OFFERING MEMORANDUM

Goodwill Industries Franklin, PA

ALLEGHENY BLVD

Franklin, PA 16323

PRESENTED BY:

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SVN
THREE RIVERS
COMMERCIAL ADVISORS

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OFFERING SUMMARY

SALE PRICE:	$480,000
BUILDING SIZE:	6,720 SF
LOT SIZE:	3.05 Acres
PRICE / SF:	$71.43
CAP RATE:	8.71%
NOI:	$41,797
SUBMARKET:	Sugarcreek Borough

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale the Franklin, PA Goodwill location on Allegheny Blvd. The tenant is Goodwill Industries of North Central Pennsylvania. They have been a tenant since 2002, with 5+ years remaining on their current ten-year lease renewal. The tenant operates dozens of retail thrift stores, donation collection centers, and e-commerce fulfillment hubs in Pennsylvania.

LEASE DETAILS

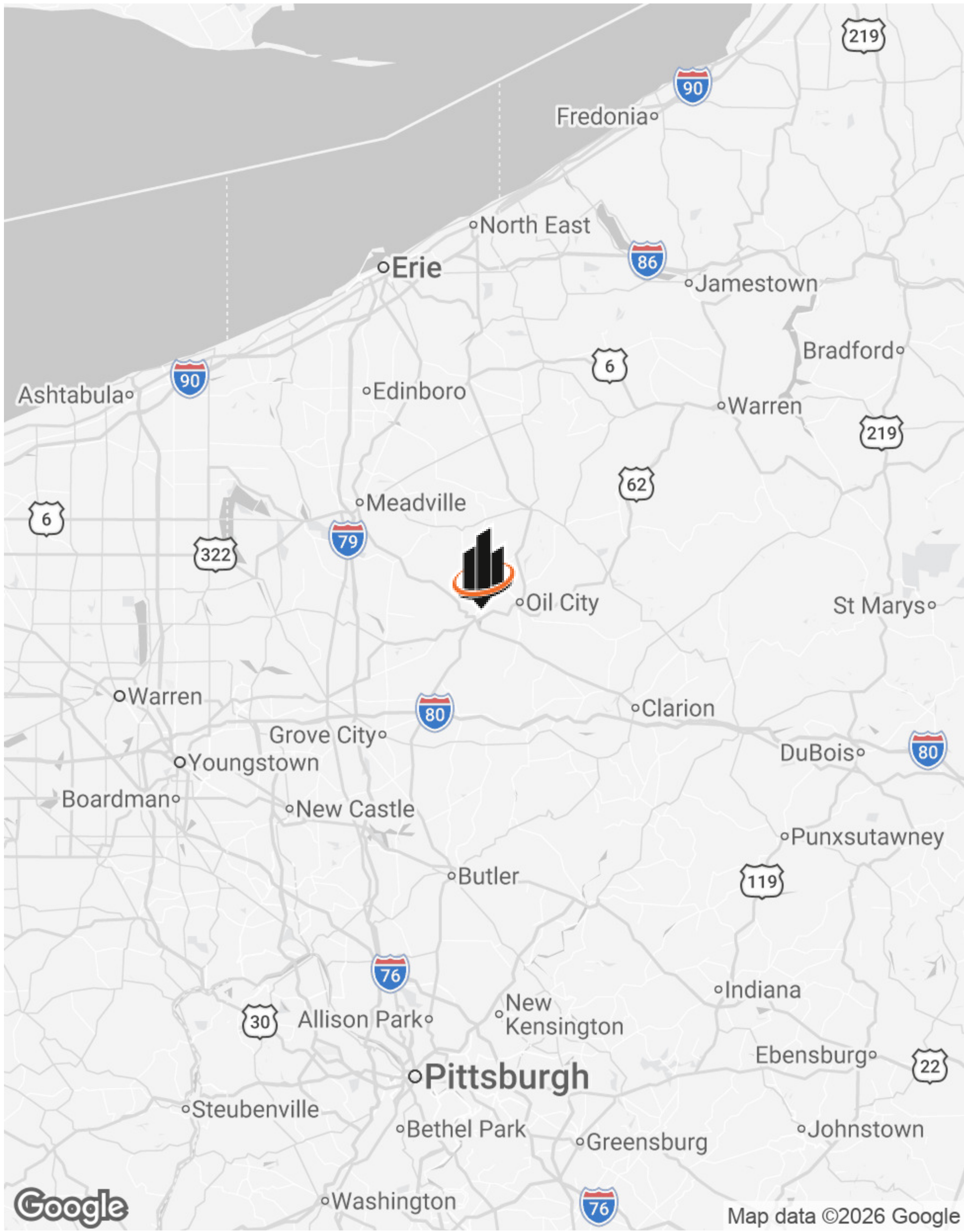
- Original ten year lease term -- April 1, 2002
- First ten year renewal -- April 1, 2012
- Second ten year renewal -- April 1, 2022
- Landlord responsibilities: Structure, property taxes, insurance, parking lot resurfacing
- Tenant responsibilities: Utilities, maintenance / repairs, landscaping / snow removal, parking lot maintenance

