



**GOODWILL**

5980 ROUTE 322, REYNOLDSVILLE, PA 15851





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## CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.**

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



## 4 | INVESTMENT HIGHLIGHTS

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- **Strategically located on Route 322, a primary commercial corridor for Reynoldsville and surrounding Jefferson County**
- **NNN lease with 7.5% rent increases — Passive and inflation-protected**
- **Committed local operator with 27+ locations — Operational stability**
- **Population Density — Approx. 35,000 - 40,000 people in extended trade area**
- **Median Household Income (MHHI) — Estimated \$45,000 - \$50,000 in surrounding area — aligns with Goodwill's core demographic**
- **Nearby national and regional retailers including Walmart, Dollar General, Tractor Supply**
- **Recession-resistant, essential service retailer with deep roots in the community**
- **23-year tenant history — low probability of vacancy**
- **Reynoldsville Awarded \$300K for Road Repairs — Public investment in infrastructure supports long-term community growth**

5 | OFFERING SUMMARY

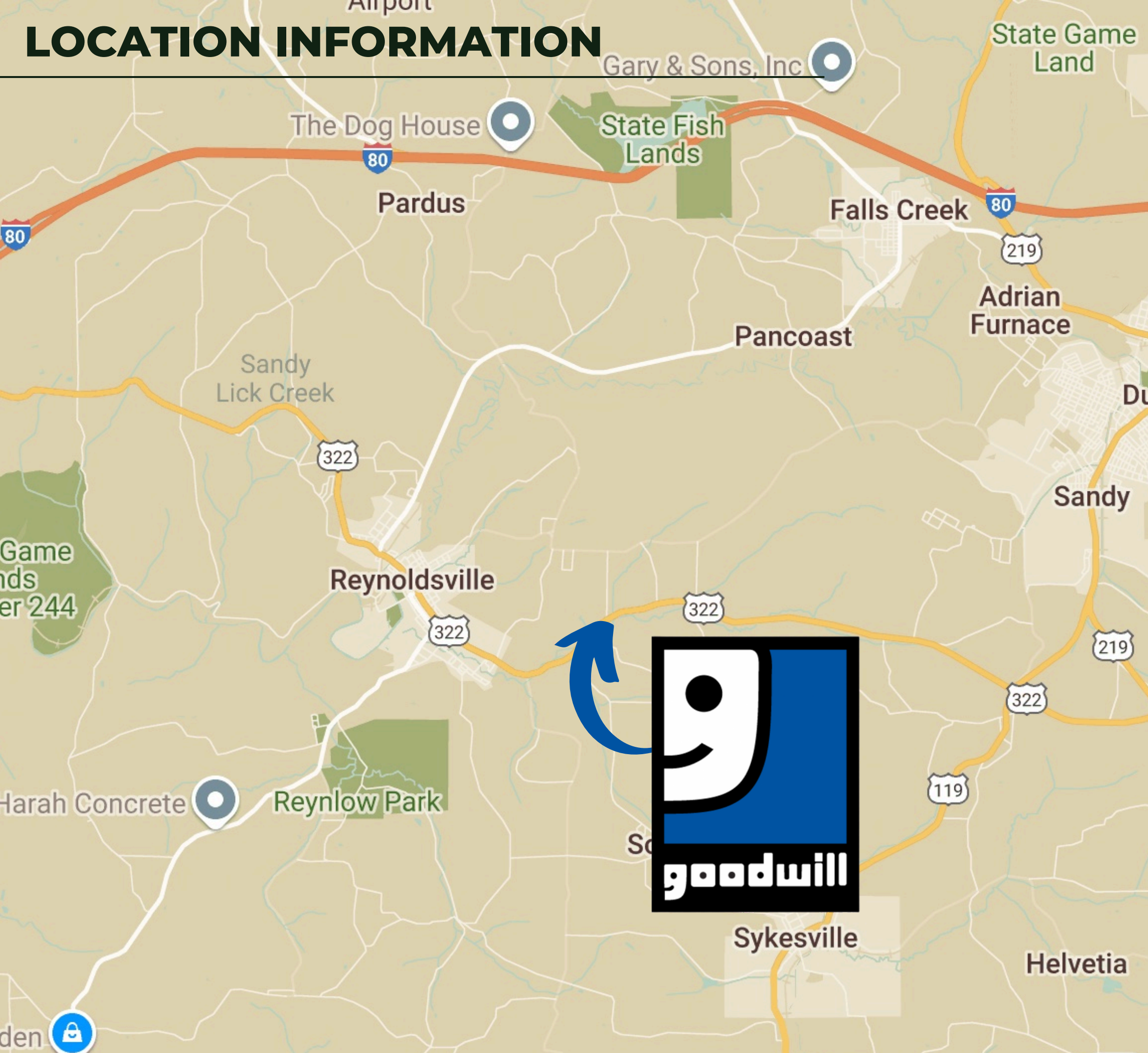
LIST PRICE:	\$1,100,000
CAP RATE:	7.31%

NOI:	\$80,400
LEASE START:	02/01/2022
LEASE END:	1/31/2032
TERM REMAINING:	7+ Years
INCREASES:	7.5% Every 5 Years
OPTIONS:	One, 5-Year
BUILDING SIZE:	10,000 SF
LOT SIZE:	1.17 AC
LEASE TYPE:	NNN
TENANCY:	Single-Tenant



