



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Sunoco
610 York Road
Warminster, PA 18974

EXCLUSIVELY MARKETED BY:



DANNY FISHER

Lic. # RS353426

610.756.7432 | **DIRECT**
dfisher@SIGnnn.com



TOM GORMAN

Lic. # RM424383

610.550.8884 | **DIRECT**
tom@SIGnnn.com

901 E. 8th Avenue, Suite 204
King of Prussia, PA 19406
844.4.SIG.NNN

www.SIGnnn.com

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

TABLE OF CONTENTS

04

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

06

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

11

AREA OVERVIEW

City Overview
Demographics

© 2021 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 1,926 SF Sunoco Located in Warminster, Pennsylvania. The Sunoco Station is Located at the Intersection of W Street Road and York Road With Both a High Traffic Count and a Dense Population. This Opportunity Includes Both the Business and Real Estate Making it an Ideal Investment For an Owner/Operator.

OFFERING SUMMARY

PRICE	\$2,400,000
-------	-------------

PROPERTY SUMMARY

ADDRESS	610 York Road
---------	---------------

Warminster, PA 18974

COUNTY	Bucks
--------	-------

BUILDING AREA	1,926 SF
---------------	----------

LAND AREA	0.69 AC
-----------	---------



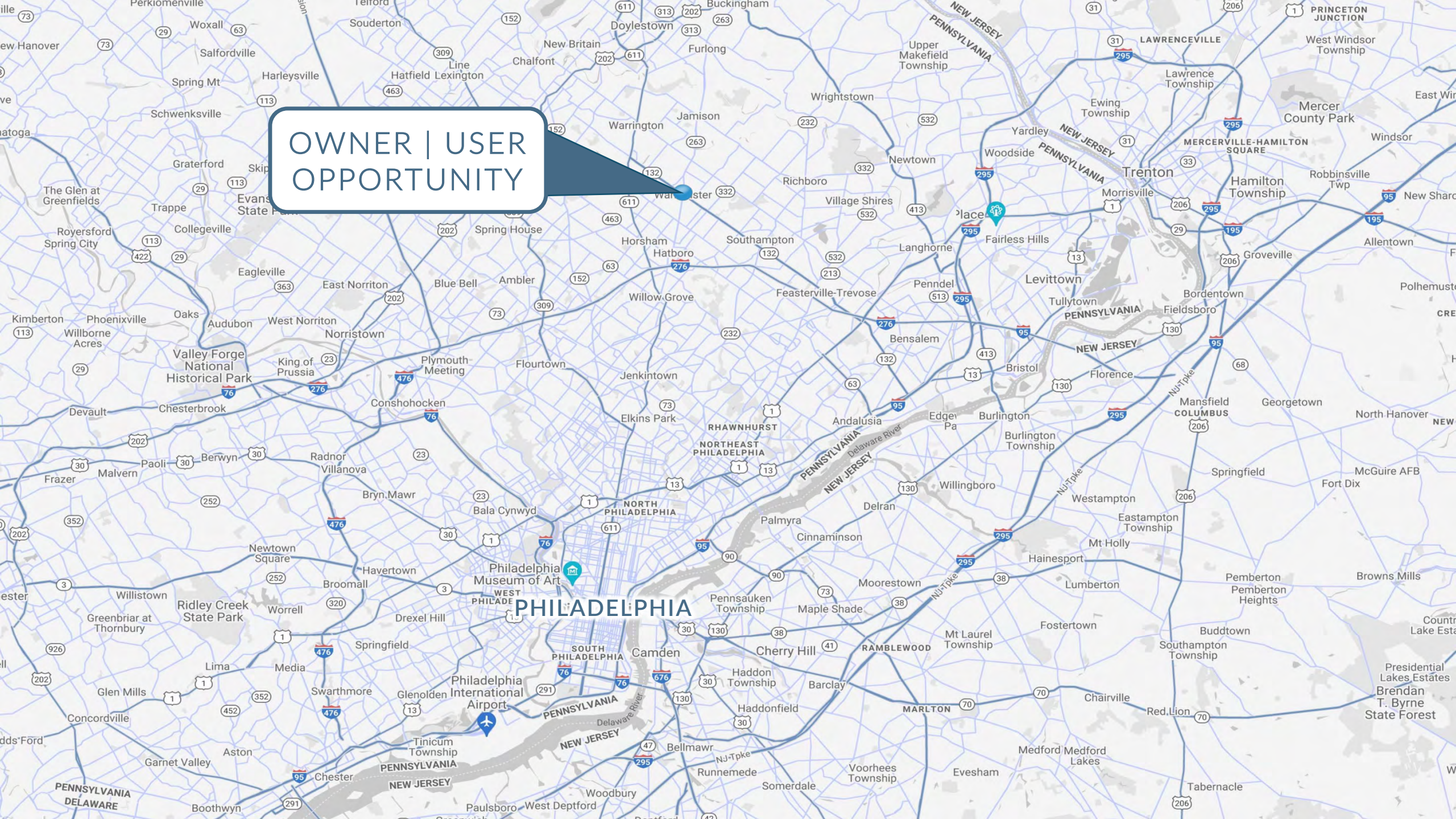
HIGHLIGHTS

- Excellent Owner/User Opportunity
- 3 Brand New Tanks Installed in 2019
- Strategically Located at the Intersection of W Street Road and York Road Which See a Combined Traffic Count of Over 65,000 VPD
- Strong Demographics With Population of Over 80,070 Residents Making an Average Household Income of \$99,860 Within a 3-Mile Radius
- Situated in a Dense Retail Corridor
- Phenomenal Corner Location at a Signalized Intersection
- Located Just 28-Miles North of Philadelphia and 26-Miles West of Trenton
- Situated Across the Wood Archbishop High School
- Excellent Major Area Drivers With National Tenants Including: Giant Food Store, Burger King, Rite Aid, Starbucks, Kohl's, PetSmart and Five Below



OWNER | USER
OPPORTUNITY

PHILADELPHIA



Log College
Middle School PA

Warminster
Township Library



Sculpture
Barber Studio



Sportsplex at
Warminster

263

Wood Archbishop
High School



132

W Street Rd

York Rd



OWNER | USER
OPPORTUNITY



Five Ponds
Golf Course

FIVE BELOW

Party City
KOHLS

ROSS
DRESS FOR LESS

PETSMART

FAMOUS
footwear

Pep Boys

BUICK

GMC

NISSAN

Ashley
HOMESTORE

Pizza Plaza
of Warminster

planet
fitness

SALLY
BEAUTY SUPPLY

FINE WINE & GOOD SPIRITS

GIANT

THE FIRST NATIONAL BANK

CITADEL
CREDIT UNION

W Street Rd

132

AAA

LESLIE'S
SWIMMING POOL SUPPLIES

ZIPS
DRY CLEANERS

the Y

Uncle Joe's
Pizza & Restaurant

WELLS
FARGO

EAGLE DINER

OWNER | USER
OPPORTUNITY

York Rd

263

OWNER | USER OPPORTUNITY



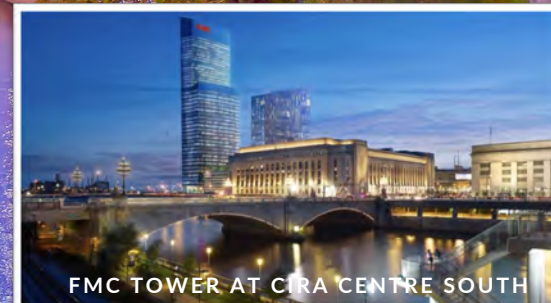


WARMINSTER | BUCKS COUNTY | PA

