



Client (at Grubb & Ellis Co.):

David Patt

Objective:

Disposition of a Sheetz convenience store portfolio

Service:

Investment Sale

Occupancy:

15-year absolute NNN leases

Reference:

David Patt
Altoona, PA



Properties:

Sheetz #372
116 Woodbine Lane
Danville, PA 17821
2.6 acres – 6,000 SF

Sheetz #73
101 Nichols Street
Clearfield, PA 16830
1.11 acres – 5,000 SF

Closing:

October 2007 (7.0% cap rate)

Developed for Sheetz Inc. in 2005, the Danville and Clearfield stores were sold for \$3.1 million (land and buildings) to a §1031 exchange investor.

Sheetz is recognized among the top 100 privately held companies by Forbes, with annual sales of over \$3 billion. The chain has more than 300 convenience locations in the eastern United States.

The Danville location (pictured above) is one of the first to offer the new Sheetz "dine-in" concept.



Peter J. Licastro, President

Point Bridge Realty Advisors, LLC
1001 Perry Highway, Suite 8
Pittsburgh, PA 15237
(412) 837-1260