafford Dr**  
Princeton, WV 24740



# Property Overview

## Portfolio Highlights

- **Eight Years Remaining on Initial 10-Year Lease** - Recently executed 10-year lease commencing April 2024, with approximately eight years remaining and one 5-year renewal option.
- **Rare 5% Annual Rental Increases** - Strong annual increases provide built-in income growth and inflation protection.
- **Significant Recent Renovations** - Galax was fully renovated in 2020, Radford underwent an extensive remodel in 2018, and Princeton received significant improvements in 2019, including new roofs at all three locations.
- **Attractive Rent-to-Sales Ratios** - Strong store performance supports long-term tenant stability: Galax 7.48%, Radford 4.77%, and Princeton 3.46%.
- **Strong Franchisee Guarantee** - Blue Ridge MTN Pizza LLC operates 50 Domino's locations across Virginia, West Virginia, and Tennessee, providing experienced multi-unit franchisee backing.
- **Recession-Resistant Tenant** - Domino's affordable menu, delivery platform, and broad customer base support demand across varying economic conditions.
- **Primary Thoroughfare Locations** - Each property is positioned along a primary arterial roadway, providing strong visibility, accessibility, and traffic exposure.
- **Long Operating History** - Domino's has maintained a successful operating presence across all three locations for more than 30 years, demonstrating sustained customer demand, proven site performance, and long-term commitment to each market. The Galax, VA location has operated since 1992, Radford, VA since 1990, and Princeton, WV since 1987.





1700 E Main St, Radford, VA 24141





# Financial Summary

**1700 E Main St**

Radford, VA 24141

**\$710,071**

Individual Price

**\$49,705**

NOI

**±1,600 SF**

GLA

|                             |                                   |
|-----------------------------|-----------------------------------|
| Tenant                      | Domino's                          |
| Address                     | 1700 E Main St, Radford, VA 24141 |
| Year Built / Year Renovated | 1982 / 2018                       |
| Lot Size                    | ±0.30 AC                          |
| Tenant Name                 | Blue Ridge MTN Pizza LLC          |
| Type of Ownership           | Fee Simple                        |
| Lease Guarantor             | Franchisee Guarantee (50 Units)   |
| Lease Type                  | Gross Lease                       |
| Roof and Structure          | LL Responsible                    |
| Original Lease Term         | 10 Years                          |
| Lease Commencement Date     | 4/22/2024                         |
| Lease Expiration Date       | 4/30/2034                         |
| Term Remaining on Lease     | ±7.75 Years                       |
| Increases                   | 5% Annual Increases               |
| # of Options                | One, 5-Year Option                |





# Financial Summary

## Annualized Operating Data

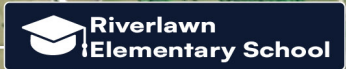
|                       |             |       |
|-----------------------|-------------|-------|
| Current NOI - 04/2027 | \$29,580    | 7.00% |
| 04/2027 - 04/2028     | \$30,171.6  | 7.14% |
| 04/2027 - 04/2029     | \$30,775.03 | 7.28% |
| 04/2027 - 04/2030     | \$31,390.53 | 7.43% |
| 04/2027 - 04/2031     | \$32,018.34 | 7.58% |
| 04/2027 - 04/2032     | \$32,658.71 | 7.73% |
| 04/2027 - 04/2033     | \$33,311.88 | 7.88% |
| 04/2027 - 04/2034     | \$33,978.12 | 8.05% |





114

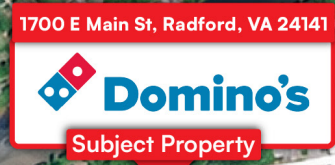
Peppers Ferry Rd NW ±16,000 VPD



±26,940 VPD



11



11

E Main St ±18,660 VPD





# Site Plan



1700 E Main St, Radford, VA 24141



Subject Property

E Main St ± 18,660 VPD



# Radford, VA



## Market Overview

Radford, Virginia is a well-positioned community in the New River Valley of Southwest Virginia, benefiting from a diverse regional economy supported by higher education, advanced manufacturing, healthcare, technology, and professional services. Radford University serves as a major economic and employment driver, generating consistent activity from students, faculty, visitors, and surrounding businesses.