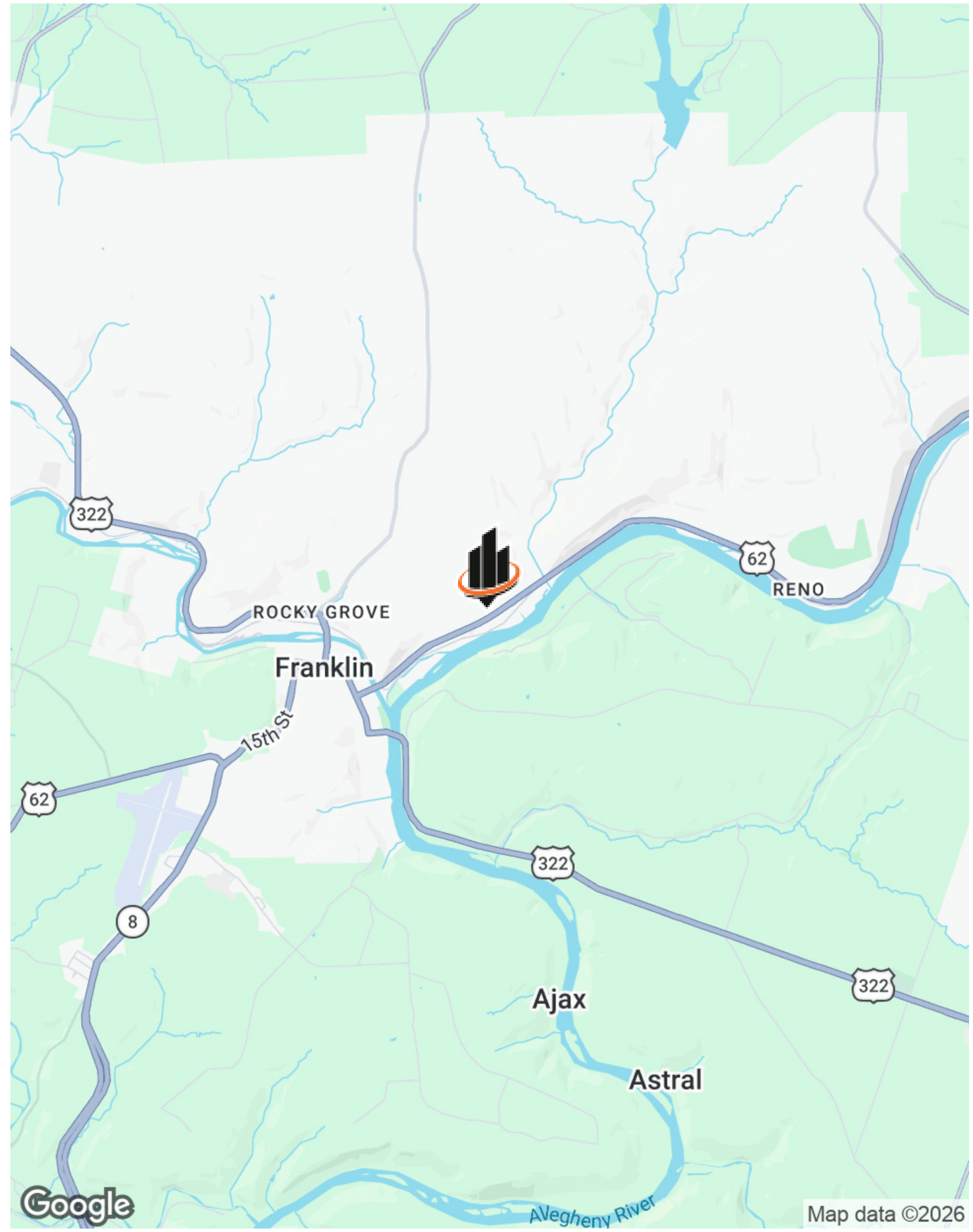
Goodwill Industries of North Central Pennsylvania

Meeting Life Challenges through opportunity, education, training, and work.

