

3106 Everett Road

East Freedom, PA 16637

±1.42 Acres Available

164

164

Property Overview

3106 Everett Rd offers a 1.42-acre pad site that sits along Rt 164. (±17,000 VPD) and at the entrance ramp to I-99 (±22,000 VPD). 3106 Everett Rd provides an excellent opportunity at a signalized corner to join the East Freedom retail market, which extends over 20 miles into the Duncansville/Altoona market. The 1.42-acre parcel would be an excellent fit for a quick-service restaurant, convenient store, automotive user and more! Join the retail market that features Walmart, Get Go, Taco Bell, Sheetz and more! The site has great visibility from I-99 (±22,000 VPD) and Rt. 164 (±17,000 VPD) and is in a premier location for an array of users.

For Lease



±1.42 Acres of Prime Land Available



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
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3106 Everett Road

East Freedom, PA 16637

Available For Lease

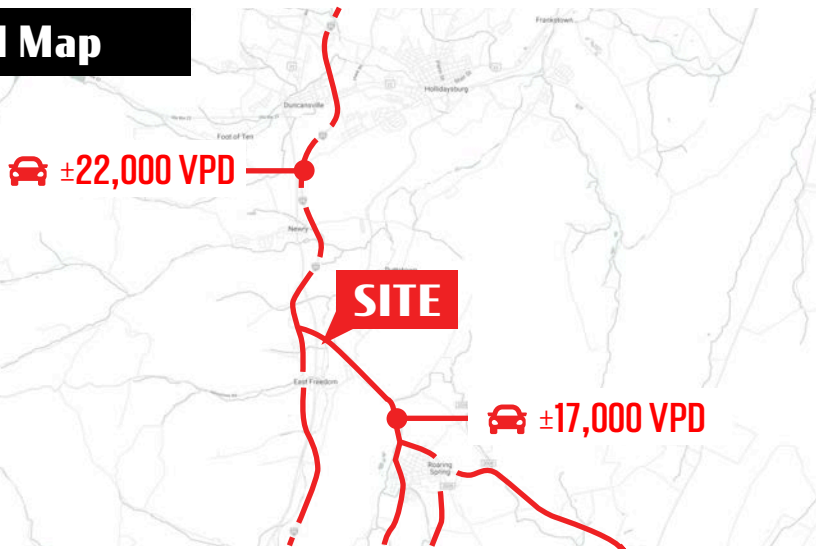
Location

3106 Everett Rd sits along Rt. 164 (±17,000 VPD) and has exceptional visibility from I-99 (±22,000 VPD). The site sits at a signalized corner in the heart of the East Freedom, PA market. Rt. 164 (±17,000 VPD) extends over 20 miles from East Freedom through Altoona and serves as one of the main retail arteries through the towns of East Freedom, Duncansville, and Altoona.

Trade Area

Adding to the stability of this location, the site shows a 10-minute drive time demographic of over 21,953 people with household incomes more than \$82,767 and daytime demographics equally as strong with 19,420. The demographics within a 10- mile radius include 67,749 people in 28,620 homes, a labor force of 56,082 with an average household income of \$78,738. The area has seen a growth of 9.6% since 2000 with over 2,942 new homes.

Local Map



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	6,442	21,480	38,516
TOTAL EMPLOYEES	2,738	11,120	20,553
AVERAGE HHI	\$77,402	\$83,773	\$81,974
TOTAL HOUSEHOLDS	2,738	10,042	12,510



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MARKET AERIAL



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15 MINUTE MARKET - ALTOONA, PA



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