

3106 E PLEASANT VALLEY BLVD

ALTOONA, PA | 19133



1,423-10,499 SF
FOR SALE/LEASE



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

For More Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Now available for sale and lease, this 10,499 square foot shopping plaza presents a versatile retail opportunity in the Bellwood neighborhood of Altoona, Pennsylvania. Formerly anchored by Rite Aid, the center offers a flexible layout that includes two adjacent small shop spaces measuring 1,423 SF and 1,586 SF, ideal for a range of retail, service, or food & beverage concepts.

Strategically located in the area's retail corridor, the property benefits from strong visibility and traffic, with nearby national and regional tenants including Rutter's, Sheetz, Dollar General, and First Commonwealth Bank, among others. This co-tenancy and proximity to well-established brands help drive consistent foot traffic and increase consumer draw.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	6,524	13,302	43,448
EMPLOYEES	1,251	2,697	12,955
AVERAGE HHI	\$90,136	\$92,196	\$77,858
HOUSEHOLDS	2,682	5,494	17,894
E Pleasant Valley Blvd - ±9,000 VPD			



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SITE PLAN



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MARKET OVERVIEW



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LANCASTER OFFICE:

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



ADAM HAGERMAN

AHagerman@bennettwilliams.com



CALE BRUSO

CBruso@bennettwilliams.com



BRAD ROHRBAUGH

BRohrbaugh@bennettwilliams.com



CHAD STINE

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

