

FORMER DCI CLINIC

Redevelopment Investment Opportunity

FORMER
DIALYSIS
CLINIC



65 Dolby Street

CLARION PENNSYLVANIA

ACTUAL SITE



PERRY D. RUSS, CRX, CLS

President/COO - Broker of Record

Zamias Services Inc

PRuss@zamias.net

D: 814.532.6186 | M: 814.242.3431

1219 Scalp Ave

Johnstown, PA 15904

PA License No. RM425579

IAN RUSS

Director of Real Estate

Zamias Services Inc

irus@zamias.net

D: 814.532.6173 | M: 814.341.0622

1219 Scalp Ave

Johnstown, PA 15904

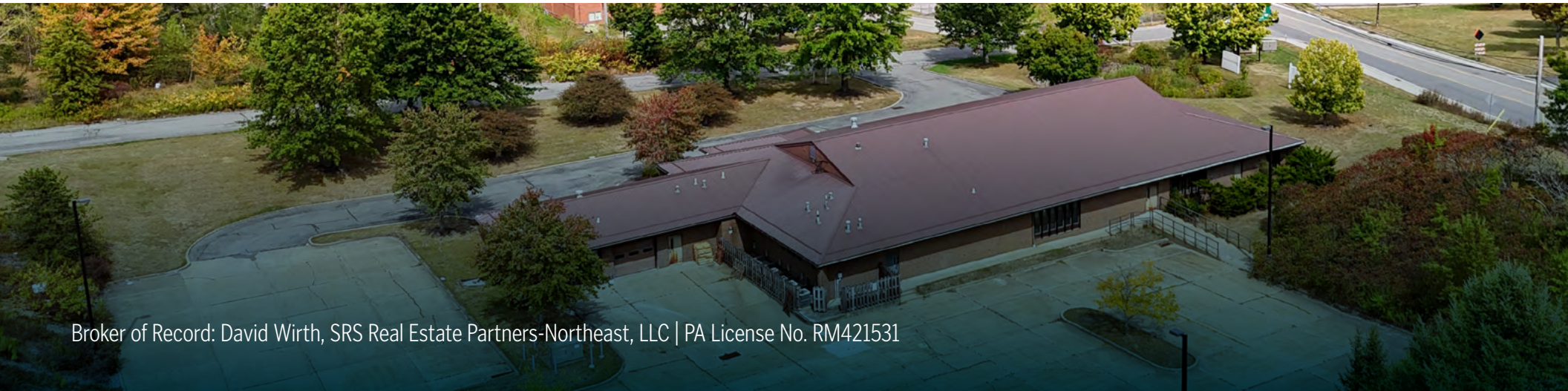
PA License No. RS368509

CONSULTANTS

STEPHEN SULLIVAN

First Vice President

National Net Lease



Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | PA License No. RM421531



OFFERING

Price	\$1,800,000
PSF	\$188
Tenant	Vacant (Former Medical Clinic)
Zoning	Mixed Use Commercial
Intended Uses	The purpose of the Mixed Use Commercial is to accommodate retail and service uses where sufficient infrastructure exists and which is suitable for both pedestrian and vehicular traffic.

PROPERTY SPECIFICATIONS

Rentable Area	9,576 SF
Land Area	3.34 Acres
Property Address	65 Dolby Street Clarion, Pennsylvania 16214
Year Built	2014
Parcel Number	19-093004
Ownership	Fee Simple (Land & Building Ownership)
Parking Spaces	95

Excellent Redevelopment or Lease-Up Opportunity | Mixed Use Commercial Zoning | Tremendous Value

- The offering features a 9,576 SF, single story, vacant medical office property located in Clarion, Pennsylvania
- The site presents an excellent owner-user or lease-up opportunity in a highly desirable location
- The property is mainly zoned Mixed Use Commercial, providing for a wide range of commercial uses
- The site offers efficient floor plans, an elegant lobby, and easy access to businesses, government buildings, schools, and recreational outdoor activities

Interstate 80 (32,100 VPD) | Adjacent to ALDI | PennWest Clarion | Pennsylvania Route 68 (10,200 VPD) | Excellent Visibility & Access

- Located just north of Interstate 80, which averages 32,100 vehicles passing by daily and is a major east/west travelling thoroughfare
- Ideally positioned across the road from an ALDI, helping draw consumers into the local trade area
- Situated a mile southwest of PennWest Clarion, a local college with approximately 2,000 undergraduate students
- Located along Pennsylvania Route 68, which averages 10,200 vehicles passing by daily and connects to downtown Clarion
- Excellent visibility and multiple points of ingress/egress

Dense Retail Corridor | Demographics in 5-Mile Trade Area

- Ideally located within a dense retail corridor with numerous surrounding national/credit tenants including a Walmart Supercenter, Dunham's Sports, Harbor Freight Tools, Dollar Tree, Dollar General, among many more
- More than 11,200 residents and 8,900 employees support the trade area
- \$76,564 average household income

