



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

# BP Branded Gas Station and C-Store

22352 Route 68  
Clarion, PA 16214



# EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group  
Philadelphia, LLC - Lic. # RB069072



SANDS INVESTMENT GROUP

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer for Sale the Completely Renovated Owner-User BP Gas Station Located at 22352 Route 68 in Clarion, PA. This High-Performing Freeway Store Has Incredibly Strong Volume and Profitability Coming From Multiple Revenue Streams. This Opportunity Provides For a Best-of-Class Investment Directly Off Route 80, Which is a Transcontinental Freeway Stretching From New York City to San Francisco.

## OFFERING SUMMARY

PRICE	\$2,400,000
PRICE PER SF	\$1,622.72

## PROPERTY SUMMARY

ADDRESS	22352 Route 68 Clarion, PA 16214
COUNTY	Clarion
BUILDING AREA	1,479 SF
LAND AREA	0.16 AC
BUILT   RENOVATED	1971   2020





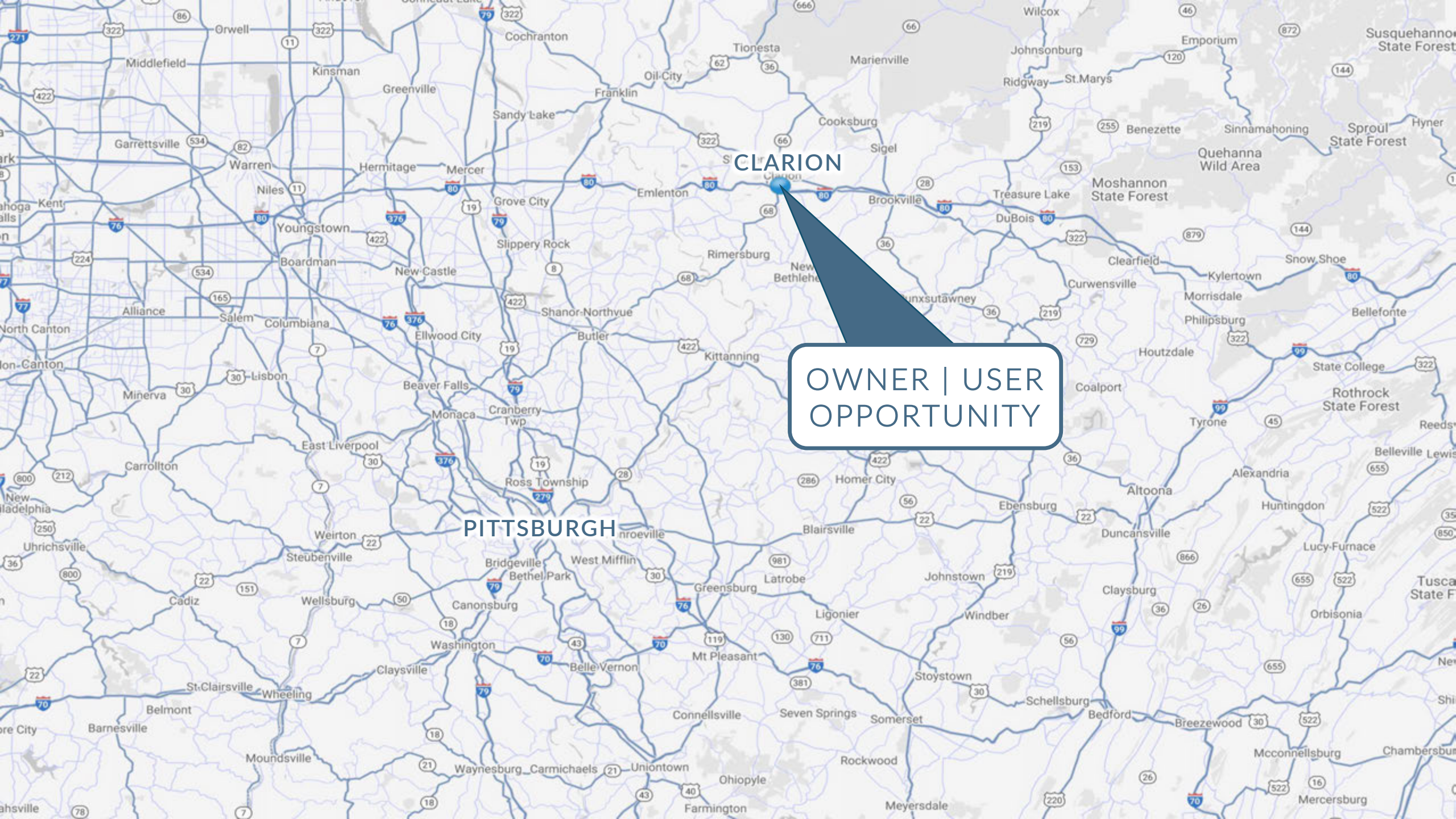
# HIGHLIGHTS

- Pandemic Proof Asset With Strong Year Over Year Sales Growth
- Completely Renovated Property With Brand New Pumps, Canopy, Lighting, Interior and Signage
- Easy Access From 3 Roads and Surrounded By 4 Large Hotels
- Limited Competition in the Area and the First Gas Station Off the Interstate Exit
- New BP Branding Package With Excellent Customer Recognition of Quality Fuel and Operations
- High Gas Volumes and Margins, Along With Multiple Revenue Streams Drive Large Profitability From an Efficient, Easy to Manage Footprint
- Strategically Positioned Freeway Store Directly Off of Route 80, Which is a Transcontinental Interstate Stretching From New York City to San Francisco Seeing Over 27,431 VPD
- Located at a Signalized Intersection Off of Route 68, Which is the Main Corridor Leading Into the City of Clarion and Sees Over 11,419 VPD
- Site Benefits From Close Proximity to Clarion Hospital, Which is a Modern Facility With Inpatient Services Ranking in the Nations Top 10 Percent
