

100% Occupied | Anchored By Kroger | E-Commerce Resistant Tenants

MATTHEWS™



Offering Memorandum

Skyline Plaza

80 Skyline Plaza Dr | Buckhannon, WV 26201

Multi-Tenant Retail Investment Opportunity

Skyline Plaza

80 Skyline Plaza Dr | Buckhannon, WV

Exclusively Listed By

Ed Laycox
Executive Vice President
Direct (240) 752-0035
Mobile (202) 236-6868
ed.laycox@matthews.com
License No. WVB230300924 (WV)

Broker Brayden Conner
License No. WVB250301071 (WV)
Matthews Real Estate Investment Services of WV, LLC.

Debt Contact

Andrew Marcus
First Vice President
Direct (646) 298-3027
Mobile (201) 787-6030
andrew.marcus@matthews.com

MATTHEWS™



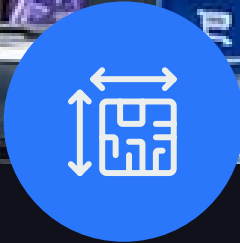
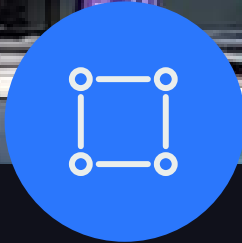
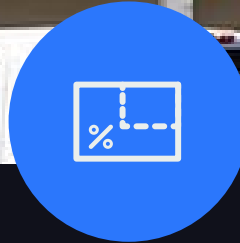
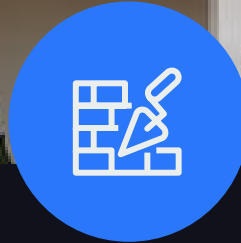
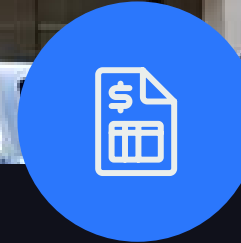
Table of Contents

- 01 Executive Summary
- 02 Property Details
- 03 Tenant Summary
- 04 Financial Overview

Offering Introduction

Matthews™ of WV, LLC is pleased to offer the opportunity to acquire Skyline Plaza — a ±72,935 SF neighborhood shopping center located in Buckhannon, West Virginia, along heavily traveled State Highway 20. The center features a diverse mix of national, regional, and local tenants. Tenants include Kroger Foods, Anytime Fitness, and other established operators, creating a stable and e-commerce resistant tenant lineup. The property benefits from strong consumer draw with nearby national retailers such as Walmart Supercenter, Lowe’s, Tractor Supply, Harbor Freight, and Walgreens.



 72,935± SF Offering GLA	 5.98± AC Land Area	 74.09% Occupancy	 1975 Year Built	 \$4,150,000 (6.00%) List Price (Cap Rate)	 \$250,013 Net Operating Income
--	--	---	--	--	---

Investment Highlights



Diverse Tenant Lineup | 74.09% Occupied | NNN Leases | E-Commerce Resistant Tenants

- The site totals ±72,935 square feet and consists of a diverse e-commerce resistant tenant lineup comprised of retail, service, and fitness tenants, creating a stabilized income stream for a new investor.
- Immediate upside through lease up of ±20,000 SF vacancy.
- All tenants operate under leases which are NNN in nature, limiting expense leakage for a future investor.



Strong National/Credit Tenants | Excellent Visibility & Access

- The asset is within close proximity of multiple national/credit tenants including Walmart Supercenter, Lowes, Tractor Supply, Harbor Freight, Walgreens, Goodwill, and more.
- Strong tenant synergy increases consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site.
- The site benefits from excellent visibility via a large pylon sign along State Highway 20 (±16,500 VPD).



Located Along an Arterial Thoroughfare | Heavily Traveled Corridor | West Virginia Wesleyan College (1,066 Students)

- The asset is located along State Highway 20, an arterial thoroughfare that serves over ±16,500 vehicles per day.
- The site also benefits from nearby access to U.S. Highway 33 (±14,000 VPD), making this an ideal centralized location with easy commutes.
- The subject is ideally positioned less than 2 miles south of West Virginia Wesleyan College (1,066 students), further increasing consumer traffic to the subject trade area.



Strong Demographics in 5-Mile Trade Area

- Nearly 15,000 residents and 8,000 employees support the trade area.
- Residents within a 1-mile radius earn an average household income of \$89,364.





