



# VACANT GAS STATION

2370 E State Street - Hermitage, PA 16148

In Cooperation With Sands Investment Group Philadelphia, LLC - Lic. #RB069072  
BoR: Tom Gorman - Lic. PA #RM424383

[www.SIGnnn.com](http://www.SIGnnn.com)



VACANT GAS STATION - HERMITAGE, PA

# EXCLUSIVELY MARKETED BY



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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# *INVESTMENT OVERVIEW*



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,014 SF Vacant C-Store Asset, Located at 2370 East State Street in Hermitage, PA. This is a Strong Value-Add Opportunity That Is Located On a Busy Route Seeing 10,529 Vehicles Per Day. This is a Great Opportunity For a Growing Operator to Expand Their Business In The PA Market.

Sale Price

\$500,000

## OFFERING SUMMARY

Price / SF:

\$165.89

## BUILDING INFORMATION

Street Address: 2370 E State Street

City, State, Zip: Hermitage, PA 16148

County: Mercer

Building Size: 3,014 SF

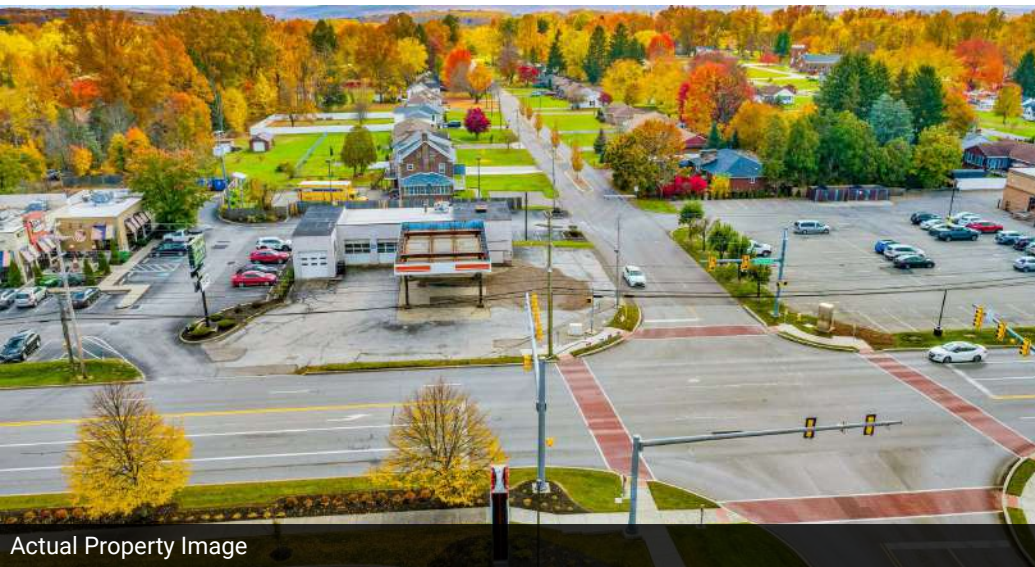


Actual Property Image



Actual Property Image

# INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

## PROPERTY HIGHLIGHTS

- Great Value-Add Opportunity For an Operator Looking to Expand in the PA Market
- Pumps Have Been Removed and a Full Environmental Cleanup Has Been Carried Out
- Strategically Located On a Busy Route Seeing 10,529 Vehicles Per Day
- Growing Population of 23,135 Residents and an Average Household Income of \$63,304 Within a 2-Mile Radius
- Located Across the Street From a Strip Center and Other Big Name Retailers Such as Panera and Arby's