Warminster Township (also referred to as Warminster) is located in Bucks County, Pennsylvania, United States and was formally established in 1711. Warminster began as a small farming community and agriculture was central to most of its history. Warminster Township is a vibrant community to live, work, and play. Warminster is easily accessible to the Pennsylvania Turnpike, I-95, and major regional bus and train corridors. Warminster Township had a population of 34,315 as of July 1, 2020. Warminster Township is 3.7 miles northwest of Philadelphia at their closest points and has a total area of 10.2 square miles.

There are more than 900 commercial businesses. The largest industries in Warminster Heights, PA are Manufacturing, Health Care & Social Assistance, and Retail Trade, and the highest paying industries are Public Administration, Educational Services, and Construction. Warminster's business campus and office/professional industrial business areas offer a variety of commercial uses and provide many economic development opportunities. Due to the city's close proximity, Philadelphia's economy affects Warminster. Philadelphia is the center of economic activity in Pennsylvania with the headquarters of five Fortune 1000 companies located within city limits. The city is home to the Philadelphia Stock Exchange and the headquarters of cable television and internet provider Comcast, Brandywine Realty Trust, insurance companies Cigna, Colonial Penn, and Independence Blue Cross, food services company Aramark, chemical makers FMC Corporation and Rohm and Haas, pharmaceutical company GlaxoSmithKline, apparel retailer Urban Outfitters and its subsidiaries including Anthropologie, automotive parts retailer Pep Boys, and stainless steel producer Carpenter Technology Corporation.

Warminster Township's Recreation Services Division provides many events and community services, including overseeing and maintaining 420 acres (170 ha) of recreation areas within 13 parks. Sports teams, including soccer, football, basketball, swimming, wrestling, baseball, and softball, are provided by various adult and youth sports organizations throughout their respective seasons. Warminster Community Park is the largest of the township's parks at 243 acres (98 ha), with over five miles of walking trails. Warminster Community Park is also home to Bark Park, a fenced-in, off-leash dog park. The township is also home to a public golf course called Five Ponds Golf Club, which is the best-reviewed public golf course in Bucks County. The golf course is owned by Warminster Township and privately managed. Five Ponds Golf Club continues to be a fantastic attraction for the residents of Warminster PA and its surrounding areas. The golf course has been widely recognized as the "Best of Bucks" and one of the top public golf courses in the greater Philadelphia area.

