



Citgo

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Georgetown, PA 15043

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In Cooperation With Sands Investment Group
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SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

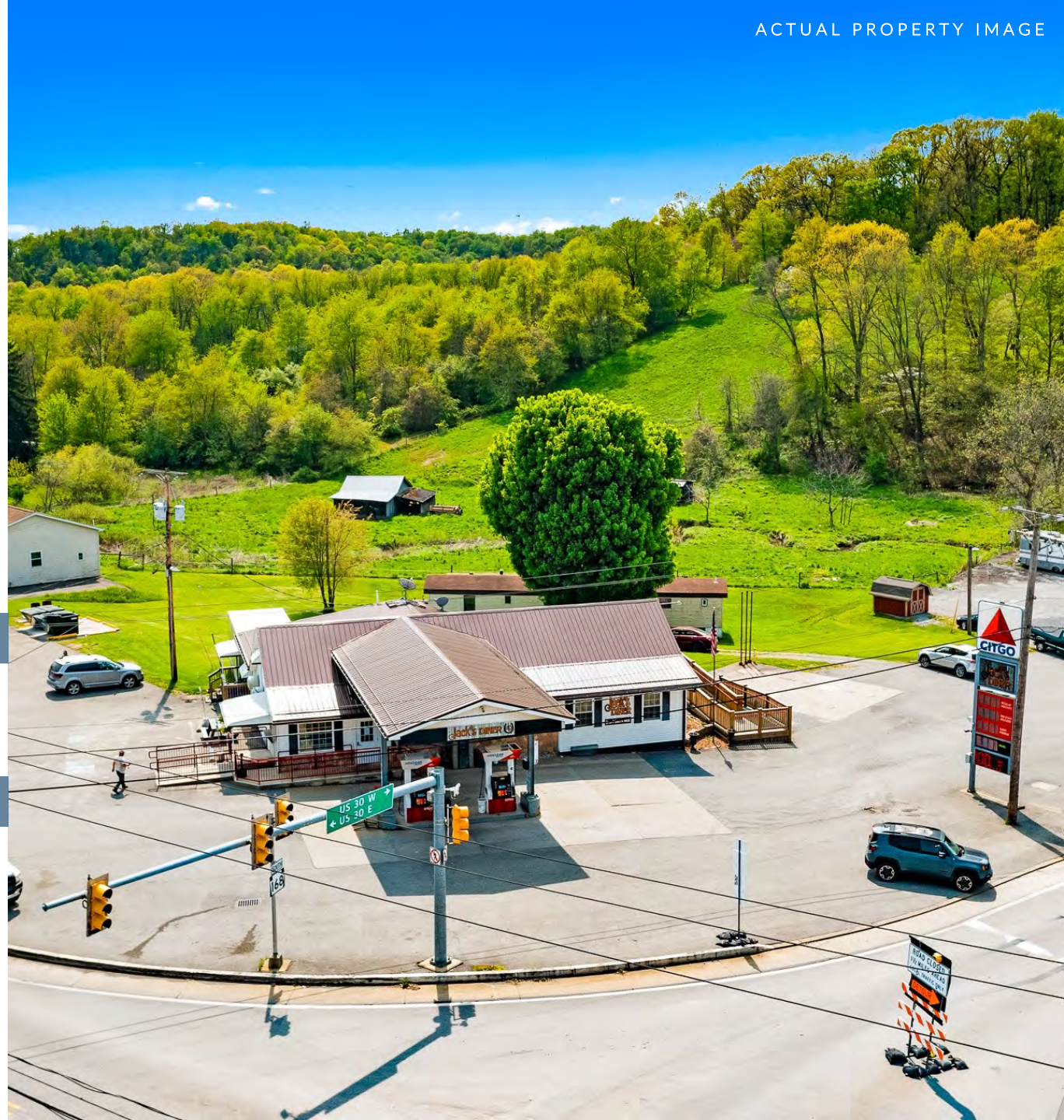
Sands Investment Group is Pleased to Present Exclusively For Sale This Owner User Investment Strategically Located on a Highly Travelled and Highly Visible Corner Off U.S. Route 30, Which Connects New Jersey to Oregon. The 3,119 Square Feet of New Dining Area Built in 2016 Makes This Business and Real Estate Opportunity a Best-of-Class Investment For a Growing Operator Looking to Expand Their Business.