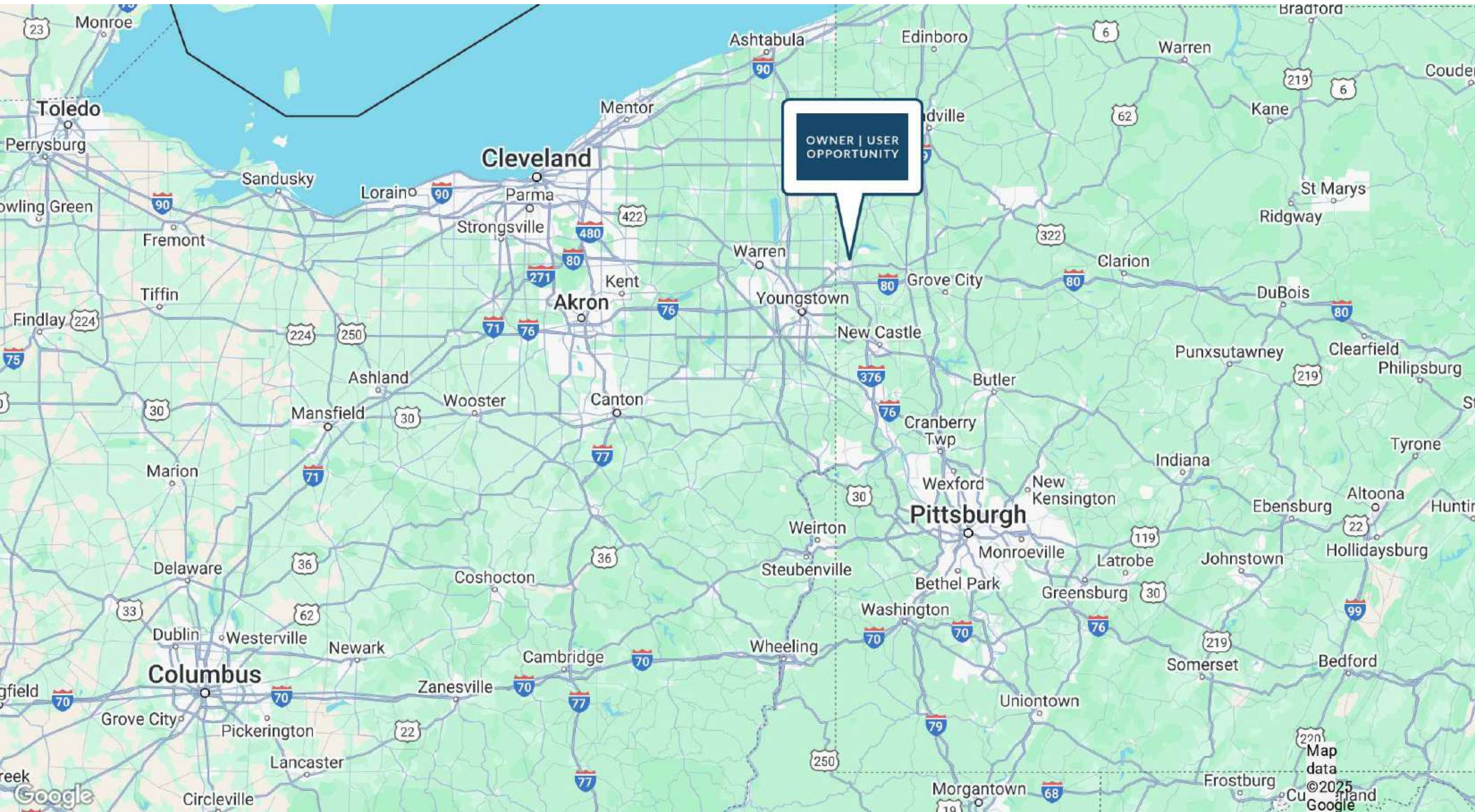


SECTION 2

# PROPERTY INFORMATION



# LOCATION MAP

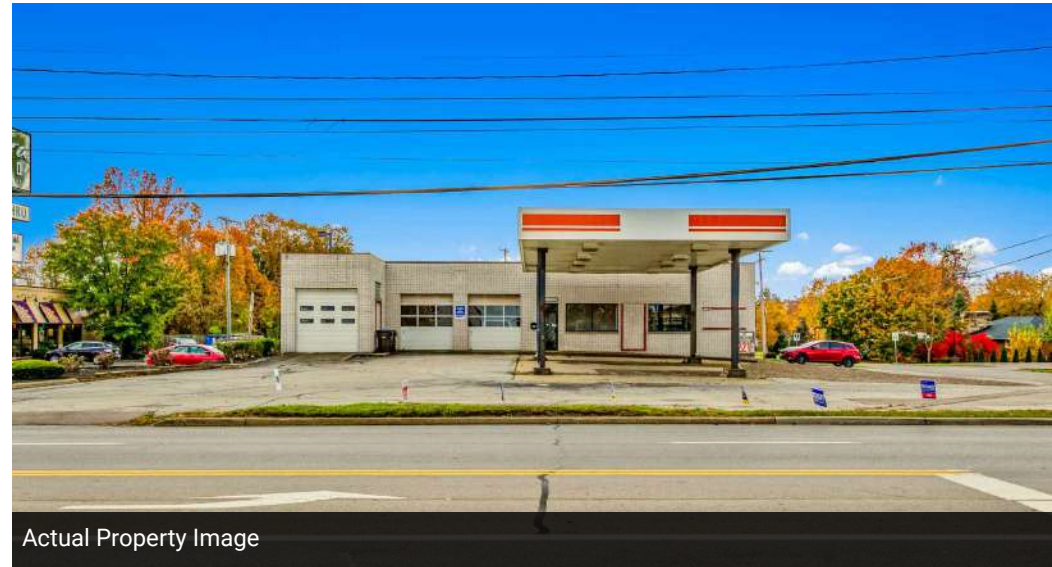




