

Guggenheim

COMMERCIAL REAL ESTATE GROUP

CONFIDENTIAL
OFFERING MEMORANDUM



OFFERED FOR SALE | DOYLESTOWN, OHIO

OFFERED AT

Former PNC Bank

\$195,000

25 S Portage Street · Doylestown, Ohio 44230

Owner-User Sale · Drive-Thru Bank

The Offering.

Guggenheim Commercial Real Estate Group is pleased to present the exclusive sale of the **Former PNC Bank** at 25 S Portage Street, a 3,034 SF free-standing drive-thru bank building on approximately 0.6 acres in downtown Doylestown, Ohio.

Offered as an **owner-user opportunity** at the hard corner of S. Portage Street and Clinton Road, the property delivers 125' of frontage, dual ingress/egress, drive-thru accessibility and 28 on-site parking spaces — a rare turnkey footprint for a bank, credit union, medical or professional user.

OFFERED FREE AND CLEAR OF DEBT

INVESTMENT SNAPSHOT

\$195,000

PURCHASE PRICE · OWNER-USER SALE

BUILDING SIZE

3,034 SF

Single-story · free-standing

LAND AREA

±0.6 Acres

Hard corner · 125' frontage

PARKING

28 Spaces

Surface lot · drive-thru lane

ACCESS

2 Curb Cuts

S. Portage St. & Black Dr.

FORMER USE

Bank Branch

Teller line, vault & drive-thru in place

DELIVERY

Vacant · Turnkey

Move-in ready for owner-occupant

Free-standing drive-thru bank | Downtown Doylestown hard corner | 125' of frontage

Why 25 S Portage.

Six reasons an owner-user should underwrite this downtown Doylestown drive-thru.

01

Turnkey Bank Footprint

Teller line, vault and **drive-thru lane** already in place. A community bank, credit union or check-cashing operator can open with minimal build-out.

02

Hard Corner, Downtown

Signalized **S. Portage St. & Clinton Rd.** intersection in the heart of downtown Doylestown — the town's primary commercial corridor.

03

Dual Access · 28 Spaces

Ingress and egress off both **S. Portage Street** and **Black Drive**, with 28 on-site parking spaces on ±0.6 acres.

04

125' of Frontage

Approximately **125 feet** of visibility along S. Portage Street, plus an existing **pylon sign** facing S. Portage to broadcast the new occupant.

05

Regional Connectivity

4 minutes from State Route 585 and **10 minutes** to Wadsworth (population ±25,000). Draws customers from a wide Wayne County trade area.

06

Downtown Neighbors

Steps from **CVS, US Bank, Subway, NAPA**, Wayne County Public Library and the Doylestown Coffee House — the town's daytime traffic driver.

Built as a bank. Ready to reuse.

A free-standing 3,034 SF drive-thru bank on ±0.6 acres with the full teller-line and vault in place.

STRUCTURE

Free-Standing

BUILDING SIZE	3,034 SF
STORIES	1
CONSTRUCTION	Brick & Frame
ROOF	Pitched · Metal Seam
FORMER TENANT	PNC Bank
TENANCY	Single

SITE & ACCESS

Hard Corner Parcel

LAND AREA	±0.6 Acre
FRONTAGE	±125' · S. Portage St.
INTERSECTION	Portage & Clinton
ACCESS POINTS	2 · Portage & Black
PARKING	28 Spaces
DRIVE-THRU	Yes · In place

IN PLACE FOR AN OWNER-USER

Bank Build-Out

- Teller line and counter in place
- Vault preserved for financial reuse
- Drive-thru lane with pneumatic tube canopy
- Pylon sign facing S. Portage Street
- Private offices & open lobby
- Wood-beam ceiling accent
- Municipal water, sewer & gas

Building size, land area and parking counts are approximate. Buyer to verify all dimensions and site conditions through independent diligence.

The Property.



SIDE ELEVATION · PORTAGE STREET FRONTAGE



FRONT ELEVATION & DRIVE-THRU



TELLER LOBBY



TELLER LINE & COUNTER



REAR YARD & LANDSCAPING

Portage & Clinton.

Hard corner in the heart of downtown Doylestown — surrounded by daily-needs retail and public services.