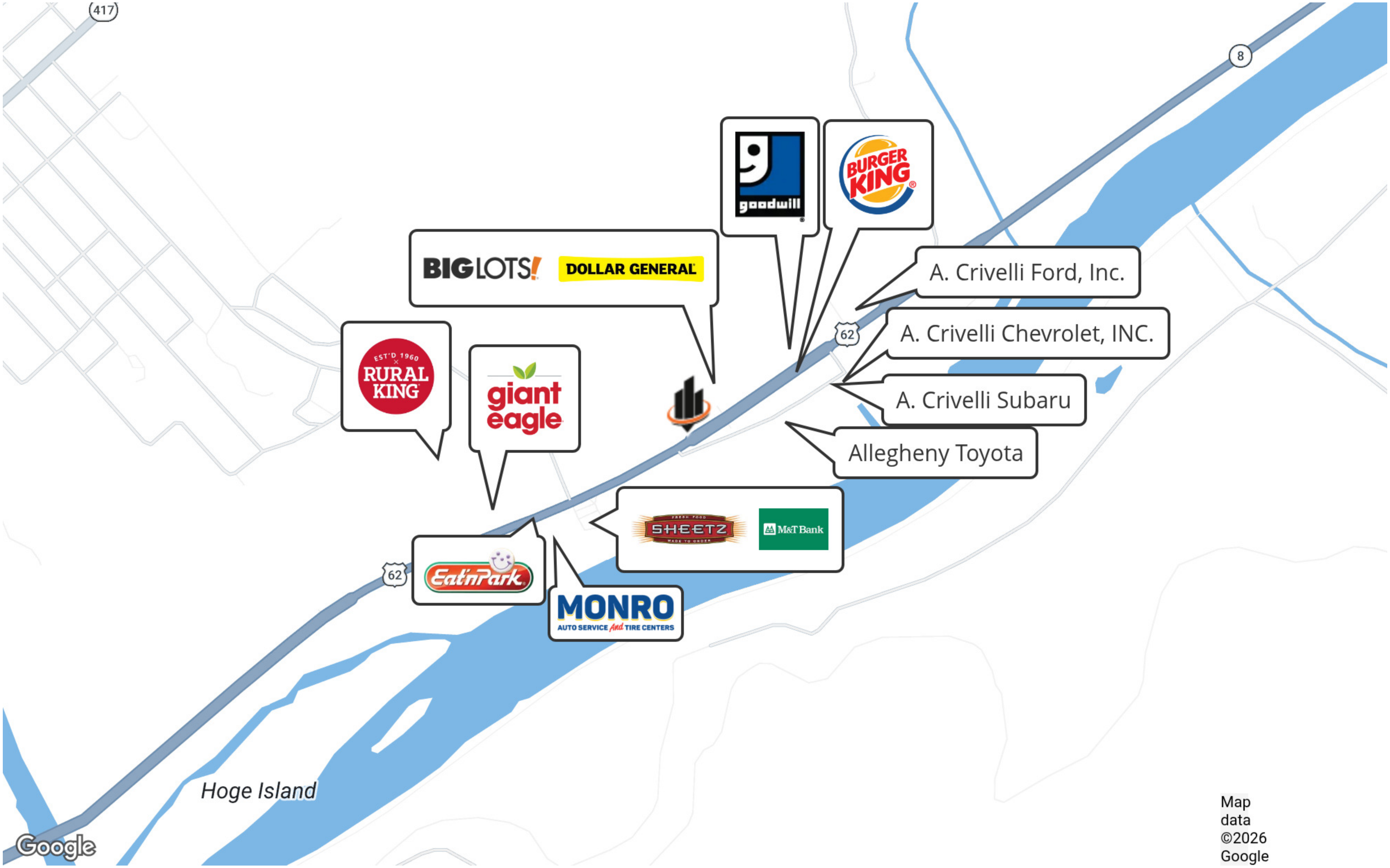
Goodwill Industries of North Central PA, Inc. is an autonomous, non-profit 501(c)(3) organization headquartered in Falls Creek, Pennsylvania, and an affiliate of Goodwill Industries International. Founded on the mission to help individuals overcome barriers to employment through training, education, and job creation, the entity funds its community-driven social services primarily through a robust retail footprint. Across its multi-county territory in north-central Pennsylvania, the organization operates dozens of retail thrift stores, donation collection centers, and e-commerce fulfillment hubs. Proceeds directly support vocational rehabilitation, skill development programs, and employment placement for individuals with disabilities and economic challenges. As a regional retail tenant, Goodwill serves as a high-traffic, recession-resilient anchor that draws consistent consumer foot traffic while providing essential social and economic infrastructure to local communities.