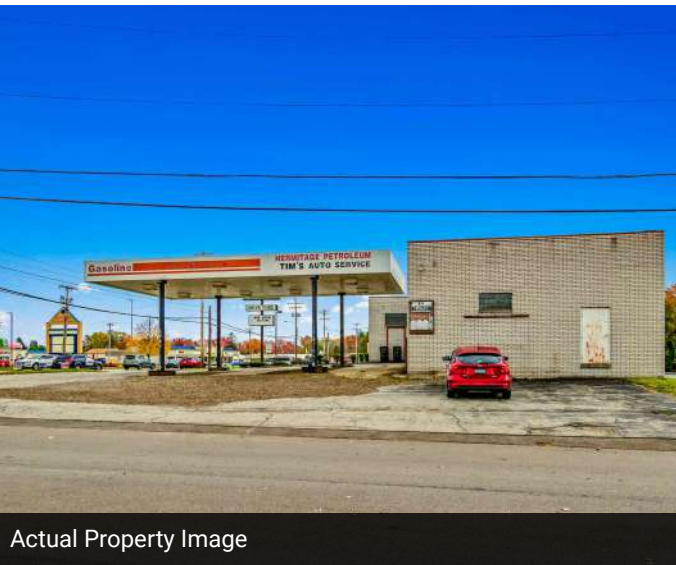
# PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