ADJACENT MERCHANTS

Downtown Core

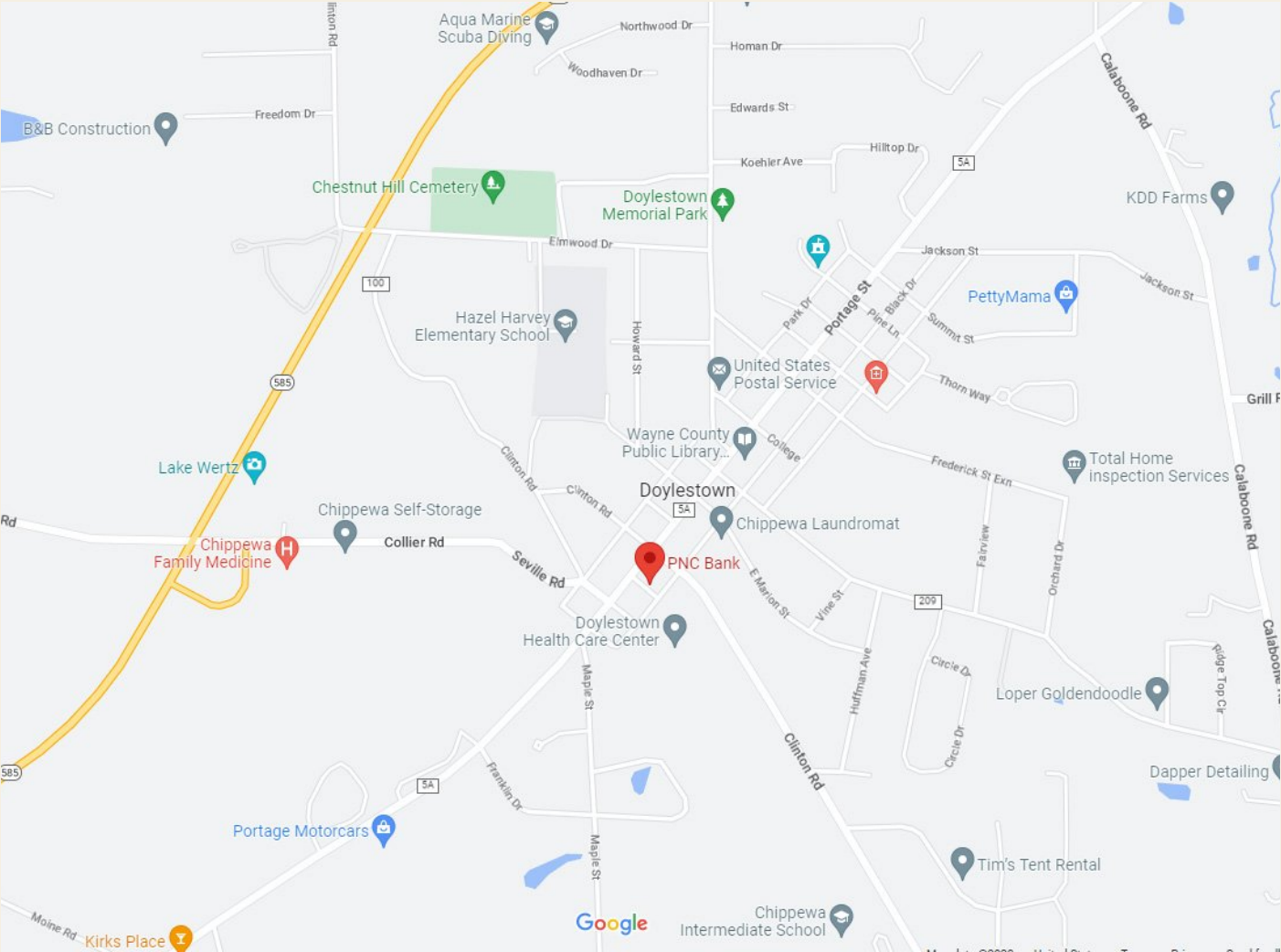
- | | |
|--------------------------|--------------------|
| CVS Pharmacy | US Bank |
| Subway | NAPA Auto Parts |
| Marathon | BP |
| USPS | Doylestown Coffee |
| Wayne County Library | Genworth Financial |
| Doylestown Animal Clinic | Health Care Center |

CONNECTIVITY

- | | |
|-------------------|--------|
| State Route 585 | 4 min |
| Wadsworth | 10 min |
| Signalized lights | 2 |

Trade Area.

A stable Wayne County trade area anchored by manufacturing, construction and healthcare employers.



DOYLESTOWN, OH · WAYNE COUNTY

MAIN EMPLOYERS

· Manufacturing · Construction · Healthcare

NEARBY RETAILERS

· CVS · US Bank · Subway · NAPA · Doylestown Coffee House

POPULATION & INCOME

Within 1 · 3 · 5 Miles

METRIC	1 MILE	3 MILES	5 MILES
Total Population	3,477	13,210	48,569
Total Households	1,406	13,233	19,635
Avg. HH Income	\$80,595	\$95,510	\$81,530

SECTION 07 . FOR MORE INFORMATION



EXCLUSIVELY LISTED BY

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