OFFERING SUMMARY

PRICE	\$650,000
PRICE PER SF	\$208.40

PROPERTY SUMMARY

ADDRESS	1320 PA-168 Georgetown, PA 15043
COUNTY	Beaver
BUILDING AREA	3,119 SF
LAND AREA	0.75 AC
BUILT	1930



HIGHLIGHTS

- Property Includes a 3,119 SF Building With Onsite Parking
- New Dining Area Built in 2016 With Updated Interior
- Strategically Located on a Signalized Corner With Multiple Points of Ingress/Egress Seeing Over 7,000 VPD
- Limited Competition in the Area
- Strong Demographics With an Average Household Income of \$65,379 Within a 5-Mile Radius
- Situated in a Car Dependent Dense Retail and Industrial Area in the Heart of Beaver County
- Conveniently Located Less Than 30 Minutes From the Pittsburgh International Airport
- Highly Travelled and Highly Visible Corner
- Strategically Located Off U.S. Route 30, Which Connects New Jersey to Oregon
- Located Just One Hour North West of Pittsburgh





OWNER | USER
OPPORTUNITY

PITTSBURGH



McElhaney Family
Beef Farm

Greene Township
Ballfields and Park

Hookstown
Fair

Mikey's Subs
& Stuff

DOLLAR GENERAL

Pat's Country
Pride Market

Southside
Garage

Lincoln Hwy

Carol Wisenor's
A Cut Above

168

Beall & Nairn
Cycles

OWNER | USER
OPPORTUNITY

OWNER | USER
OPPORTUNITY

William H Thompson
Agency

168

30

Lincoln Hwy

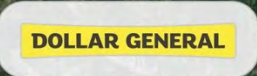
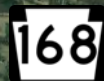
Southside
Garage

Carol Wisenor's
A Cut Above

Pat's Country
Pride Market



OWNER | USER
OPPORTUNITY



GEORGETOWN | BEAVER COUNTY | PA

Georgetown is a borough in Beaver County, Pennsylvania, United States, along the Ohio River. Georgetown has only one land border with Greene Township to the south, east and west. Across the Ohio River to the north, the borough runs adjacent with Glasgow and Ohioville. According to the United States Census Bureau, the borough has a total area of 0.3 square miles. The Borough of Georgetown had a population of 166 as of July 1, 2021. The city is 37 miles from the major city of Pittsburgh. The City of Pittsburgh, incorporated in 1816, is located in the southwestern part of the Commonwealth of Pennsylvania occupying 55.37 square miles. Located at the confluence of the Ohio, Monongahela, and Allegheny Rivers, the city serves as the seat for Allegheny County and is the largest of the County's 130 municipalities. The City of Pittsburgh is the 2nd largest city in Pennsylvania with a population of 306,949 as of July 1, 2021.

Today, Georgetown and most of Beaver County is a rural/agricultural area, just outside the major steel industries of Pittsburgh. Georgetown is a couple miles downstream from old J & L steel mills and other metal facilities such as ATI Allegheny Ludlum, Marathon Petroleum and the Beaver Valley Nuclear Power Plant. Little Blue Run Lake, the U.S.'s largest coal slurry waste impound is located next to the town. Proximity to Pittsburgh, is beneficial for the city's economy. Pittsburgh has always been a city built on industry, and though the landscape of these industries has changed throughout history, Pittsburgh is still a leader. Within Pittsburgh's top five leading industries - advanced manufacturing, healthcare, energy, financial and business services, and information technology - some of its leading companies include, Alcoa, Inc., Kraft Heinz Co, and Highmark Health. Its location in the beautiful Western Pennsylvania region gives lots of advantages to emerging industries. Pittsburgh is home to the U.S.'s second largest inland port, 18 commercial railroad systems, access to several interstate highways as well as 50%+ of U.S. buying power within 500 miles. In addition, Pittsburgh International Airport continues to impress with new nonstop flights being added every day.

Beaver County has numerous opportunities to safely explore the outdoor experiences, points of interest, communities, and unique things to do. In addition to attending any one of the dozens of cultural events and ethnic festivals held throughout the year, one can take a nostalgic trip through the history of air travel, specifically relating to WWII at the Air Heritage Museum. Step back in time to Old Economy Village dedicated to one of the oldest and most successful religious communal groups of the 19th century. Feel the speed, beauty and excitement of polo matches held every Friday evening during the summer in Darlington or a vintage car race at Pittsburgh International Race Complex. Nearby Pittsburgh offers everything a person might be looking for in a home, with its wonderful shopping areas, great restaurants, and beautiful views. Major attractions include Discover The Andy Warhol Museum, Duquesne and Monongahela Inclines, August Wilson African American Cultural Center, the National Aviary, the Roberto Clemente Museum, Pittsburgh Zoo & PPG Aquarium and the list goes on.



