

# NWC SABBATH REST RD & E PLEASANT VALLEY BLVD

Antis, PA 16617

AVAILABLE  
FOR **SALE OR LEASE**  
±100 ACRES

Future  
**Rutter's**  
Why Go Anywhere Else?

EAST PLEASANT VALLEY BOULEVARD

## PROPERTY OVERVIEW

This project consists of approximately 100 +/- Acres of land, as well as a proposed Rutter's Convenience Store that sits at the intersection of Sabbath Rest Road, and East Pleasant Valley Boulevard. The project presents a unique opportunity for a developer or end-user to come in and purchase/lease a large tract of land directly off of Interstate 99 in a growing area. Antis Township does not have zoning ordinances which allows for flexibility on the type of uses on for the property.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	10,426	39,141	60,133
TOTAL EMPLOYEES	3,623	13,365	26,379
AVERAGE HHI	\$76,254	\$64,069	\$68,173
TOTAL HOUSEHOLDS	4,431	16,290	25,263

TRAFFIC COUNTS: Pleasant Valley - ±10,000 VPD

ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS  
RETAIL

ACTIVE MEMBER OF:  
RETAILBROKERS  
NETWORK



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± 100 Acres of Land Available

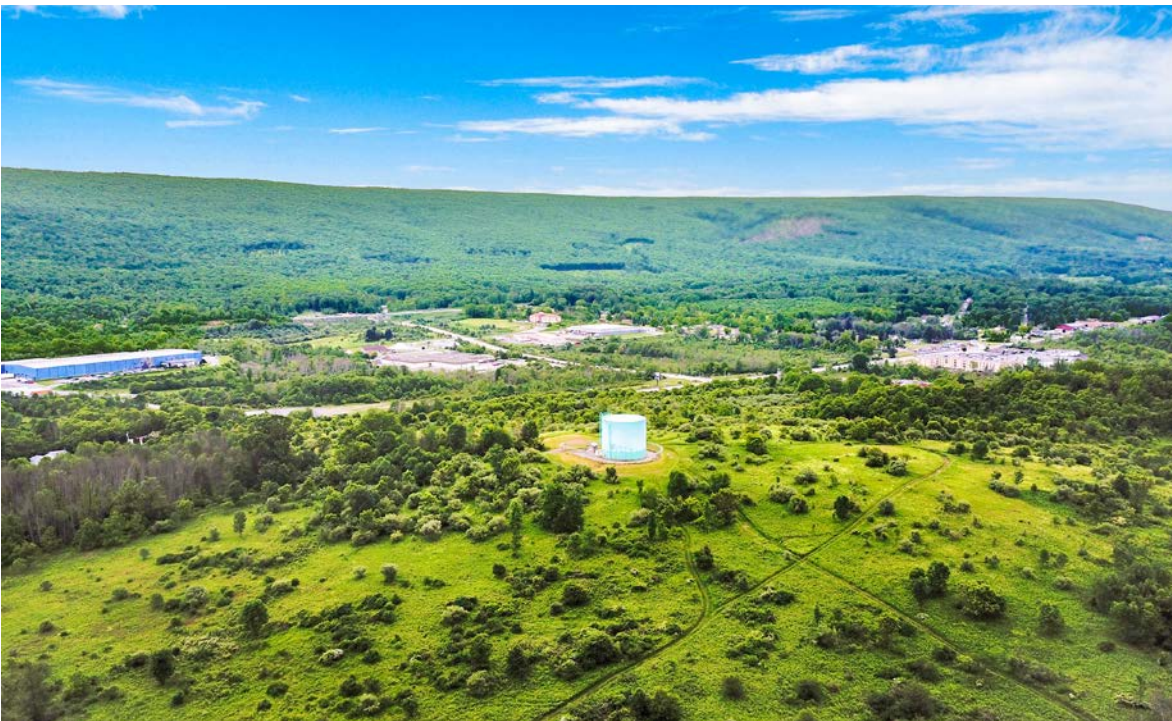
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## LOCATION