LOCATION MAPS





RETAILER MAP



PARCEL MAP


goodwill
True Value
BURGER KING
Gibb Rd
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	37	224	925
AVERAGE AGE	42.4	42.3	42.2
AVERAGE AGE (MALE)	41.1	39.7	39.2
AVERAGE AGE (FEMALE)	45.3	46.5	47.0

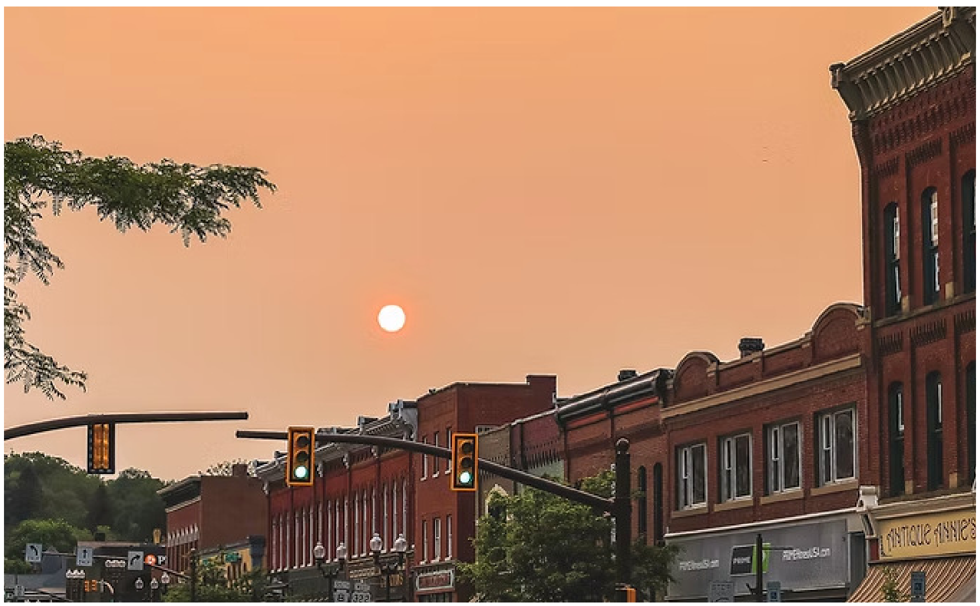
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	14	94	393
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	$87,477	$78,787	$77,795
AVERAGE HOUSE VALUE	$119,518	$102,242	$103,132

2023 American Community Survey (ACS)

LOCATION DESCRIPTION

VENANGO COUNTY

Venango County is a county in the northwestern part of Pennsylvania (PA). It is part of the state's Oil Region and is known historically as the birthplace of the modern petroleum industry. Venango County's name is derived from the Native American word Onenge, meaning "Otter," which was later corrupted into "Venango" by European settlers. Venango County was created in March of 1800 from parts of Allegheny and Lycoming counties and was later fully organized in 1805. The area transformed rapidly following the drilling of Drake Well in 1859, sparking the world's first major commercial oil boom and giving rise to historic boomtowns such as Oil City and Franklin. The county is known for its major waterways, particularly the Allegheny River and French Creek, which converge at Franklin, the county seat. Venango County is home to Oil Creek State Park, extensive recreational rail-trails, and a rich industrial heritage preserved across several historical landmarks. The county consists of 2 cities (Franklin and Oil City), 9 boroughs, and 20 townships.



FRANKLIN, PA

Franklin is a city in Venango County and is approximately 80 miles north of Downtown Pittsburgh. Franklin emerged in the mid-18th century near the site of native villages and historic frontier forts, including Fort Machault, at the confluence of French Creek and the Allegheny River. The town transformed rapidly following the nearby drilling of the Drake Well in 1859, quickly developing into a prominent oil-refining and administrative center during the regional petroleum boom. In the post-industrial era, Franklin has focused on heritage tourism and revitalization, with transportation and economic access supported by U.S. Route 322, Pennsylvania Route 8, the nearby Venango Regional Airport, and extensive paved rail-trail systems that draw regional visitors to its preserved Victorian downtown and surrounding waterways.

INCOME & EXPENSES

INCOME SUMMARY	2025 P&L	2026 AUGUST YEAR-TO-DATE P&L
TOTAL INCOME	**$49,999**	**$33,333**

EXPENSE SUMMARY	2025 P&L	2026 AUGUST YEAR-TO-DATE P&L
REAL ESTATE TAXES	$6,376	$6,097
INSURANCE	$1,826	$1,903
GROSS EXPENSES	**$8,202**	**$8,001**

NET OPERATING INCOME	**$41,797**	**$25,331**

- HVAC Repairs (ONE TIME OCCURRENCE): $4,582.50 (2026)

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	2025 P&L
PRICE	$480,000
PRICE PER SF	$71
GRM	9.6
CAP RATE	8.71%
CASH-ON-CASH RETURN (YR 1)	8.71%
TOTAL RETURN (YR 1)	$41,797

OPERATING DATA	2025 P&L
GROSS SCHEDULED INCOME	$50,000
TOTAL SCHEDULED INCOME	$50,000
GROSS INCOME	$50,000
OPERATING EXPENSES	$8,203
NET OPERATING INCOME	$41,797
PRE-TAX CASH FLOW	$41,797

FINANCING DATA	2025 P&L
DOWN PAYMENT	$480,000

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