

# 1459 Scalp Ave | Richland, PA 15904

± 2,217 SF Retail Space Available

Available For Lease

## Property Overview

Excellent opportunity to be on a pad site in front of a Giant Eagle anchored shopping center located right off Route 219/56 interchange in Johnstown, PA. The opportunity presents a 2,217 SF free-standing building that offers ample parking space and excellent visibility from Route 56 which extends for miles through some of Western PA's main retail corridors. Other well-established tenants in this area include Sheetz, Quaker Steak & Lube, Rite Aid, Verizon and Holiday Inn Express. The space is fitted for a variety of uses, including but not limited to medical, retail, and service-oriented users with excellent frontage to Route 56 and plenty of parking for the space.



### DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

TOTAL POPULATION

20,970

47,974

70,156

TOTAL EMPLOYEES

15,559

26,995

39,031

AVERAGE HHI

\$74,486

\$65,615

\$70,953

TOTAL HOUSEHOLDS

8,949

21,156

31,184

### TRAFFIC COUNTS:

Scalp Ave - ±21,000 VPD | Merchant St - ±2,994 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  
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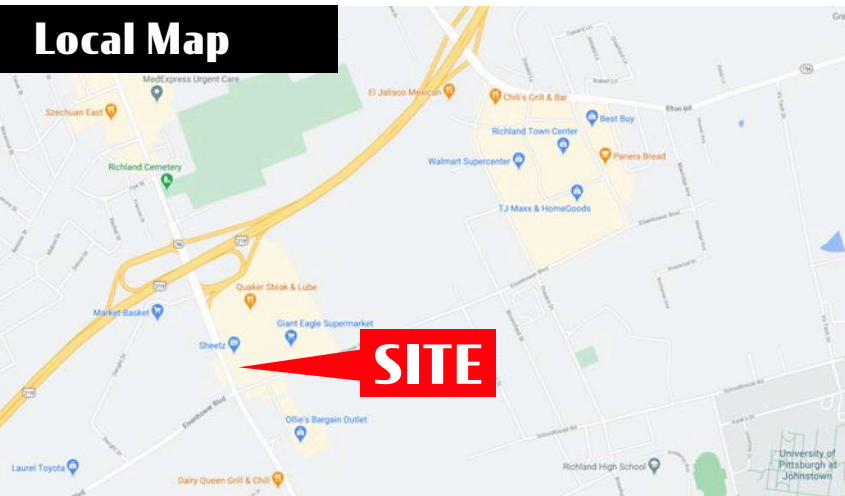
## Location

1459 Scalp Ave, Johnstown, PA has excellent visibility and access from Route 56 (8,677 VPD) with convenient proximity to Route 219 (24,630 VPD) and Route 756 (9,008 VPD). The space sits along one of the main retail thoroughfares of the market and positioned by the entrance of Giant Eagle Supermarket. The trade area extends over 5 miles through Johnstown and Geistown with easy access to all major highways leading

## Trade Area

Adding to the stability of the center, the site shows a 20 minute drive time demographic of over 84,613 people with household incomes more than \$69,013 and daytime employment demographics equally as strong with 41,557. The demographics within a 10-mile radius include 89,331 people in 39,511 homes, a labor force of 41,887 with an average household income of \$69,470. The area has seen a growth of .5% since 2000 with over 4,302 new homes.

## Local Map



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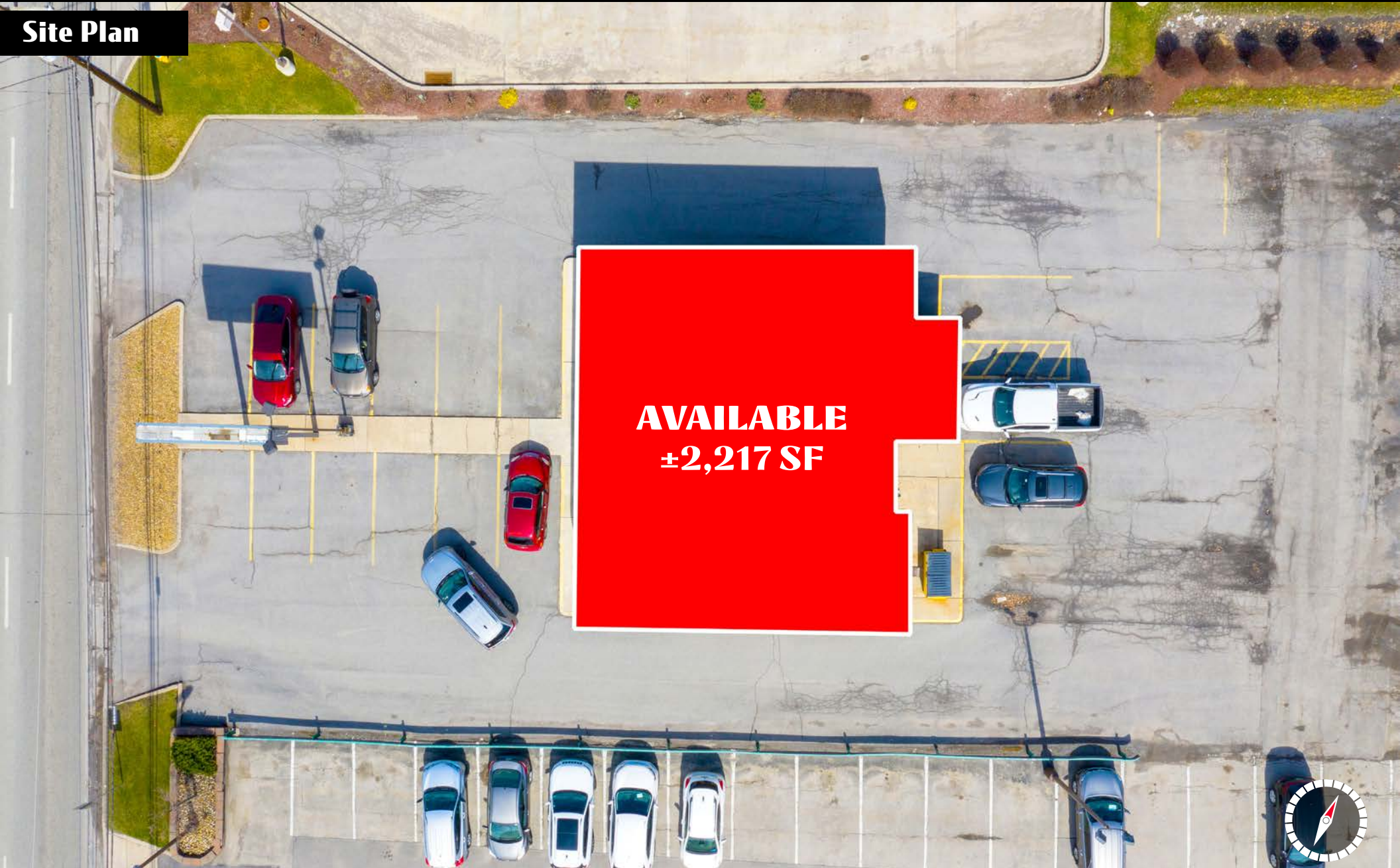


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**Site Plan**



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## Zoomed Aerial



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## MARKET AERIAL



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