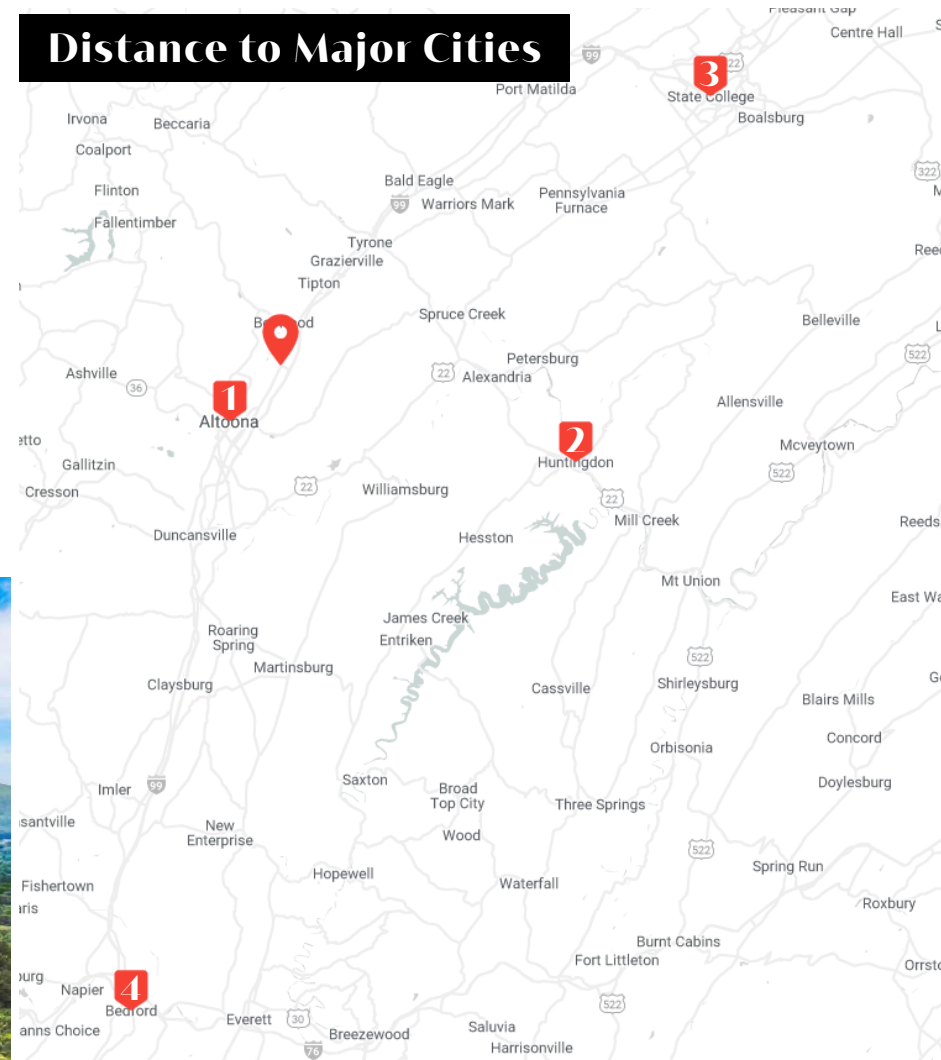
Located at the North-West corner of Sabbath Rest Road and East Pleasant Valley Road in Blair County. With easy access to Interstate 99, the site is easily accessible from the Interstate for anyone traveling through the area. The site is located only 15 minutes from Altoona, 40 minutes from State College, and 45 minutes from Bedford.

## TRADE AREA

The site shows a 30-minute drive time demographic of over 146,844 people with household incomes of more than \$65,401 and daytime employment demographics equally as strong with 76,185. The demographics within a 20-mile radius include 182,044 people in 73,446 homes, a labor force of 87,555 with an average household income of \$64,547. The area's growth since 2000 has increased over 1.2% with 926 new homes.