Location Attributes

Buckhannon, West Virginia

Skyline Plaza is centrally located in Buckhannon, West Virginia, a community in the heart of Upshur County. The center benefits from its convenient position along key regional routes, providing easy access to neighboring towns and the broader North-Central West Virginia area. Buckhannon has experienced steady economic growth, supported by a diverse mix of industries such as healthcare, education, energy, and small business enterprises. The area boasts a strong local workforce with unemployment rates consistently below national averages. With its blend of small-town charm and proximity to both rural and urban amenities, Skyline Plaza is a strategic location for businesses seeking to serve a broad and growing customer base.

Safe & Family-Friendly

Buckhannon and Upshur County are consistently recognized for their small-town charm, safety, and welcoming community environment.

Top Small Town Recognition

Buckhannon has been featured by USA Today and West Virginia Tourism for its walkable downtown, arts scene, and as host of the annual Strawberry Festival.

Healthcare & Education Anchors

St. Joseph’s Hospital (WVU Medicine) and Upshur County Schools are two of the largest local employers, providing stability and growth.

3.8% Local Unemployment Rate

Consistently below the national average, reflecting a strong, skilled workforce (U.S. Bureau of Labor Statistics, 2023).

Regional & National Employers

Notable companies with a strong presence include Weyerhaeuser, Trus Joist, Corhart Refractories, and J.F. Allen Company, providing hundreds of jobs locally.

Accessible Location

Situated along U.S. Route 33 and U.S. Route 119, Buckhannon is within easy reach of I-79, offering connectivity to Clarksburg, Morgantown, and Charleston.

Gateway to the Alleghenies

Close to outdoor destinations like Stonewall Jackson Lake, Monongahela National Forest, and the scenic Allegheny Highlands, combining business opportunity with quality of life.

Top Industry Sectors



Private Services



Manufacturing



Government / Education



Retail



Education



Health / Medical Services

Major Area Employers





Demographics

Highlights

Population	1 Mile	3 Miles	5 Miles	10 Miles
2025 Estimated Population	3,184	11,300	14,225	23,286
Income				
2025 Est. Average Household Income	\$76,986	\$65,116	\$64,691	\$64,961
2025 Est. Median Household Income	\$51,987	\$44,434	\$44,536	\$45,979
Households				
2025 Estimated Households	1,353	4,572	5,756	9,367
Race & Ethnicity				
2025 Est. White	2,965	10,505	13,298	21,933
2025 Est. Black or African American	41	184	194	226
2025 Est. Asian or Pacific Islander	17	62	69	88
2025 Est. American Indian or Native Alaskan	5	25	28	39
2025 Est. Other Races	154	520	631	993
2025 Est. Hispanic	51	197	228	316

23K+

2025 Estimated Population

Within 10 Mile Radius

\$76K+

Estimated Average HH Income

Within 1 Mile Radius

> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Site Details

LOCATION | The property is prominently positioned along State Highway 20 in the heart of Buckhannon’s primary retail corridor. Skyline Plaza benefits from strong traffic counts (±16,500 VPD) and proximity to U.S. Highway 33 (±14,000 VPD), providing excellent regional connectivity. The center is located at 80 Skyline Plaza Drive, Buckhannon, West Virginia 26201.

YEAR BUILT | 1975

LAND AREA | ±5.98 AC

ZONING | Hwy Commercial

PARKING | ±211 Parking Spaces

PARCEL NUMBER | 49-02- 5G-0023.0001

ACCESS | Multiple access points along State Highway 20, with convenient ingress/egress for both local and regional traffic.

VISIBILITY AND SIGNAGE | Excellent visibility from State Highway 20 with a large pylon sign.

LANDSCAPING | Well-maintained landscaping with mature trees, shrubs, and plantings throughout the site, parking areas, and entryways.



Site Plan

Suite	Tenant	Square Footage
110	Kroger Foods	33,185 SF
120	Anytime Fitness	7,500 SF
130	Vacant	9,150 SF
134	Vacant	9,750 SF
136	Shoe Sensation	7,350 SF
140	Eternity Nails	3,000 SF
150	Sun and Soul Wellness Spa	3,000 SF

Tenant Overviews



Kroger

kroger.com

Company Type: Public Company (NYSE: KR)

Locations: 2,700+

Kroger is one of the largest retail grocery chains in the United States, operating supermarkets, multi-department stores, and convenience outlets across 35 states. The company is committed to providing fresh food, pharmacy services, and household essentials to millions of customers every day. With a workforce of over 400,000 associates, Kroger serves communities through both in-store and digital shopping channels. Guided by its “Restock Kroger” transformation plan, the company is focused on driving growth through digital innovation, supply chain modernization, and an ongoing commitment to sustainability and affordability for the American consumer.