Clarion Community Health Center | Primary Health Network





Clarion Area High School



CLARION

PennWest Clarion



Clarion Area Elementary School



DOLLAR GENERAL



FORMER DIALYSIS CLINIC

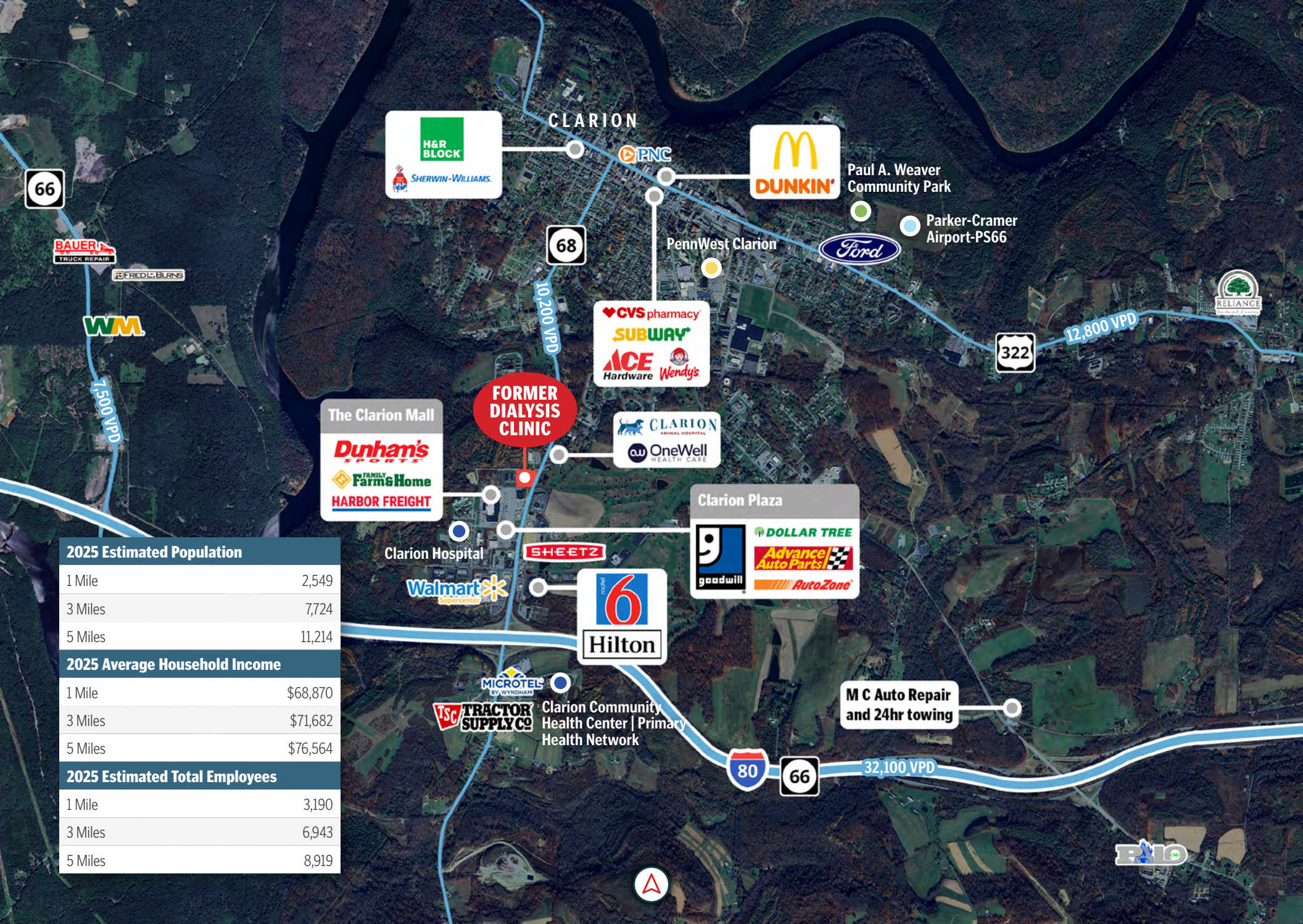
DOLBY ST



10,200 VPD

HARBOR FREIGHT





2025 Estimated Population	
1 Mile	2,549
3 Miles	7,724
5 Miles	11,214
2025 Average Household Income	
1 Mile	\$68,870
3 Miles	\$71,682
5 Miles	\$76,564
2025 Estimated Total Employees	
1 Mile	3,190
3 Miles	6,943
5 Miles	8,919



DOLBY ST.

FORMER DIALYSIS CLINIC

MONUMENT SIGN

10,200
VEHICLES PER DAY

68





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners-Northeast, LLC

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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