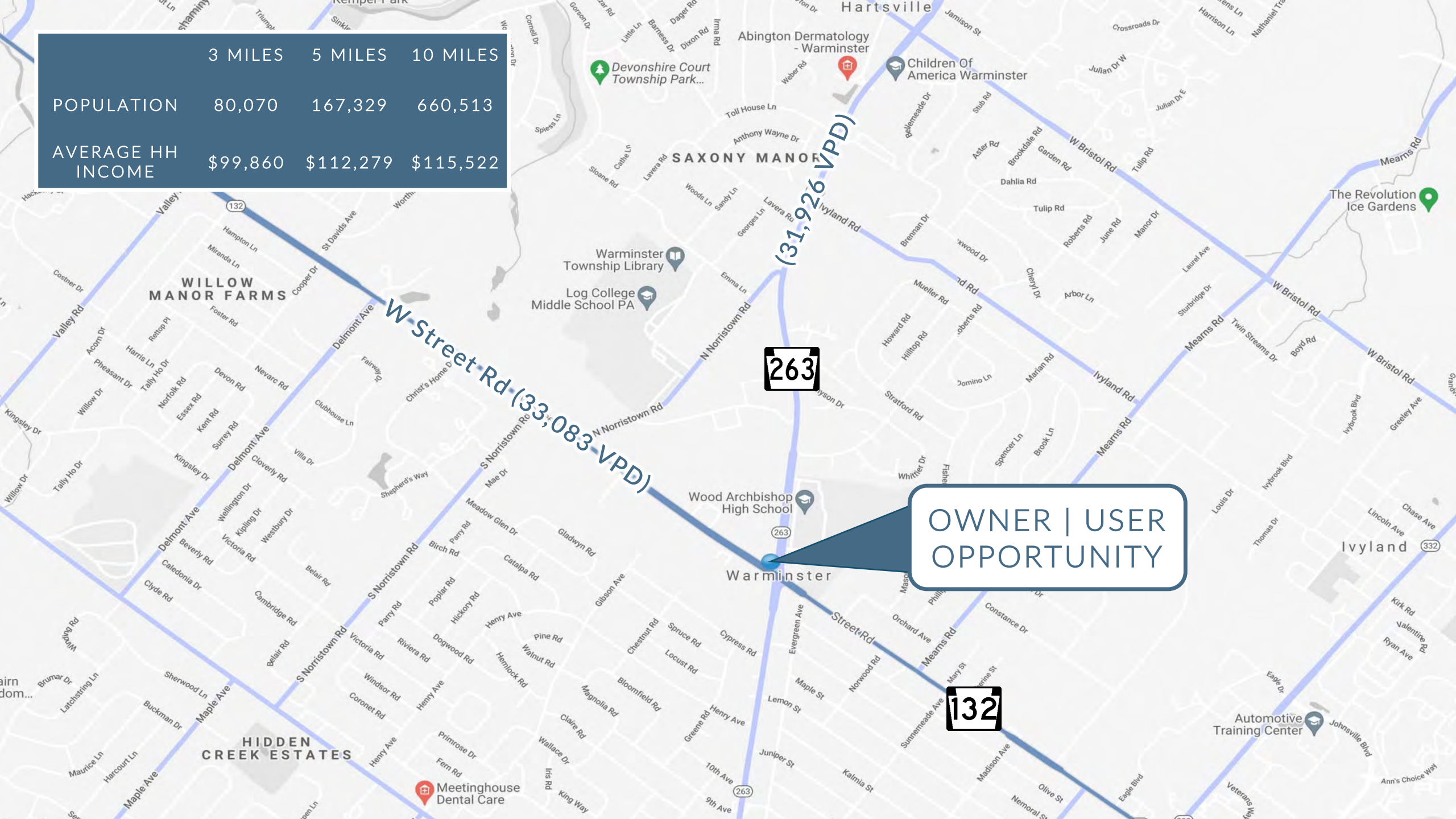


FMC TOWER AT CIRA CENTRE SOUTH



FIVE PONDS GOLF CLUB

	3 MILES	5 MILES	10 MILES
POPULATION	80,070	167,329	660,513
AVERAGE HH INCOME	\$99,860	\$112,279	\$115,522



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.



EXCLUSIVELY MARKETED BY:

DANNY FISHER

Lic. # RS353426

610.756.7432 | DIRECT
dfisher@SIGnnn.com

TOM GORMAN

Lic. # RM424383

610.550.8884 | DIRECT
tom@SIGnnn.com



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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



Sunoco

610 York Road

Warminster, PA 18974