

970 Plank Road | Duncansville, PA 16635

±3.25 Acres of Premier Land Available



Property Overview

The corner of W. Plank Rd (±15,000 VPD) and Patchway Rd (±3,000 VPD) provides an excellent opportunity at a signalized corner to join the Duncansville/ Altoona retail market. The three parcel site offers +/- 3.25 Acres that is available for purchase or land lease. Plank Rd., also known as Business 220 (±15,000 VPD) extends over 10 miles and serves as the main retail throughfare of the Altoona, Duncansville and Hollidaysburg markets. Join the retail market that features Walmart, Rutter's, TJ Maxx, Sam's Club, Tractor Supply Co. and more! The site has great visibility from Plank Rd. (±15,000 VPD), Rt. 22 (±12,000 VPD), and I-99 (±22,000 VPD) and would be an excellent fit for a multitude of uses including but not limited to: Convenience store or gas station, fast-food user, medical use, auto use, and more.

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Available For Sale or Lease

Location

The corner of W. Plank Rd (±15,000 VPD) and Patchway Rd (±3,000 VPD) sits at a signalized corner in the heart of the Duncansville, PA market. Plank Rd (±15,000 VPD) extends over 10 miles from Duncansville through Altoona and serves as the main retail strip through the towns of Duncansville, Altoona, and Hollidaysburg. Plank Rd (±15,000 VPD) has excellent visibility from Route 22 (±12,000 VPD) and Interstate 99 (±22,000 VPD) with convenient proximity to the entrance of Interstate 99 (±22,000 VPD).

Trade Area

Adding to the stability of this location, the site shows a 10 minute drive time demographic of over 33,317 people with household incomes more than \$81,620 and daytime demographics equally as strong with 35,095. The demographics within a 10- mile radius include 105,685 people in 44,020 homes, a labor force of 87,706 with an average household income of \$73,863. The area has seen a growth of 7.3 % since 2000 with over 3,561 new homes.



Major Roads



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	22,676	42,103	73,042
TOTAL EMPLOYEES	14,546	27,590	40,126
AVERAGE HHI	\$83,259	\$82,467	\$72,518
TOTAL HOUSEHOLDS	9,716	18,079	31,210

TRAFFIC COUNTS:

Plank Road - ±15,000 VPD | Rt 22 - ±12,000 VPD | I-99 - ±22,000 VPD

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