

For SALE - Retail Investment Property

502-534 3rd Avenue (U.S. Rt. 22) Duncansville, PA 16635



- ± 18,500 SF Total on ± 1.50 Acres
- ± 95% Leased - Three Buildings:
 - ▶ ± 4,800 SF (KidsPeace, Salon, Ceramics)
 - ▶ ± 1,800 SF (First Nat'l Bank)
 - ▶ ± 11,900 SF (Dentistry, Subway, Dollar General, MS Society)
- Minutes from Interstate 99
- Strong Local Demographics:
 - ▶ 12,000 vehicles per day (PennDOT AADT)
 - ▶ Population: 39,500 (5-mile radius)
- \$1,350,000 (± 8.7% Cap Rate, in-place)



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REALTY ADVISORS, LLC®

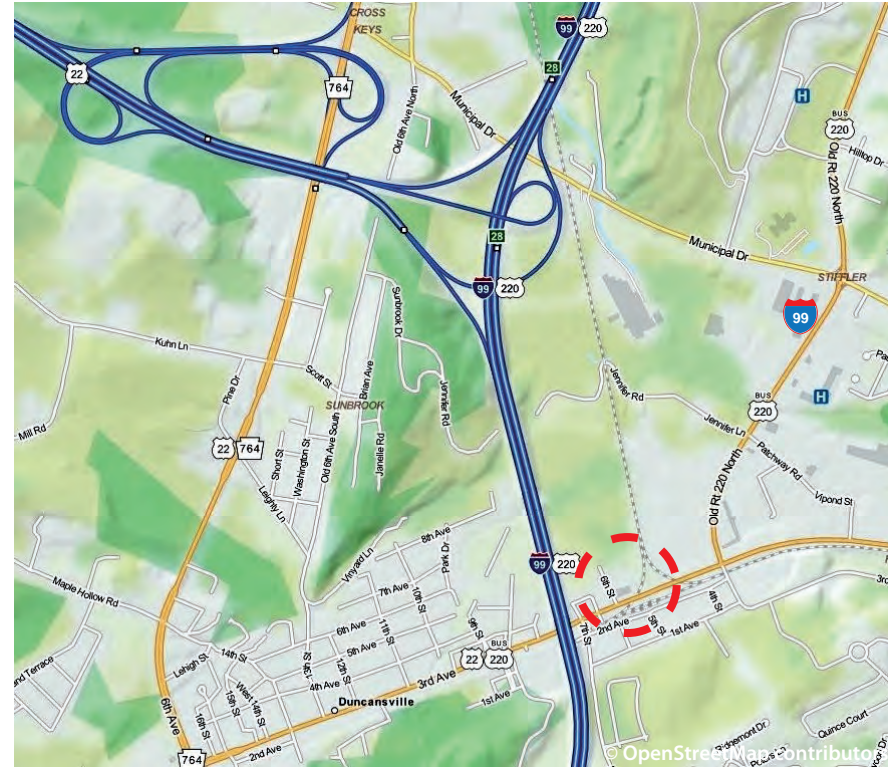
Peter J. Licastro, President
(412) 837-1260

1001 Perry Highway, Suite 8
Pittsburgh, PA 15237

pete@point-bridge.com
www.point-bridge.com

Retail Investment Opportunity

Oxford Shops, Borough of Duncansville, Blair County, PA



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Please return **both** pages to:
Peter J. Licastro via Fax (412) 837-2575
or Email pete@point-bridge.com

Confidentiality Agreement & Disclaimer

Point Bridge Realty Advisors, LLC (“Agent”) has been engaged by David M. Patt (the “Owner”) as the exclusive agent for the potential sale of the property(ies) identified below (the “Property”).

This Confidentiality Agreement & Disclaimer (“Agreement”) is made and agreed to by:

Company Name _____

Name of Individual _____

hereinafter referred to as (“Reviewer”).

If the Confidential Information described herein will be presented to a principal / buyer by a Buyer’s Agent / Buyer’s Broker, then the Buyer’s Agent / Buyer’s Broker must also execute this Agreement on page two.