Anytime Fitness

anytimefitness.com

Company Type: Franchise (Parent Company: Self Esteem Brands)

Locations: 5,000+ worldwide

Anytime Fitness is the world’s largest co-ed fitness franchise, operating 24-hour neighborhood gyms across more than 50 countries. Founded in 2002, the brand has grown rapidly due to its convenient, accessible model that allows members to work out anytime, anywhere. The company is recognized for its focus on community-based fitness, personalized training, and flexible membership options. With thousands of franchisees worldwide, Anytime Fitness continues to expand its global presence while investing in digital fitness solutions and wellness programming to meet evolving consumer needs.



Shoe Sensation

shoesensation.com

Company Type: Private Retail Company

Locations: 200+

Shoe Sensation is a regional footwear and accessories retailer headquartered in Jeffersonville, Indiana. Established in 1984, the company specializes in providing affordable name-brand shoes for men, women, and children across small and mid-sized communities in the Midwest, South, and Appalachia. Its stores feature a broad selection of athletic, casual, dress, work, and seasonal footwear from leading national brands. With a focus on customer service and community engagement, Shoe Sensation continues to grow its footprint while strengthening relationships with the local markets it serves.



Eternity Nails

Company Type: Independent Nail & Beauty Service Provider

Locations: Single-location (Skyline Plaza, Buckhannon, WV)

Eternity Nails is a full-service nail salon specializing in manicures, pedicures, nail art, and beauty treatments. Known for its affordable pricing and quality service, the salon caters to both everyday customers and special-occasion clientele. By providing reliable and accessible beauty services, Eternity Nails supports steady foot traffic to Skyline Plaza while serving as a convenient destination for the Buckhannon community.



Sun and Soul Wellness Spa

Company Type: Independent Wellness & Spa Provider

Locations: Single-location (Skyline Plaza, Buckhannon, WV)

Sun and Soul Wellness Spa is a locally owned spa offering a range of wellness and self-care services, including massage therapy, facials, body treatments, and relaxation therapies. With a mission centered on holistic well-being and personalized care, the spa provides a welcoming environment for the Buckhannon community. As part of the Skyline Plaza tenant mix, Sun and Soul Wellness Spa enhances the center’s lifestyle offerings by drawing health-conscious clientele and complementing the retail, fitness, and service-oriented tenants in the plaza.



Financial Overview



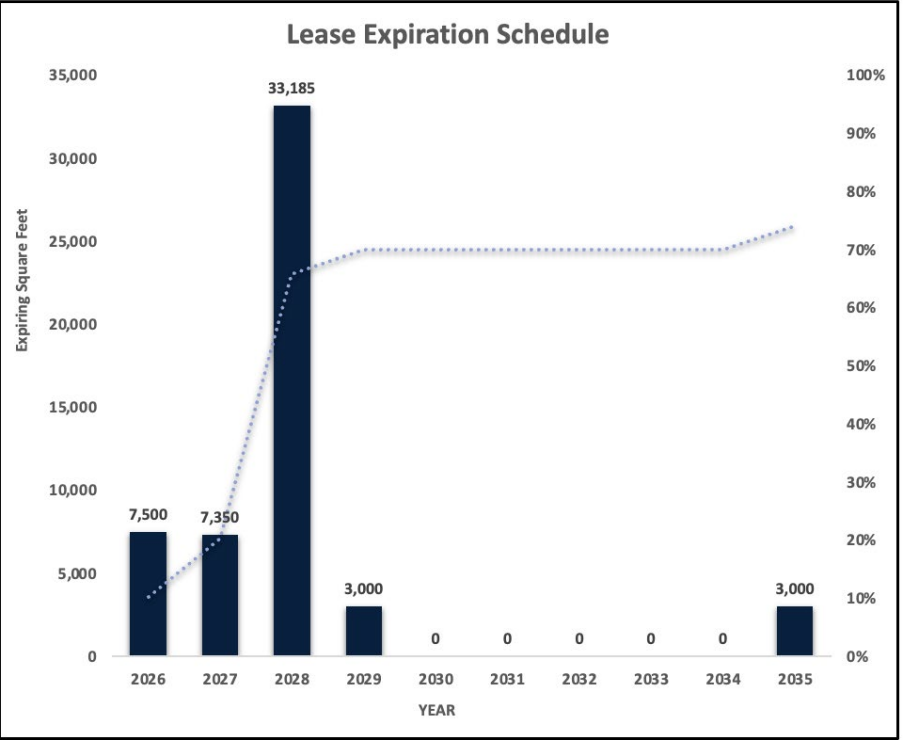
	YEAR 1	
Potential Gross Revenue	TOTAL	\$ PSF
Potential Base Rent (+)	\$299,858	\$4.11
Gross Potential Rent	\$299,858	\$4.11
Expense Reimbursements		
Real Estate Taxes	\$21,393	\$0.29
Insurance	\$29,771	\$0.41
CAM	\$55,551	\$0.76
Total Expense Reimbursements	\$106,715	\$1.46
Gross Potential Income	\$406,573	\$5.57
Vacancy Factor (3.0% of GPI)	\$0	\$0.00
Effective Gross Revenue	\$406,573	\$5.57
Expenses		
Real Estate Taxes	\$28,875	\$0.40
Insurance	\$40,185	\$0.55
CAM	\$75,303	\$1.03
Management Fee (3.0% of EGR)	\$12,197	\$0.17
Total Operating Expenses	\$156,560	\$2.15
Net Operating Income	\$250,013	\$3.43