The city offers strong regional connectivity with convenient access to Interstate 81, U.S. Route 11, and nearby U.S. Route 460, connecting Radford with Blacksburg, Christiansburg, Roanoke, and other major employment and commercial centers throughout Southwest Virginia. Interstate 81 also serves as one of the region's primary freight and transportation corridors.

## Property Demographics

| Population                 | 3-Mile   | 5-Mile   | 10-Mile  |
|----------------------------|----------|----------|----------|
| 2020 Population            | 18,561   | 23,342   | 79,808   |
| 2025 Population            | 20,056   | 24,953   | 80,464   |
| 2030 Population Projection | 21,025   | 25,961   | 81,430   |
| Annual Growth 2025-2030    | 1.0%     | 0.8%     | 0.2%     |
| Households                 | 3-Mile   | 5-Mile   | 10-Mile  |
| 2020 Households            | 8,054    | 9,934    | 34,081   |
| 2025 Households            | 8,677    | 10,602   | 34,357   |
| 2030 Household Projection  | 9,079    | 11,020   | 34,766   |
| Income                     | 3-Mile   | 5-Mile   | 10-Mile  |
| Avg Household Income       | \$72,035 | \$73,966 | \$89,487 |



970 E Stuart Dr, Galax, VA 24333





# Financial Summary

**970 Stuart Dr**

Galax, VA 24333

**\$619,200**

Individual Price

**\$43,344**

NOI

**±2,200 SF**

GLA

|                             |                                  |
|-----------------------------|----------------------------------|
| Tenant                      | Domino's                         |
| Address                     | 970 E Stuart Dr, Galax, VA 24333 |
| Year Built / Year Renovated | 1992 / 2020                      |
| Lot Size                    | ±0.69 AC                         |
| Tenant Name                 | Blue Ridge MTN Pizza LLC         |
| Type of Ownership           | Fee Simple                       |
| Lease Guarantor             | Franchisee Guarantee (50 Units)  |
| Lease Type                  | Gross Lease                      |
| Roof and Structure          | LL Responsible                   |
| Original Lease Term         | 10 Years                         |
| Lease Commencement Date     | 4/22/2024                        |
| Lease Expiration Date       | 4/30/2034                        |
| Term Remaining on Lease     | ±7.75 Years                      |
| Increases                   | 5% Annual Increases              |
| # of Options                | One, 5-Year Option               |





# Financial Summary

## Annualized Operating Data

|                       |             |       |
|-----------------------|-------------|-------|
| Current NOI - 04/2027 | \$43,344    | 7.00% |
| 04/2027 - 04/2028     | \$44,210.88 | 7.14% |
| 04/2027 - 04/2029     | \$45,095.1  | 7.28% |
| 04/2027 - 04/2030     | \$45,997    | 7.43% |
| 04/2027 - 04/2031     | \$46,916.94 | 7.58% |
| 04/2027 - 04/2032     | \$47,855.28 | 7.73% |
| 04/2027 - 04/2033     | \$48,812.38 | 7.88% |
| 04/2027 - 04/2034     | \$49,788.63 | 8.04% |





Walmart

KFC Starbucks Applebee's Arby's

LOWE'S



970 E Stuart Dr, Galax, VA 24333

**Domino's**

Subject Property

TRACTOR SUPPLY CO. verizon TACO BELL

**HOBBY LOBBY**

Galax Plaza

**ROSES** **ADVANCE AUTO PARTS**

**Lendmark FINANCIAL** **K** **IGA**



**Twin County Regional Healthcare**

E Stuart Dr ±18,666 VPD

**FOOD CITY**

**Bojangles**



**Northway Apartments**  
±72 Units





# Site Plan



970 E Stuart Dr, Galax, VA 24333

 **Domino's**

Subject Property

E Stuart Dr ± 18,666 VPD



# Galax, VA



## Market Overview

Galax is a regional commercial and employment hub in Southwest Virginia, serving surrounding communities throughout Carroll and Grayson counties. Positioned along U.S. Routes 58 and 221 with convenient access to Interstate 77, the city provides connectivity to Roanoke, Winston-Salem, and other major markets across Virginia and North Carolina.

The local economy is supported by a diverse mix of manufacturing, healthcare, retail, and service industries, with major employers spanning furniture manufacturing, healthcare, education, and national retail. Galax also functions as an important retail destination for the surrounding rural trade area, with much of the region's commercial activity concentrated along the U.S. Route 58 corridor.

