# 3106 E PLEASANT VALLEY BLVD

ALTOONA, PA | 19133







## **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.



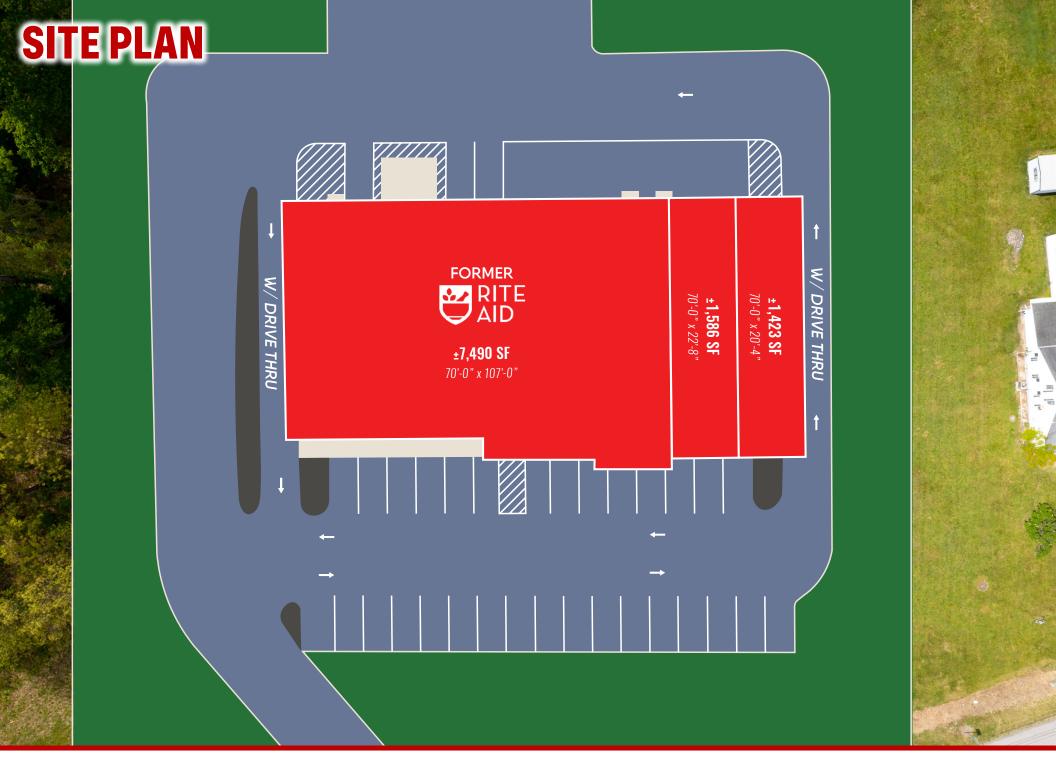


DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	6,524	13,302	43,448
EMPLOYEES	1,251	2,697	12,955
AVERAGE HHI	\$90,136	\$92,196	\$77,858
HOUSEHOLDS	2,682	5,494	17,894

E Pleasant Valley Blvd - ±9,000 VPD



















### **OUR LOCATIONS:**

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3528 Concord Rd. York, PA 17402

#### **EXTON OFFICE:**

1 E. Uwchlan Ave. Suite 409, Exton, PA 19341

#### **WEST CHESTER OFFICE:**

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#### LANCASTER OFFICE:

150 Farmington Lane, Suite 201 Lancaster, PA 17601

#### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

#### **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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PROPERTY MANAGEMENT



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