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
CURRENT TERM	\$80,400	--	7.31%
OPTION 1	\$86,430	7.50%	7.86%

# LOCATION INFORMATION

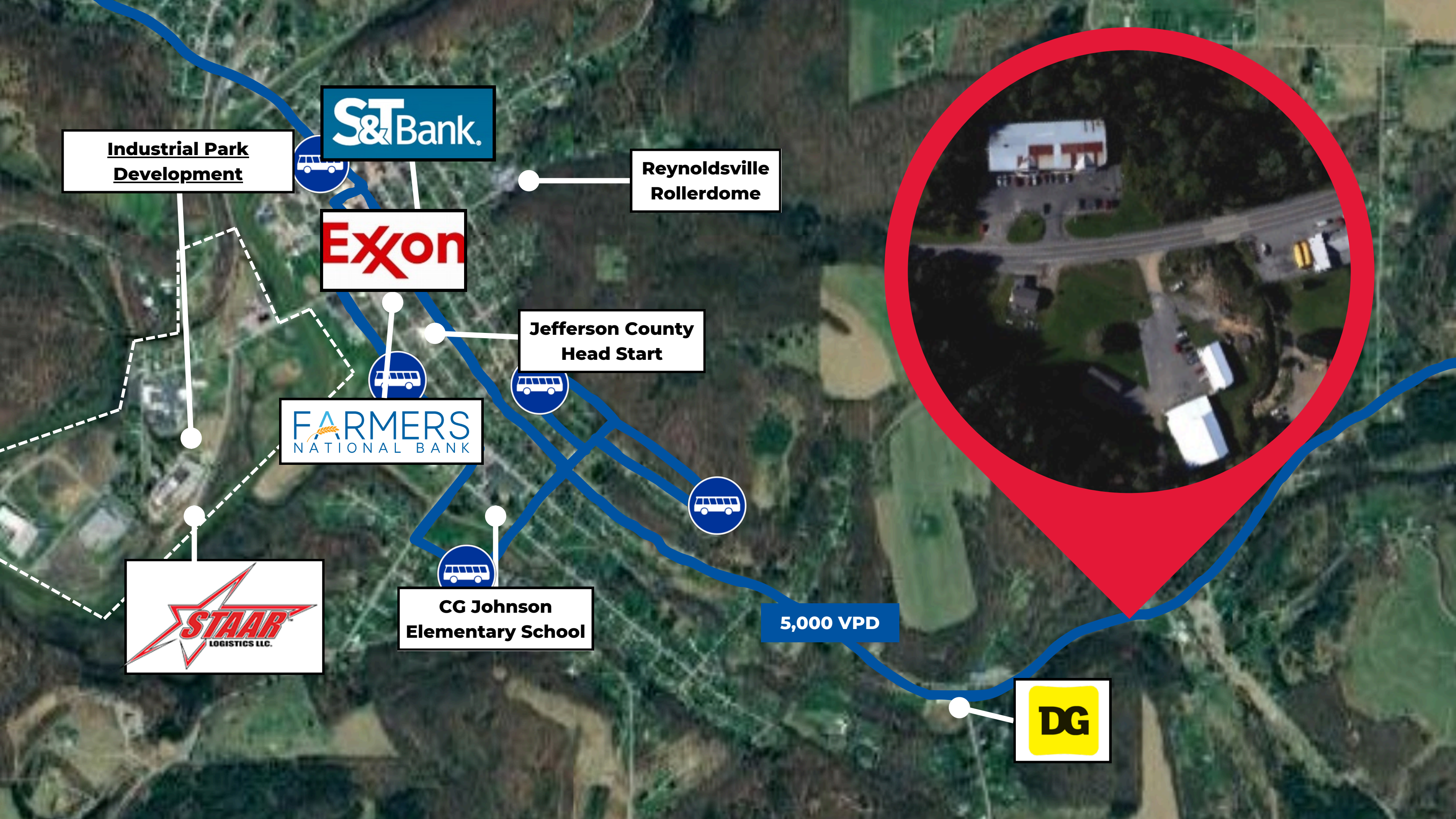


## DEMOGRAPHICS

	3-Mile	5-Mile
POPULATION		
2024 Population	4,120	10,047
HOUSEHOLDS		
2024 Households	1,772	4,360
2029 Projection	1,757	4,334
INCOME		
AVG. Household Income	\$71,754	\$76,454