## Property Demographics

| Population                 | 3-Mile   | 5-Mile   | 10-Mile  |
|----------------------------|----------|----------|----------|
| 2020 Population            | 9,877    | 14,524   | 28,428   |
| 2025 Population            | 9,904    | 14,534   | 28,244   |
| 2030 Population Projection | 10,008   | 14,653   | 28,348   |
| Annual Growth 2025-2030    | 0.2%     | 0.2%     | 0.1%     |
| Households                 | 3-Mile   | 5-Mile   | 10-Mile  |
| 2020 Households            | 4,197    | 6,217    | 12,301   |
| 2025 Households            | 4,202    | 6,212    | 12,203   |
| 2030 Household Projection  | 4,245    | 6,262    | 12,243   |
| Income                     | 3-Mile   | 5-Mile   | 10-Mile  |
| Avg Household Income       | \$68,894 | \$68,159 | \$67,542 |



700 Stafford Dr, Princeton, WV 24740





# Financial Summary

**700 Stafford Dr**

Princeton, WV 24740

**\$422,571**

Individual Price

**\$29,580**

NOI

**±1,650 SF**

GLA

|                             |                                      |
|-----------------------------|--------------------------------------|
| Tenant                      | Domino's                             |
| Address                     | 700 Stafford Dr, Princeton, WV 24740 |
| Year Built / Year Renovated | 1986 / 2019                          |
| Lot Size                    | ±0.15 AC                             |
| Tenant Name                 | Blue Ridge MTN Pizza LLC             |
| Type of Ownership           | Fee Simple                           |
| Lease Guarantor             | Franchisee Guarantee (50 Units)      |
| Lease Type                  | Gross Lease                          |
| Roof and Structure          | LL Responsible                       |
| Original Lease Term         | 10 Years                             |
| Lease Commencement Date     | 4/22/24                              |
| Lease Expiration Date       | 4/30/2034                            |
| Term Remaining on Lease     | ±7.75 Years                          |
| Increases                   | 5% Annual Increases                  |
| # of Options                | One, 5-Year Option                   |





# Financial Summary

## Annualized Operating Data

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|-----------------------|-------------|-------|
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| 04/2027 - 04/2031     | \$32,018.34 | 7.58% |
| 04/2027 - 04/2032     | \$32,658.71 | 7.73% |
| 04/2027 - 04/2033     | \$33,311.88 | 7.88% |
| 04/2027 - 04/2034     | \$33,978.12 | 8.04% |





