

OFFERING MEMORANDUM

PRIME DEVELOPMENT PARCEL

388 ELMIRA STREET, TROY PA 16947



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New Construction Surrounding Tenants:



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EXECUTIVE OVERVIEW

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Troy, Pennsylvania serves as a primary commercial hub within Bradford County, supporting both the local population and a broad rural trade area. The subject property is strategically positioned along a key retail corridor that captures consistent daily traffic and functions as a central node for fuel, convenience, and quick-service retail.

The immediate trade area has experienced meaningful recent investment from national retailers, highlighted by newly developed locations for McDonald's, Dunkin', and AutoZone. In addition, the corridor has been further enhanced by the development of a ~15,000 square foot retail building, reinforcing the area's emergence as a concentrated retail destination and signaling continued confidence from institutional and franchise operators.

This growing cluster of national and regional tenants creates a critical mass of retail activity, driving increased traffic counts and extending customer draw from surrounding communities. The co-tenancy effect supports cross-shopping behavior and strengthens overall performance for adjacent businesses, particularly those offering daily-needs services such as fuel, food, and convenience retail.

Troy's economy is anchored by a stable mix of manufacturing, agriculture, and local commerce, providing a dependable customer base. As one of the few established retail nodes in the region, the corridor benefits from limited competition and high barriers to entry, further enhancing the long-term sustainability of existing operators.





OFFERING SUMMARY &
PROPERTY OVERVIEW

OFFERING & PROPERTY OVERVIEW

OFFERING MEMORANDUM

Sales Price	Undisclosed
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PHYSICAL DESCRIPTION

Subject Property	Land – Development Opportunity
Property Address	388 Elmira Street
Location	Troy, PA 16947
GLA (SF)	±15,271 SF
Land Area	±3,57 AC
Ownership	Fee Simple
Traffic Counts	10,272 VPD

DEMOGRAPHICS (5 MILE)

Population	8,323
Avg Household Income	\$56,916





PROPERTY HIGHLIGHTS

- 1. Compelling Value-Add Redevelopment Opportunity**
The offering consists of a vacant structure situated on over ± 3 acres, with approximately ± 1 acre of excess land available for development, providing investors with a clear path to execute a redevelopment or ground-up expansion strategy to maximize site value.
- 2. Strategic Infill Location with Strong Retail Fundamentals**
The property is positioned along a primary commercial corridor in Troy, PA, benefiting from established traffic patterns, strong visibility, and convenient ingress/egress.
- 3. Significant Recent Capital Investment in Immediate Trade Area**
The asset is located adjacent to newly developed locations for AutoZone, Dunkin', and McDonald's, signaling retailer confidence and continued growth within the corridor.
- 4. Dense Concentration of National and Regional Credit Tenants**
The surrounding retail node is anchored by established operators including Family Dollar, Kwik Trip, Dandy Mini Marts, and Dollar General, providing consistent consumer traffic and long-term stability.
- 5. Attractive Site Characteristics Supporting Multiple End Uses**
The parcel's size, configuration, and surrounding tenancy make it well-suited for a range of uses including net lease retail, quick service restaurant (QSR), convenience, or service-oriented development.



LOCATION OVERVIEW

AREA OVERVIEW



TROY, PA

Troy, Pennsylvania is a stable, rural community located in Bradford County within the Northern Tier of the state, benefiting from steady local demand and a tight-knit population base. The town is strategically positioned along U.S. Route 6, a key east-west corridor that supports consistent commuter and commercial traffic.

Troy serves as a regional retail hub for surrounding townships, drawing consumers from a broader trade area with limited nearby competition. The area has experienced recent retail investment from national operators, reinforcing confidence in the long-term viability of the corridor. Overall, Troy offers a dependable, service-oriented market environment with strong fundamentals for retail and convenience-driven uses.

1. Recent retail growth includes **new Dunkin', McDonald's, and AutoZone developments within the past two years**, signaling strong market confidence.
2. Troy serves as a reliable local hub for surrounding communities, driving consistent daily traffic.
3. The area benefits from **limited competition**, allowing operators to capture strong market share.
4. Steady population and improving economic trends support long-term stability.
5. The town draws regional traffic for essential retail and fuel needs, reinforcing repeat business.
6. **Established schools, services, and community anchors** provide a stable customer base.

BUSINESS

Troy, Pennsylvania is a stable and growing retail node within Bradford County, serving as a commercial hub for the surrounding rural communities. The subject property benefits from its positioning along a primary corridor that captures both local and regional traffic, supporting consistent demand for fuel and convenience retail.

The immediate trade area has recently experienced notable retail investment, highlighted by the development of national tenants including McDonald's, Dunkin', and AutoZone. These new developments reinforce the corridor's viability and signal continued confidence from national brands in the market's long-term fundamentals. geographic radius.



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