Lease Expiration Schedule

Year	Year End	SF	% of GLA	Cumulative %
1	2026	7,500	10%	10%
2	2027	7,350	10%	20%
3	2028	33,185	45%	66%
4	2029	3,000	4%	70%
5	2030	0	0%	70%
6	2031	0	0%	70%
7	2032	0	0%	70%
8	2033	0	0%	70%
9	2034	0	0%	70%
10	2035	3,000	4%	74%
Occupied Total(s)		54,035	74%	
Available Total(s)		18,900	26%	
Property Total(s)		72,935	100%	

* Underwriting Notes & Assumptions

Tenants

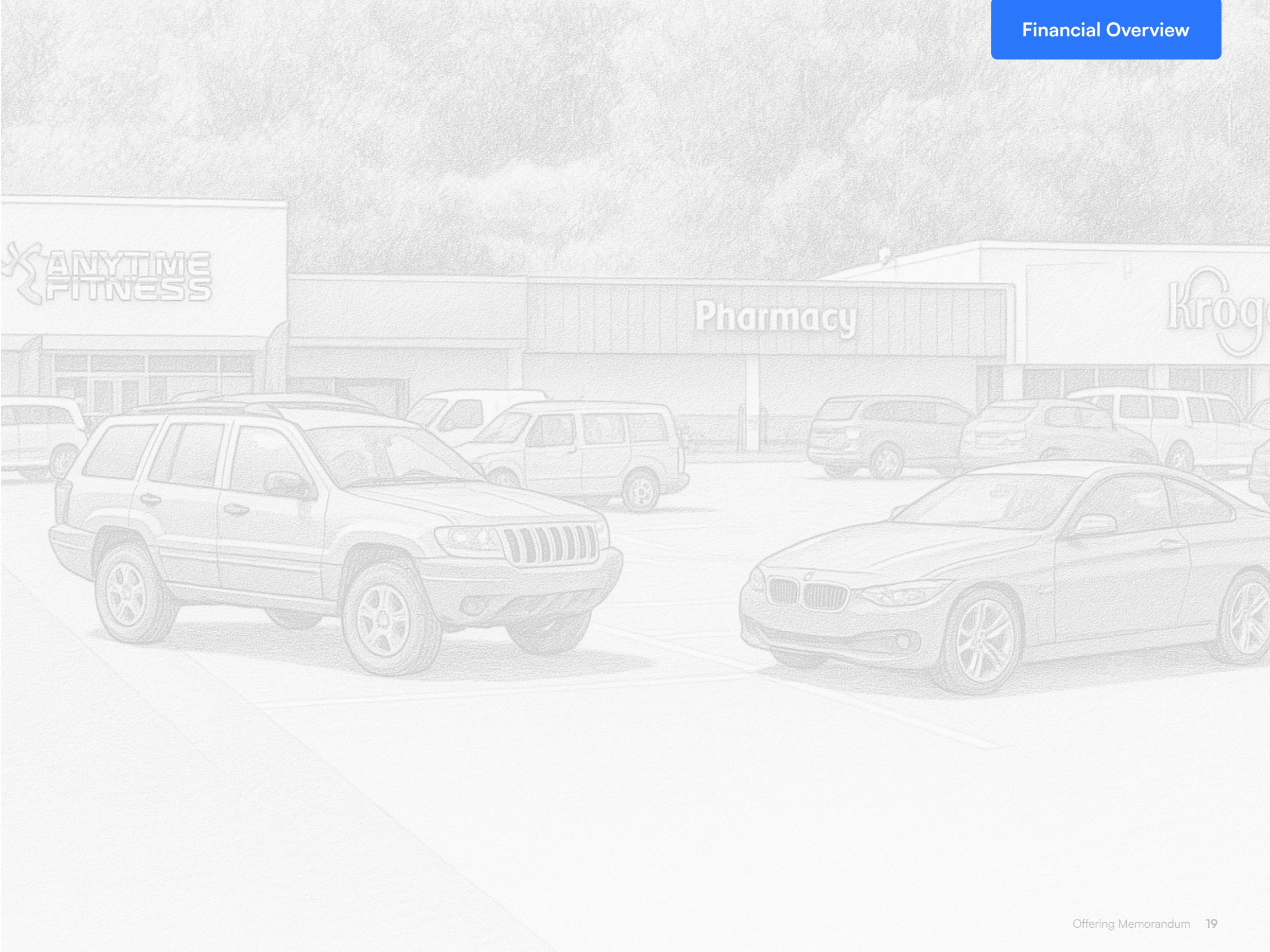


Rent Roll

Unit #	Tenant Entity	GLA (SF)	% of GLA	Term Commencement	Term Expiration	Annual Rent (\$)	Rent PSF Ann.	Rent PSF Mon.	Monthly Rent (\$)	Renewal Options	Lease Type
110	Kroger Foods	33,185 SF	45.50%	5/27/05	1/31/28	\$149,333	\$4.50	\$0.38	\$12,444	N/A	NNN
120	Anytime Fitness	7,500 SF	10.28%	7/8/05	7/31/26	\$52,500	\$7.00	\$0.58	\$4,375	N/A	NNN
130	Vacant	9,150 SF	12.55%	-	-	-	-	-	\$0	N/A	NNN
134	Vacant	9,750 SF	13.37%	-	-	-	-	-	\$0	N/A	NNN
136	Shoe Sensation	7,350 SF	10.08%	7/9/05	2/28/27	\$55,125	\$7.50	\$0.63	\$4,594	N/A	NNN
140	Eternity Nails	3,000 SF	4.11%	7/18/05	12/31/35	\$21,000	\$7.00	\$0.58	\$1,750	N/A	NNN
150	Sun and Soul Wellness Spa	3,000 SF	4.11%	7/16/05	10/31/29	\$21,900	\$7.30	\$0.61	\$1,825	N/A	NNN
Occupied Total		54,035 SF	74.09%	WALT (Rent):	1.5 Years	\$299,858	\$5.55 PSF	\$0.46 PSF	\$24,988		
