

970 Plank Road

DUNCANSVILLE, PA | 16635

±3.25 AC PREMIER LAND
SALE OR LEASE



AVAILABLE
±3.25 AC

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, Rutters, 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.



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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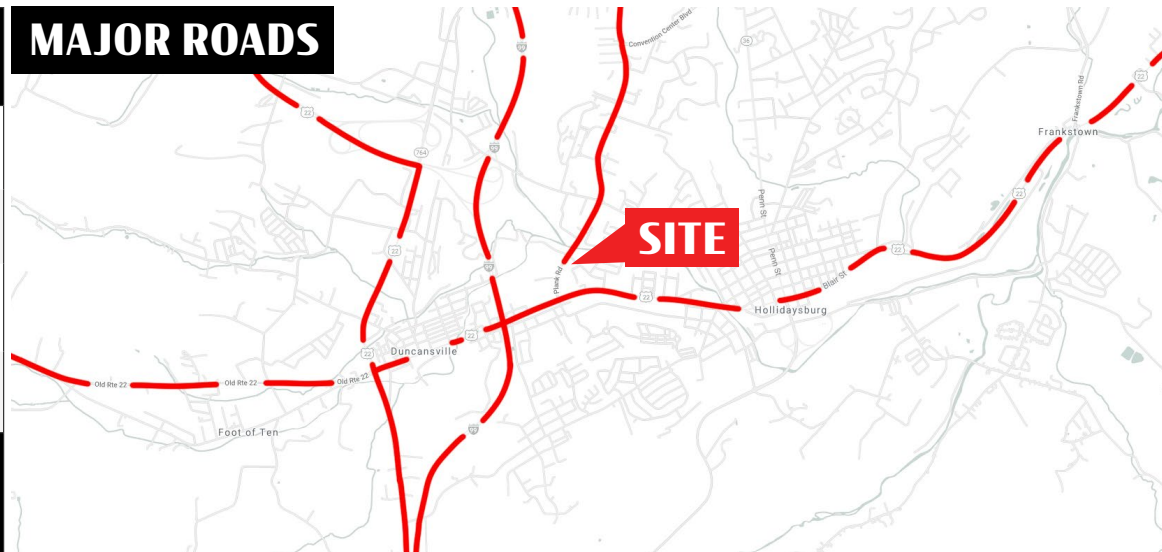
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LOCATION

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.



| 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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MARKET AERIAL



Sierra North Plaza
Target
SPORTSMAN'S WAREHOUSE
petco
Chick-fil-A
DUNKIN'

Plank Road Commons
Walmart
TJ-maxx
sam's club

OLLIE'S
GOOD STUFF CHEAP
FAMILY DOLLAR

TRACTOR SUPPLY CO

Department of Military and Veterans Affairs

Hollidaysburg Senior High School

Hollidaysburg Area Junior High School

SITE

MARTIN'S
DOLLAR TREE

HOLLIDAYSBURG

DUNCANVILLE

DOLLAR GENERAL

AutoZone

True Value
Help Is Just Around The Corner

DOLLAR GENERAL



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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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