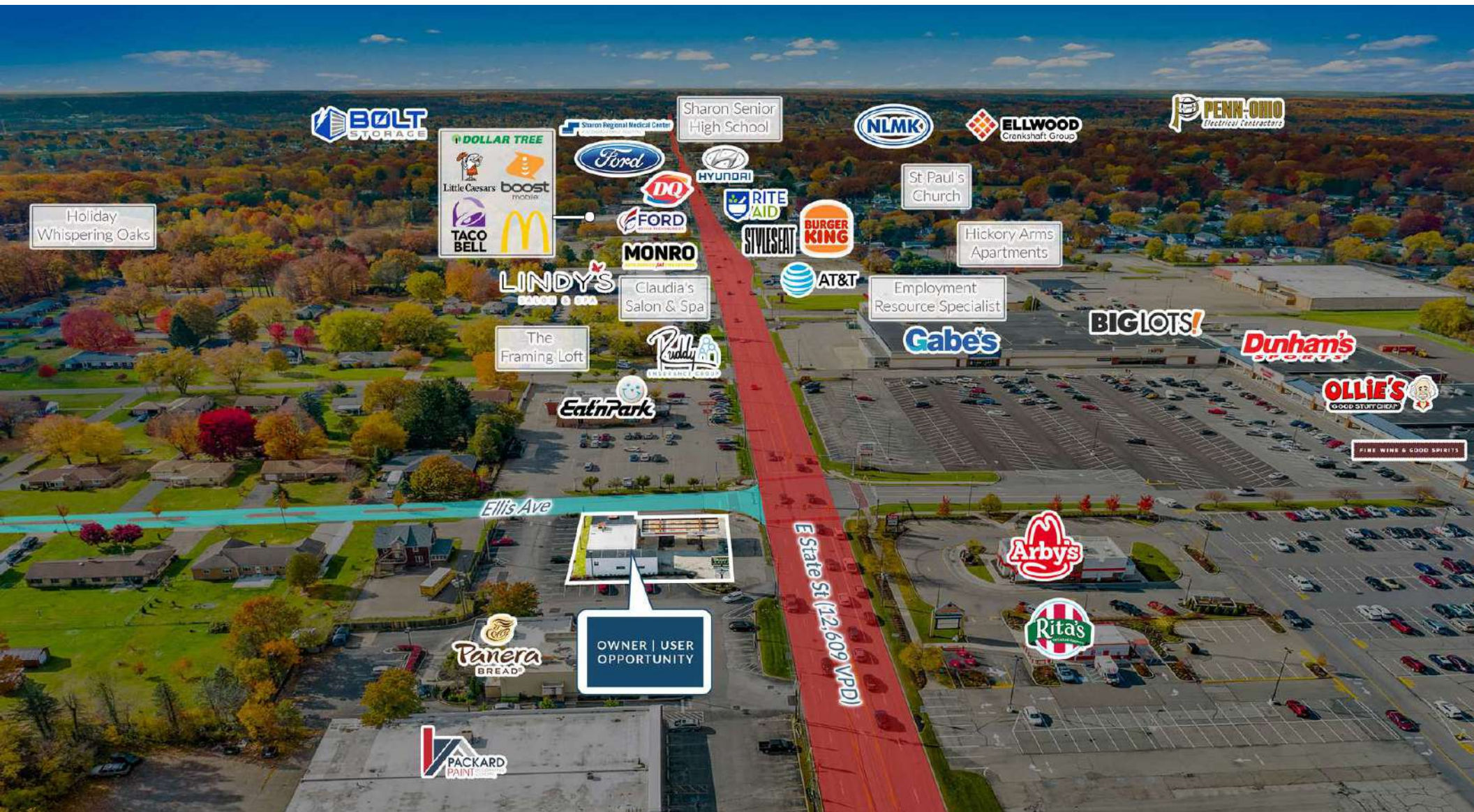


# AERIAL MAP





# AERIAL MAP





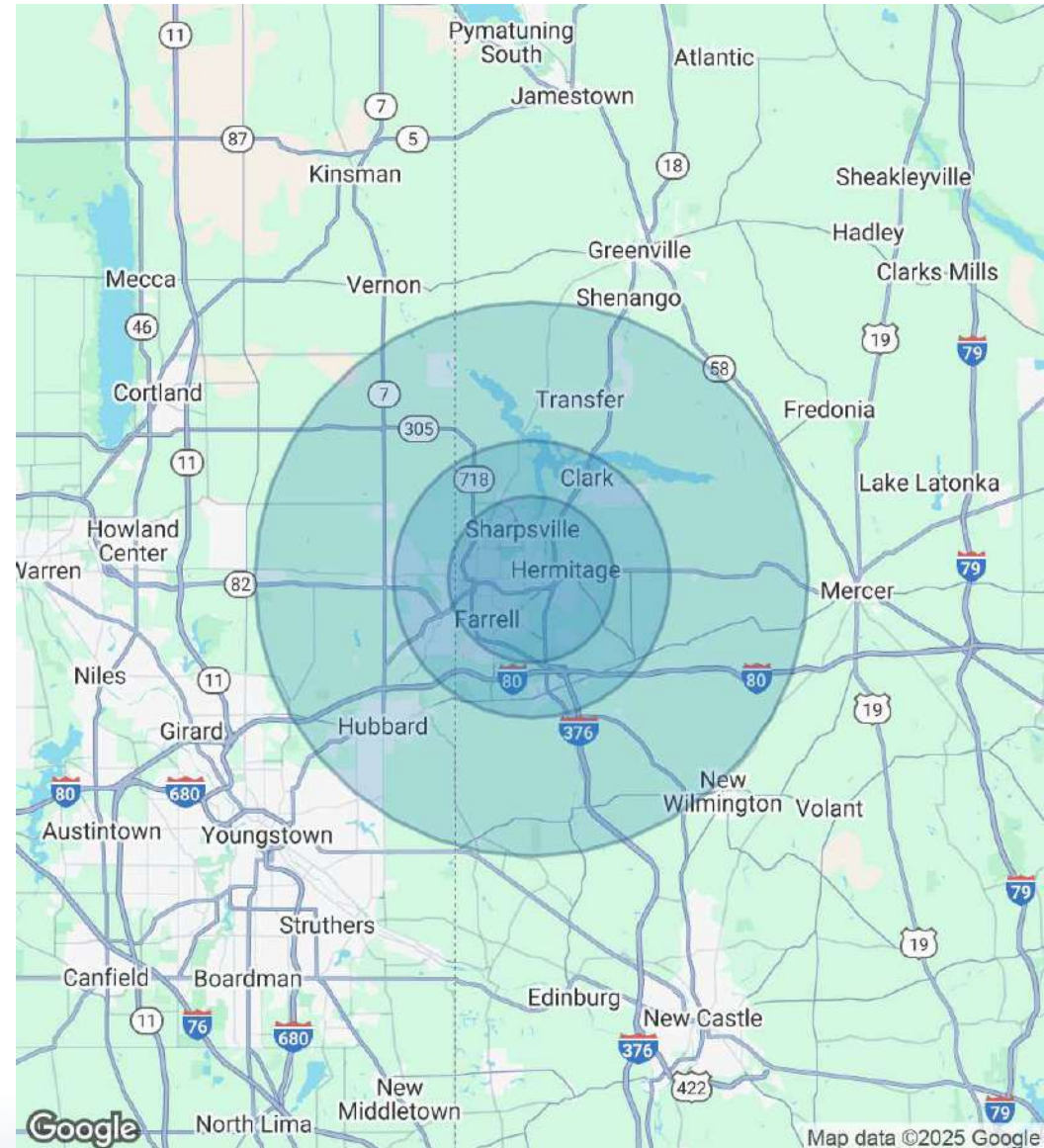
# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	38,307	50,591	86,102
Average Age	46.4	44.4	45.7
Average Age (Male)	42.6	40.4	42.3
Average Age (Female)	49.6	48.9	49.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,687	21,785	36,180
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$60,031	\$63,098	\$66,783
Average House Value	\$109,183	\$98,926	\$116,604

