

# 3106 E. Pleasant Valley Blvd | Altoona, PA

±1,350 - 2,990 SF Retail Space Available

Available For Lease

## Property Overview

**3106 East Pleasant Valley Boulevard**, Altoona, PA 16601 provides an excellent opportunity to join the Altoona retail market. Join the current Rite Aid center and other nearby national tenants such as the new proposed Rutters, Sheetz, Dollar General, First Commonwealth Bank and more. The space has great visibility from Pleasant Valley Blvd and offers a drive thru on the side and around back of the property. The space is fitted for a variety of uses, including but not limited to retail, medical, and service oriented users. The 1,350 SF end cap space is partially built-out and offers a full-service drive-thru that would be ideal for a quick service restaurant, convenient store, and more. In addition, the remaining 1,640 SF is a dark shell that could serve perfect for later expansion from the end cap, or an additional tenant looking to establish their brand in the Greater Altoona market.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	6,552	13,549	43,644
TOTAL EMPLOYEES	5,399	11,291	36,070
AVERAGE HHI	\$78,864	\$77,688	\$66,172
TOTAL HOUSEHOLDS	2,759	5,721	18,113
TRAFFIC COUNTS: RT 865 - ±7,064 VPD 199 - ±22,592 VPD			

Nearby:

DOLLAR GENERAL

SHEETZ

★Martin

FIRST Commonwealth Bank  
Time to be First.



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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

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NETWORK

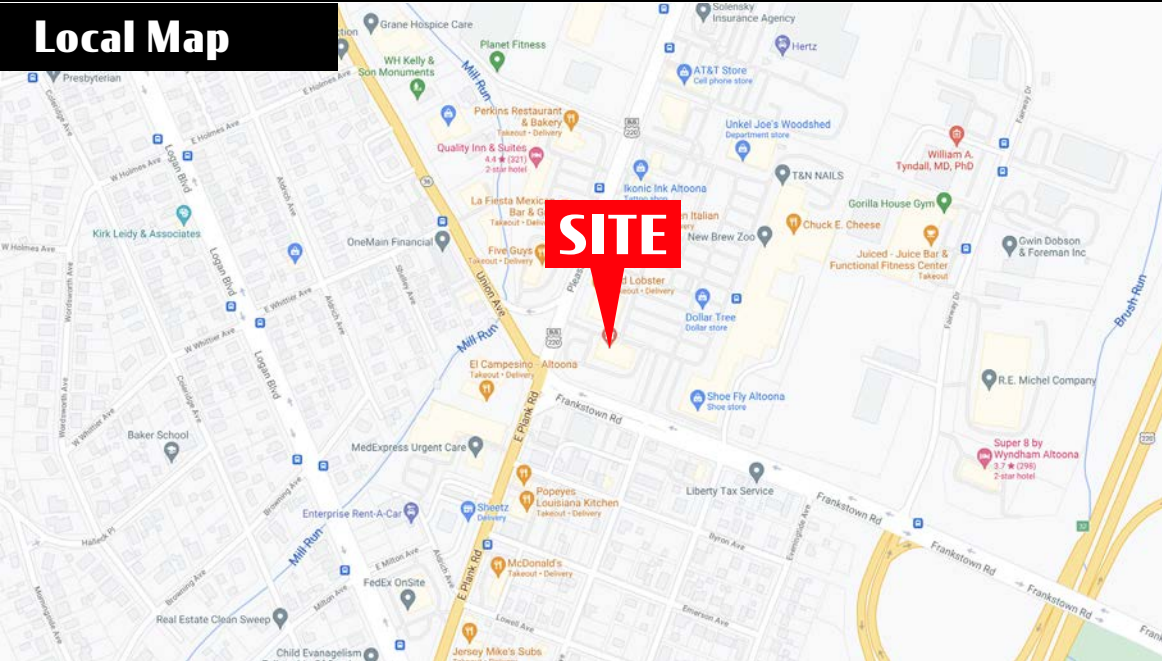


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## Local Map



**Location** - 3106 E. Pleasant Valley Blvd., Altoona, PA is one of the main traffic arteries in the town of Bellwood and has excellent visibility from Route 865 (7,064VPD) with convenient proximity to Interstate 99 (22,592VPD).