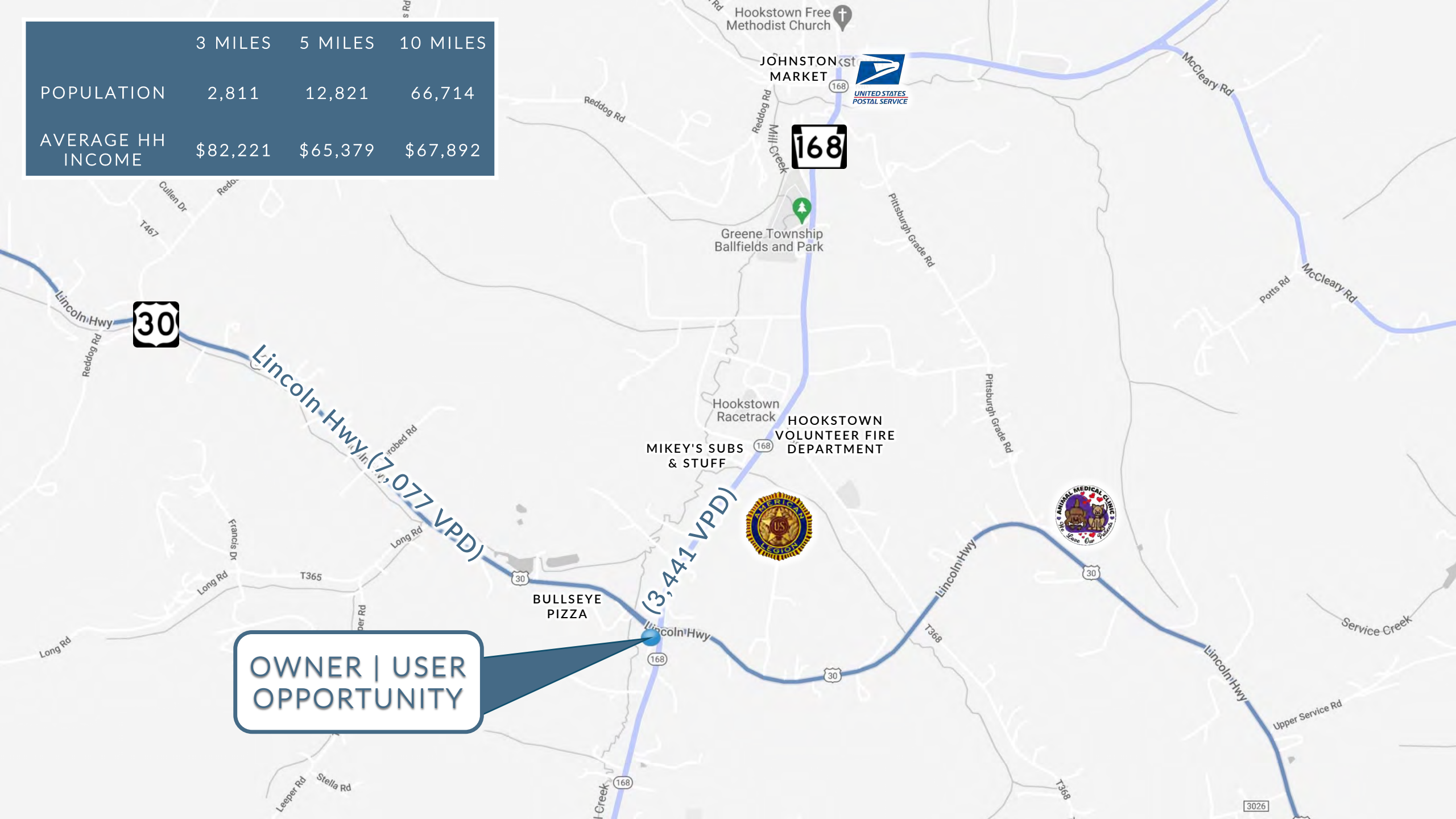
PITTSBURGH INTERNATIONAL AIRPORT



PITTSBURGH ZOO & PPG AQUARIUM



	3 MILES	5 MILES	10 MILES
POPULATION	2,811	12,821	66,714
AVERAGE HH INCOME	\$82,221	\$65,379	\$67,892



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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