## Distance to Major Cities



#	CITY	DISTANCE	TRAVEL TIME
1	Altoona	5.2 Miles	10 Minutes
2	Huntingdon	29 Miles	35 Minutes
3	State College	35.9 Miles	40 Minutes
4	Bedford	40 Miles	37 Miles

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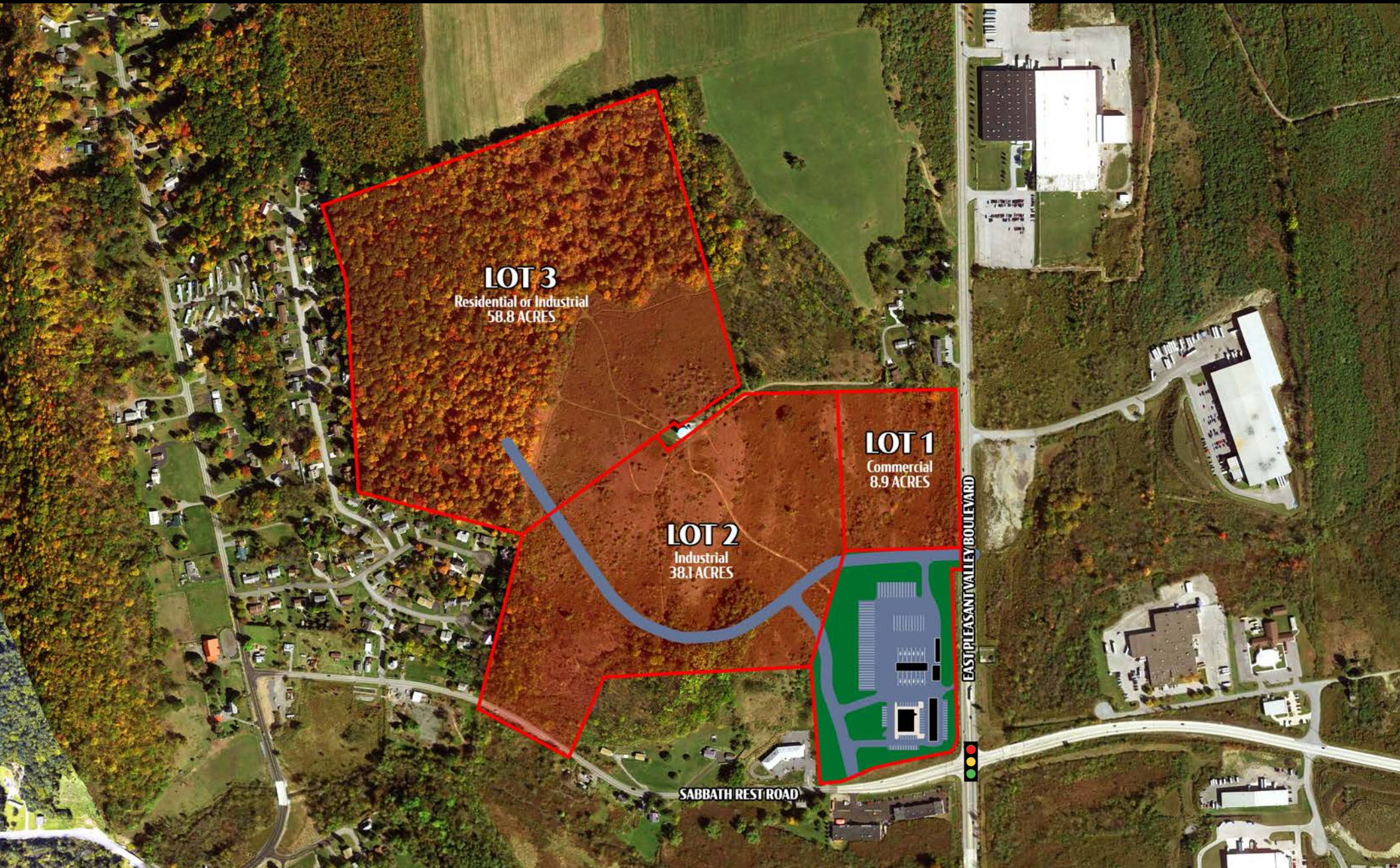
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## MARKET AERIAL



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