**Trade Area** - Adding to the stability of this center, the site shows a 20 minute drive time demographic of over 83,320 people with household incomes more than \$51,712 and daytime demographics equally as strong with 68,878. The demographics within a 7 mile radius include 43,444 people in 18,133 homes, a labor force of 36,070 with an average household income of 449,548. The area has seen a growth of 5.4 % since 2,000 with over 1,095 new homes.

## Available Space



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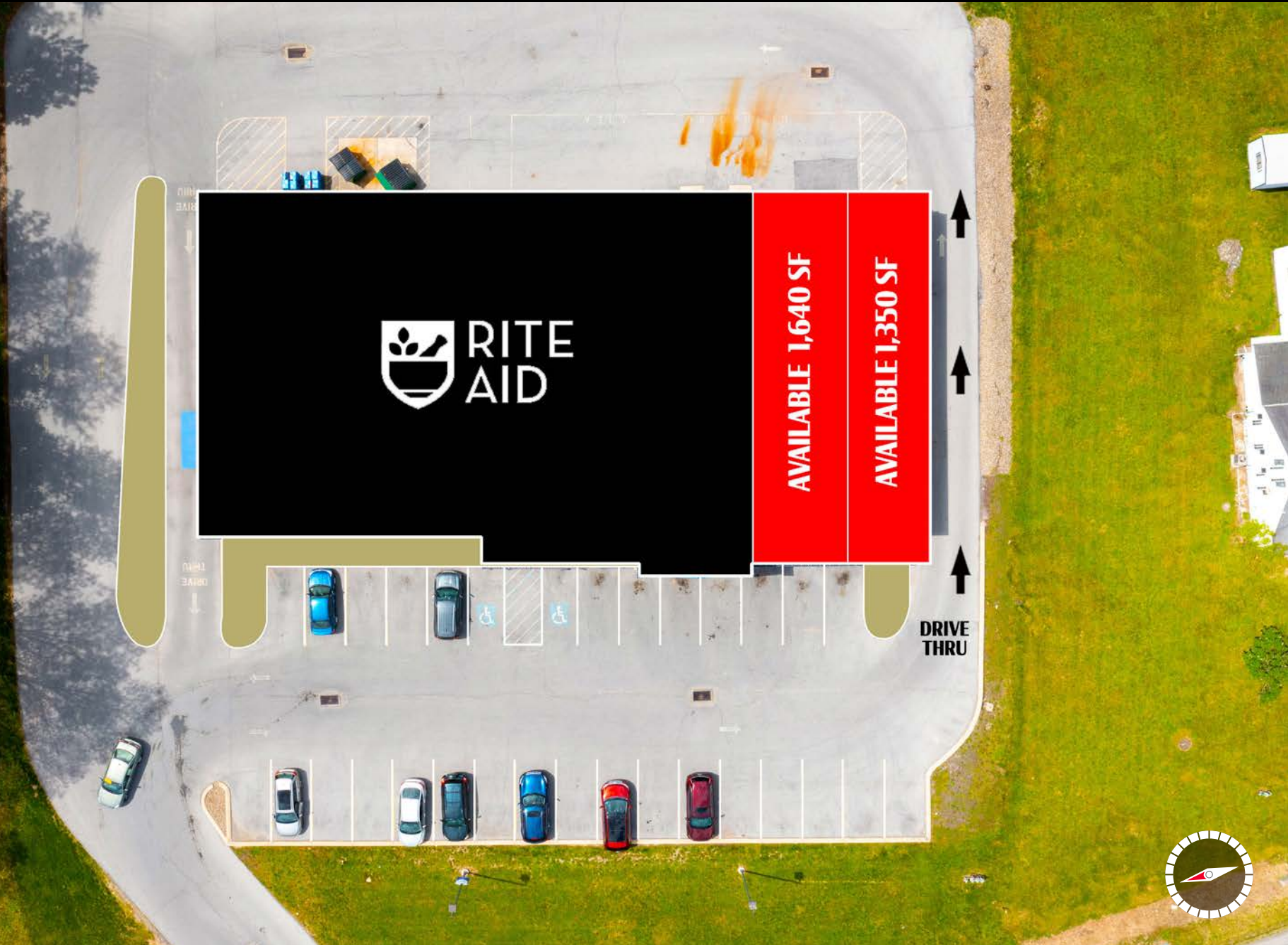


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## Site Plan



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## MARKET AERIAL