- Located on a Major Retail Corridor With Nearby Tenants Including: Walmart Supercenter, Taco Bell, Dollar Tree, McDonald's, JCPenney, AutoZone, Dollar General, ALDI and More







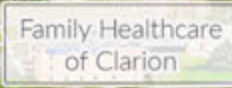


CLARION

OWNER | USER  
OPPORTUNITY

PITTSBURGH





OWNER | USER  
OPPORTUNITY





DOWNTOWN CLARION

Clarion University

Clarion Oaks Golf Course

OWNER | USER  
OPPORTUNITY

Perkins Rd

68

United Drive

6

CLARION  
PSYCHIATRIC CENTER

amc amazing  
JCPenney

SALLY  
BEAUTY SUPPLY

QUALITY  
HOTEL

UPMC  
LIFE CHANGING MEDICINE

ALDI

BURGER KING

Pizza Hut

Sakura Buffet

Clarion  
FEDERAL CREDIT UNION

RAMADA  
BY WYNDHAM

DOLLAR TREE

FINE WINE &  
GOOD SPIRITS

at&t

GameStop

SUBWAY

MONRO  
AUTO SERVICE AND TIRE CENTERS

Advance  
Auto Parts

AutoZone

Perkins  
RESTAURANT &  
BAKERY

Arby's

Kwik Fill

EatinPark

Applebee's  
GRILL & BAR



SHERWIN-WILLIAMS True Value  
PNC SUBWAY  
Northwest  
VALERO Domino's  
CVS pharmacy

SHEETZ

DOLLAR GENERAL

DOLLAR GENERAL

BURGER KING AMC ALDI  
QUALITY cricket

the Y

TACO BELL Walmart JCPenney  
Applebee's DOLLAR TREE  
Arby's AutoZone RAMADA  
SALLY BEAUTY maurices  
Pizza Hut MONRO  
McDonald's AT&T

TSC TRACTOR SUPPLY CO MICROTTEL  
BY WYNDHAM

OWNER | USER  
OPPORTUNITY

68

INTERSTATE  
80



## CLARION | CLARION COUNTY | PENNSYLVANIA

Clarion is a lively “University Town” located in the middle of the county along the banks of Piney Reservoir on the Clarion River. It's easily reached by car via Interstate 80 (exit 62) from Pittsburgh, Cleveland, New York City, Buffalo, and Erie. There are forest-covered mountains in every direction, which makes it a very scenic place in all four seasons. The area has been a known producer of natural gas, oil, lumber, and coal. Clarion is a great place to live, work, and raise a family. Some of the most beautiful land in Pennsylvania as well as truly wonderful opportunities for hunting and fishing can be found in the area.