5,000+ VPD  
along Route 322



**Industrial Park  
Development**

**S&T Bank.**

**Reynoldsville  
Rollerdome**

**Exxon**

**Jefferson County  
Head Start**

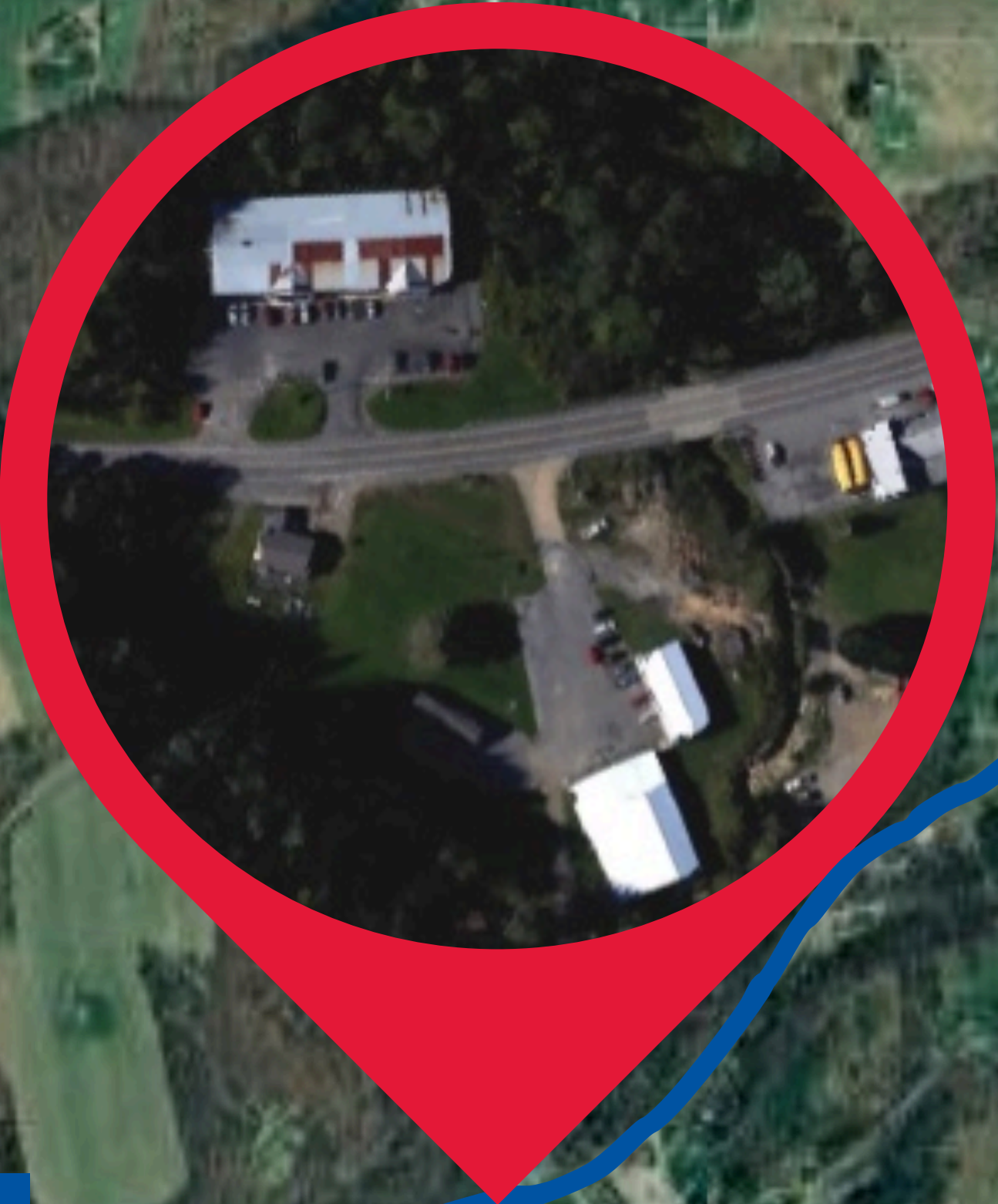
**FARMERS  
NATIONAL BANK**

**STAAR  
LOGISTICS LLC.**

**CG Johnson  
Elementary School**

**5,000 VPD**

**DG**



## 8 | LOCATION OVERVIEW - Reynoldsville, PA

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Reynoldsville, Pennsylvania, is a small borough located in Jefferson County in the northwestern part of the state. Historically, it developed as a coal mining and railroad town during the late 19th and early 20th centuries, which spurred growth and brought economic activity to the region. The town retains much of its small-town charm, with a population of just under 3,000 people, and is surrounded by rolling hills and a mix of rural and residential areas. Community events, local schools, and small businesses contribute to the close-knit, hometown feel that many residents value.

Today, Reynoldsville's economy is supported by manufacturing, education, healthcare, and local services. Jeff Tech, the area's vocational-technical school, provides workforce training and job opportunities. Several small manufacturing businesses operate locally, and many residents commute to nearby DuBois for work in healthcare, retail, and other services, helping sustain the town's economy. Small businesses, including restaurants, repair shops, and service providers, also play a vital role in the local job market. Agriculture contributes modestly to the surrounding area's economy, with family-run farms producing crops and livestock. Community investment and regional partnerships continue to promote economic development and long-term stability.



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