Vacant Total		18,900 SF	25.91%	WALT (Area):	1.1 Years	\$0	\$0.00 PSF	\$0.00 PSF	\$0		
Total (100%)		72,935 SF	100.00%			\$299,858	\$4.11 PSF	\$0.34 PSF	\$24,988		

CAM Expense Breakdown

CAM	Current	Per SF
Repairs and Maintenance	\$18,025	\$0.25
Landscaping	\$5,889	\$0.08
Snow Removal	\$22,784	\$0.31
Roof Repairs	\$1,516	\$0.02
Parking Lot Sweeping	\$16,624	\$0.23
Electricity	\$3,210	\$0.04
Water and Sewer	\$6,933	\$0.10
Total CAM	\$75,303	\$1.03



Procedure for Offers

Qualified investors who have been invited by the owner or its exclusive disposition agent, Matthews™ of WV, LLC, should put their offer in writing as a non-binding letter of intent and deliver it to Matthews™ of WV, LLC via the email address(es) shown below. No consideration will be given to uninvited offers, nor real estate commission or other form of compensation paid by the owner in relation to offers without a signed broker/principal confidentiality agreement/broker registration that has been approved by the owner and Matthews™ of WV, LLC. The owner reserves the right to reject any or all proposals and to negotiate with any investor exclusively at any time. All other inquiries may be directed to the contact information of the individuals identified below.