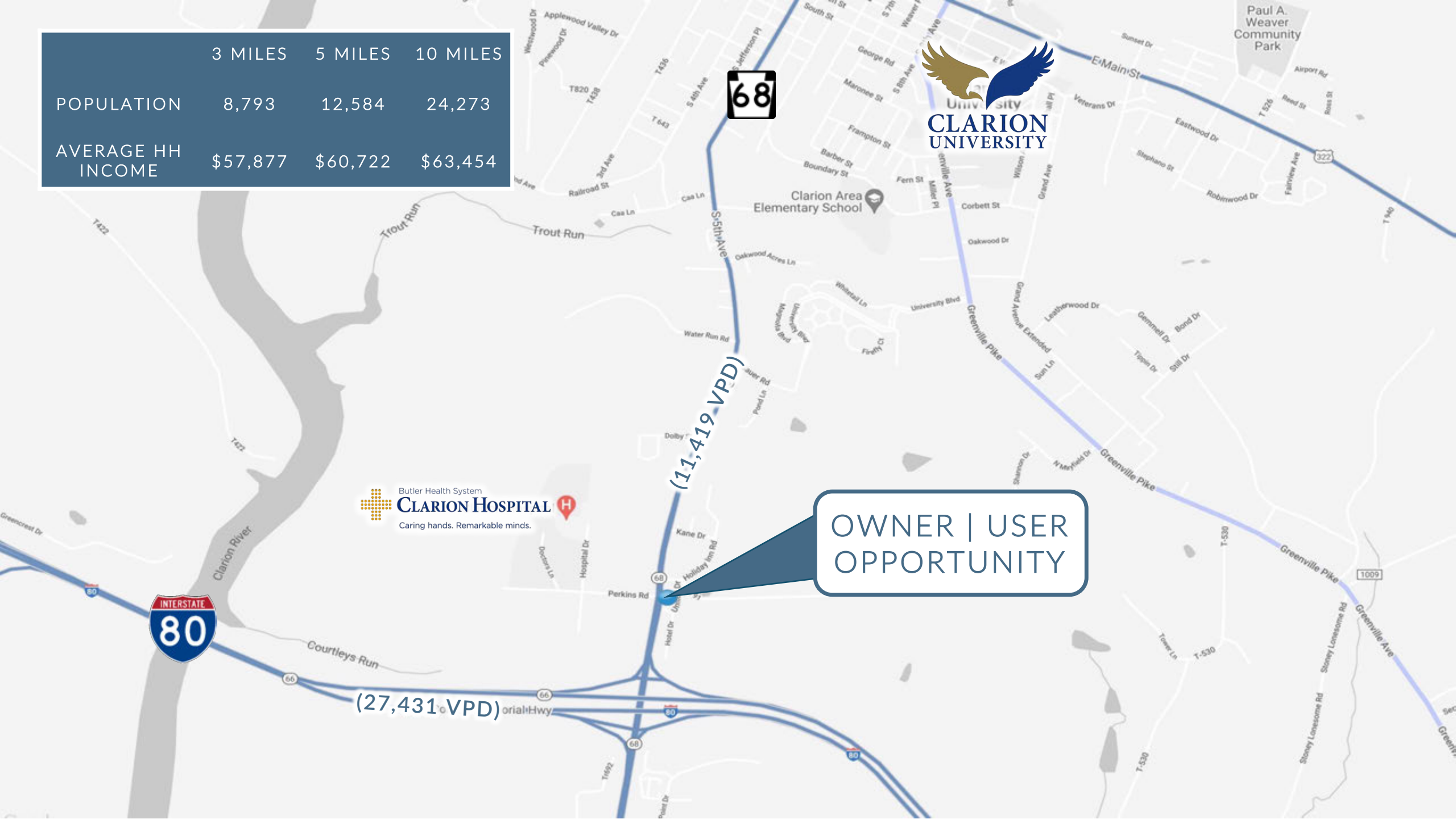
Due to the close proximity Pittsburgh economy impacts Clarion's. It ranked as the 27<sup>th</sup> largest economy among U.S. Metro areas, down from the 25<sup>th</sup> largest in 2017. Throughout 2018 however, Pittsburgh continued to see ongoing regional growth in key sectors, including the tech industry, financial business services, hospitality and food service, and healthcare, all of which have contributed significantly to the increase in employment vitality of the city. Downtown Pittsburgh is commonly known as the Golden Triangle and serves as the regional center for southwestern Pennsylvania, Eastern Ohio and Northern West Virginia.

Popular for photography, bird watching, hiking, fishing, and picnicking with nearly 850 acres of lakes, wetlands, and meadows surrounded by woods. More than 150 species of birds and waterfowl have been identified. Clarion Borough Pool, Clarion Antique Mall, C & A Trees, Clarion County Historical Society are the few points of interest of the City. Pittsburgh which is just few miles away is one of the hottest destinations in the country. Discover The Andy Warhol Museum, taking a ride on the Duquesne and Monongahela Inclines, visiting the August Wilson African American Cultural Center, the National Aviary, the Roberto Clemente Museum are among the many activities and attractions one can explore in Pittsburgh. There are so many ways to tour and sightsee around the city of Pittsburgh. Pittsburgh is home to three professional teams (the Steelers, Penguins, and Pirates) as well as numerous NCAA® Division I and II sports teams. Pittsburgh is celebrated as the 5<sup>th</sup> Best City for an active lifestyle as named by WalletHub and the spectacular Downtown riverfronts have been named the #5 in the Best American Riverfronts list by USA Today's 10 Best poll.





	3 MILES	5 MILES	10 MILES
POPULATION	8,793	12,584	24,273
AVERAGE HH INCOME	\$57,877	\$60,722	\$63,454



Butler Health System  
**CLARION HOSPITAL**  
Caring hands. Remarkable minds.



OWNER | USER  
OPPORTUNITY



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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, PCB's or asbestos, the compliance with 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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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