Please select

3014 Pleasant Valley Blvd., Altoona, PA

Oxford Shops - 502-534 3rd Avenue, Duncansville, PA

(hereinafter “The Property”)

The Property is being offered for sale in an “as-is, where-is” condition, and the Owner and the Agent make no representation or warranties as to the accuracy or completeness of the offering information and any subsequent information provided to Reviewer in connection with a potential purchase of the Property (collectively, the “Confidential Information”). Confidential Information does not include, however, information, which is or becomes generally available to the public other than as a result of a disclosure by Reviewer or any of their representatives. The Reviewer, as a prerequisite to receiving any Confidential Information for the Property, must be registered with Point Bridge Realty Advisors, LLC and execute this Agreement.

Any Confidential Information provided is solely for the purpose of review by prospective purchasers of the Property. The Confidential Information may not be used for any other purpose, or made available to any person without the express written consent of the Owner. The Owner reserves the right, at its sole and absolute discretion, and for any or no reason, to refuse to provide any Confidential Information to the Reviewer and / or Buyer’s Agent / Buyer’s Broker.

Any Confidential Information provided is solely to facilitate the Reviewer’s own due diligence for which it shall be fully and solely responsible.

The Confidential Information is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Owner or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained therein. Summaries contained in the Confidential Information of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent or the Owner shall have any liability whatsoever for the accuracy or completeness of the Confidential Information, or any other written or oral communication, or information transmitted, or made available, or any action taken, or decision made by the Reviewer with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the materials provided. The Owner reserves the right, at its sole and absolute discretion, to withdraw the Property from the market at any time, with or without notice, and for any or no reason.

The Owner and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice, and for any or no reason. Any Confidential Information provided is subject to omissions, errors, change of price, terms, or market conditions, prior sale or withdrawal from the market, with or without notice. The Agent is not authorized to make any representations or agreements on behalf of the Owner. The Owner shall have no legal commitment or obligation to the Reviewer or any party reviewing the Confidential Information, performing additional investigation, and/or making an offer to

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purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing any Confidential Information, the Reviewer agrees that (a) the Confidential Information is of a highly confidential and sensitive nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the Owner promptly upon request; and (b) the Reviewer shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the Confidential Information or the Property without the prior written approval of the Owner or the Agent; and (c) no portion of the Confidential Information may be copied or otherwise reproduced without the prior written authorization of the Owner or the Agent. This Agreement shall be governed by, and construed in accordance with, the laws of the Commonwealth of Pennsylvania.

Commissions or Fees

Unless otherwise agreed by Agent (as evidenced by a separate written commission agreement), Reviewer (a) agrees to pay all brokerage commissions, finders' fees and other compensation to which Reviewer's broker, finder, any of Reviewer's representatives or other persons, retained by Reviewer, may be entitled in connection with a proposed transaction concerning the sale of the Property to Reviewer; and (b) agrees to indemnify, defend and hold harmless Owner and Agent, including any of Owner's or Agent's affiliates or agents from and against any loss, liability, claim, damage and expense (including reasonable attorneys' fees) whatsoever arising out of any claim or claims by any broker, finder or similar agent for commissions, fees or other compensation relating to any proposed transaction involving the Property, if such claim or claims are based in whole or in part on alleged dealings or agreements with Reviewer and such broker, finder or similar agent or any of Reviewer's representatives.

REVIEWER:

Signature _____ Date _____

Name _____ Company Name _____

Address _____ City _____ State _____ Zip _____

Phone Number _____ Fax Number _____ Email Address _____

BUYER'S AGENT / BUYER'S BROKER - IF APPLICABLE, please indicate: YES NO

Signature _____ Date _____

Name _____ Company Name _____

Address _____ City _____ State _____ Zip _____

Phone Number _____ Fax Number _____ Email Address _____

Broker License # Jurisdiction / State of Licensure Name of Broker of Record