IMPORTANT OFFER SELECTION CRITERIA

When submitting offers, please be advised that Matthews™ of WV, LLC will give preference to buyers that:

- Can demonstrate their ability to close, lending source, and required equity funds
- Have visited and inspected the property first-hand prior to submitting an offer
- Can complete their due diligence in a timely manner
- Have prior experience in similar property types and established lender relationships
- Have a successful track record of closings and can provide references from previous sellers

Buyers are encouraged to provide relevant written or digital information about their background and experience when submitting offers.

BIDDER NOTIFICATION

All bidders will be notified in writing of their offer’s acceptance or rejection.

DUE DILIGENCE DOCUMENTS

Seller will provide buyer with organized due diligence documents during buyer’s due diligence period. Specific documents will include, but are not limited to:

- Lease agreements
- Title report
- Survey
- Historic operating statements
- Declaration of covenants, operations, and reciprocal easements

Report updates, reliance letters, and/or new reports shall be the responsibility of the buyer.

Confidentiality Agreement & Disclaimer

This offering memorandum is a solicitation of interest with respect to a possible sale of the property described in this offering memorandum. It is not intended to constitute an offer.

This offering memorandum has been prepared by Matthews™ of WV, LLC and approved for distribution by the owner. Although every effort has been made to provide accurate information, neither owner nor Matthews™ of WV, LLC can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been summarized and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Matthews™ of WV, LLC represent that this offering summary is all inclusive or contains all the information a purchaser may require. All the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this offering memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed after the preparation of this package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment.

Environmental matters can and do have dramatic impact, not only on the physical conditions of a property, but also on its economic performance and underlying value. If such substances exist, special governmental approvals and permits may be required. Purchasers are encouraged to engage qualified professionals to determine whether hazardous or toxic substances or wastes, including asbestos, polychlorinated biphenyls, petrochemicals, or other contaminants or conditions are present at the property. Neither Matthews™ of WV, LLC nor the owner performs or conducts investigations or analyses of environmental matters. It is the sole responsibility of qualified purchasers to review all applicable laws and regulations applying to either the existence, transportation, or removal of hazardous materials and to prudently have an on-site investigation and inspection of the property conducted. The cost and removal of hazardous materials may be substantial; therefore, Matthews™ of WV, LLC strongly encourages qualified purchasers to engage legal counsel and appropriate technical

professionals if any of these conditions are discovered during the inspection. No person, firm, or entity is authorized to make or submit offers on behalf of anyone or divulge or reproduce the contents of this executive summary or discuss the availability or the purchase of the property without first having registered in writing the name of the party receiving the material and received written authorization to proceed from Matthews™ of WV, LLC. The owner and Matthews™ of WV, LLC reserve the right, at their discretion, to reject any or all expressions of interest with any party at any time with or without notice. Purchasers may not conduct site visits at the property without first notifying and/or scheduling a site visit with Matthews™ of WV, LLC, nor may purchasers discuss the sale of the property with any tenant. The terms and conditions stated herein apply to all sections of the executive summary.

Matthews™ of WV, LLC is acting as an exclusive disposition agent, and the owner reserves the right to withdraw the property from the market, to change the price and terms, or sell the property at any time without notice being given.

Ed Laycox
Executive Vice President
Direct (240) 752-0035
Mobile (202) 236-6868
ed.laycox@matthews.com
License No. WVB230300924 (WV)

Debt Contact
Andrew Marcus
First Vice President
Direct (646) 298-3027
Mobile (201) 787-6030
andrew.marcus@matthews.com

Skyline Plaza

80 Skyline Plaza Dr | Buckhannon, WV 26201

Exclusively Listed By

Ed Laycox

Executive Vice President

Direct (240) 752-0035

Mobile (202) 236-6868

ed.laycox@matthews.com

License No. WVB230300924 (WV)

Broker Brayden Conner

License No. WVB250301071 (WV)

Matthews Real Estate Investment Services of WV, LLC.

Debt Contact

Andrew Marcus

First Vice President

Direct (646) 298-3027

Mobile (201) 787-6030

andrew.marcus@matthews.com



MATTHEWS™