± 31,544 VPD

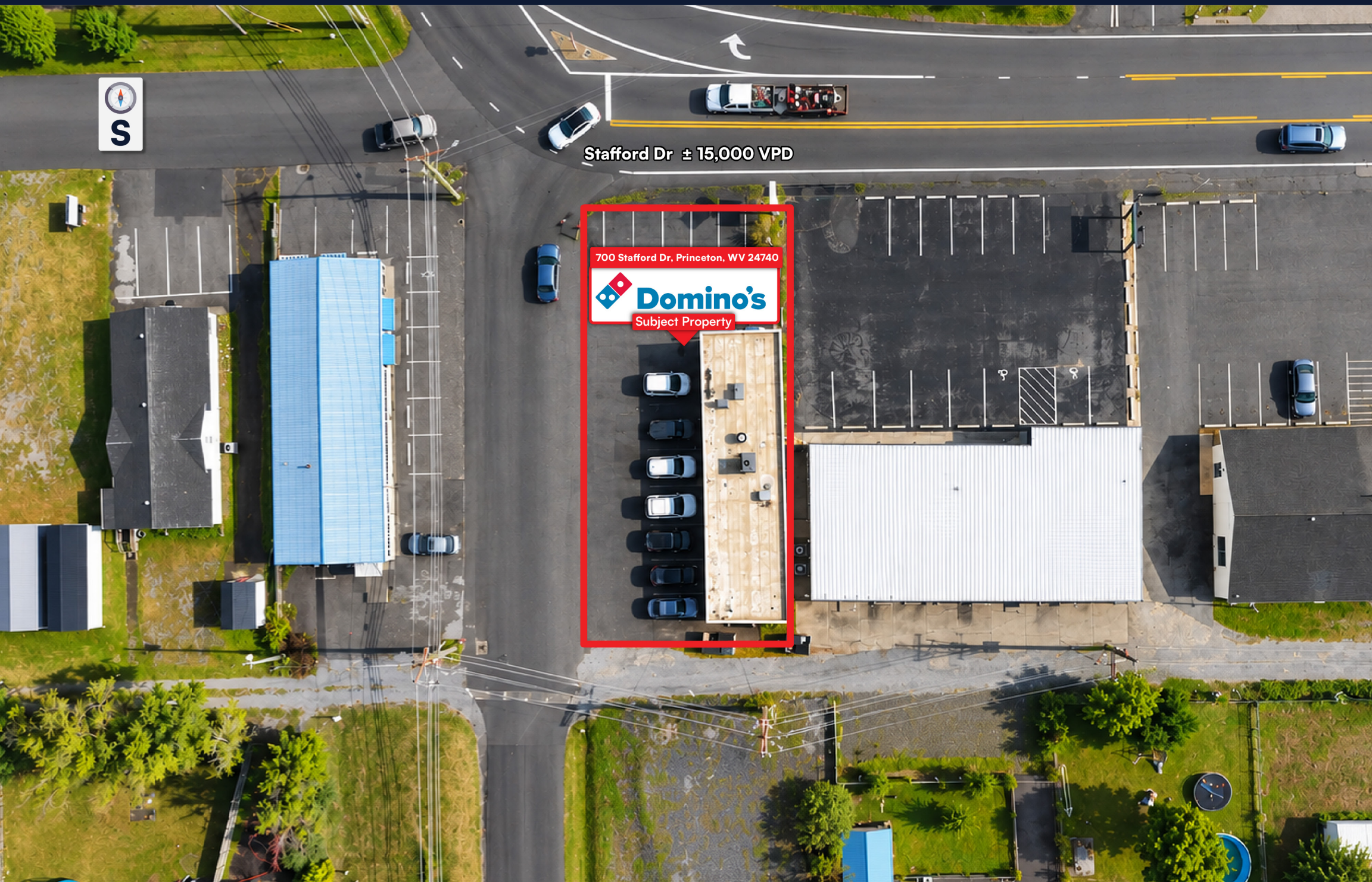


460 ± 18,324 VPD





# Site Plan





# Princeton, WV



## Market Overview

Princeton is a regional commercial and employment hub in southern West Virginia, serving communities throughout Mercer County and the surrounding region. Positioned along U.S. Route 460 with convenient access to Interstate 77, the city provides strong connectivity to Bluefield, Beckley, and markets throughout West Virginia and Virginia.

The local economy is supported by a diverse mix of healthcare, manufacturing, retail, education, and service industries, with employment driven by regional healthcare systems, public institutions, and private businesses. Princeton also functions as an important retail and service destination for the surrounding trade area, with much of the region's commercial activity concentrated along the U.S. Route 460 corridor.

## Property Demographics

| Population                 | 3-Mile   | 5-Mile   | 10-Mile  |
|----------------------------|----------|----------|----------|
| 2020 Population            | 18,996   | 28,034   | 47,270   |
| 2025 Population            | 18,047   | 26,461   | 44,405   |
| 2030 Population Projection | 17,558   | 25,701   | 43,095   |
| Annual Growth 2025-2030    | 0.2%     | 0.2%     | 0.1%     |
| Households                 | 3-Mile   | 5-Mile   | 10-Mile  |
| 2020 Households            | 8,355    | 12,116   | 20,149   |
| 2025 Households            | 7,938    | 11,438   | 18,943   |
| 2030 Household Projection  | 7,722    | 11,110   | 18,386   |
| Income                     | 3-Mile   | 5-Mile   | 10-Mile  |
| Avg Household Income       | \$66,777 | \$67,729 | \$67,764 |



# Tenant Overview



## Tenant Overview

Domino's is a leading quick-service restaurant tenant with a globally recognized brand and a well-established delivery and carryout model. From a commercial real estate perspective, Domino's locations benefit from consistent consumer demand, efficient store footprints, and convenient positioning within established

retail corridors. The brand's extensive operating history and large-scale presence make Domino's an attractive tenant within retail investment properties. Its strong digital ordering platform and delivery infrastructure provide customers with convenient and accessible ordering options.

Year Founded  
**1960**

Headquarters  
**Ann Arbor, MI**

Employees  
**140,000+**





# Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1700 E Main St, Radford, VA 24141, 970 E Stuart Dr, Galax, VA 24333, & 700 Stafford Dr, Princeton, WV 24740** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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