## TRAFFIC COUNTS

N Hermitage Rd	20,445 VPD
E State St	12,609 VPD
Shenango Valley Fwy	11,462 VPD





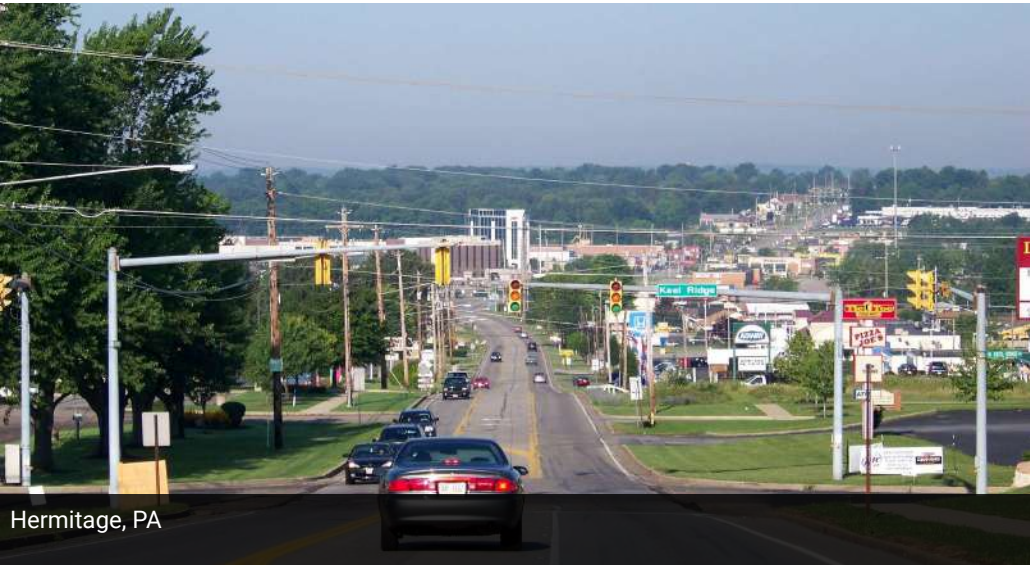


SECTION 3

# AREA OVERVIEW



# CITY OVERVIEW



Hermitage, PA



Avenue of 444 Flags and War on Terror Museum

## HERMITAGE, PA

Hermitage is a city in western Mercer County, Pennsylvania. It is located about 15 miles northeast of Youngstown and about 60 miles northwest of Pittsburgh. It is the principal city of the Hermitage micropolitan area, which includes all of Mercer County. Hermitage is one of several communities of the Shenango Valley Metro Area, located at the juncture of Interstate 80 and 376, PA Route 18, and U.S. Route 62 on the western edge of Pennsylvania. Hermitage is centrally located to Akron and Cleveland, OH and Pittsburgh and Erie, PA, and it is situated on Interstate 80 between New York and Chicago. In addition to being strategically located, Hermitage is a uniquely diverse community that encompasses over 30 square miles of land area, which gives it a lot of space for living and substantial room to grow. The City of Hermitage had a population of 15,901 as of July 1, 2023.

Hermitage is a prosperous City, featuring a bustling economy that serves as the commercial and employment hub of Mercer County. Hermitage and the surrounding areas have a proud, cooperative workforce, friendly people, a low crime rate, low cost of living, and abundant recreation areas - all advantages of small town living. The City of Hermitage and surrounding area is home to many thriving industries, including agriculture, industrial, medical, retail and more. With its proximity to metropolitan areas, Mercer County's location enables businesses and residents alike to enjoy the best of both worlds. The City has been the long been the retail center of Mercer County and in more recent years, has been focusing on attracting more technology-based industry. The city has large tracts of open land that continue to be farmed and a central business district that contains small, locally-owned shops as well as large international retailers and corporate headquarters. Although land use is predominantly residential, commercial and professional office, the city does have an industrial corridor home to a variety of both light and heavy industry and related businesses. The city is also home to LindenPointe, a new upscale business/technology park consisting of 115 acres of shovel-ready sites. The City is also home to LindenPointe, a new upscale business/technology park consisting of 115 acres of shovel-ready sites.

Hermitage, Pennsylvania is a close-knit community full of variety. It is located in Western, PA between Cleveland and Pittsburgh and home of the country's only free golf course, the Avenue of 444 Flags and War on Terror Museum, Kraynak's Easter Bunnylane and Santa's Christmasland, Buhl Farm Park and state-of-the-art Food Waste to Energy facility. The city of Hermitage offers easy access to several art museums like the Akron Art Museum, Erie Art Museum, Butler Institute of American Art, and Hoyt Institute of Fine Arts. The Wm. McKinley Presidential Library & Museum, Arms Family Museum of Local History, and Magoffin House Museum showcase artifacts which convey the history of the area. Hermitage also hosts annual events like the Hermitage Arts Festival, Family Steak Fry & Gun Raffle, and the Father's Day Car Show.



# CONFIDENTIALITY AGREEMENT

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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.

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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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