

2001 - 2215 Pleasant Valley Blvd

ALTOONA, PA | 16602

FOR LEASE
OR SALE



Property Overview

2001-2215 Pleasant Valley Blvd (± 21,000 VPD) provides an excellent opportunity at a signalized corner to join the growing Altoona retail market. This 2.5-acre site sits in the outparcel of the region's Encompass Health Hospital of Altoona and adjacent to Bishop Guilfoyle High School.

2001-2215 Pleasant Valley Blvd serves as one of the biggest available land parcels in the Greater Altoona market. Join the retail market that features Lowe's, Aldi, Target, Chick-Fil-A, Walmart, Home Depot, Hobby Lobby, Sheetz and more! The site has great visibility and direct access to a signal light from Pleasant Valley Blvd Rd. (±21,000 VPD), with convenient proximity to I-99(±66,000 VPD). This parcel would be an excellent fit for a multitude of uses including but not limited to: Medical use, bank/financial use, fast-food user, car wash, auto use, and more.

Surrounding Retailers

SHEETZ **DUNKIN'**



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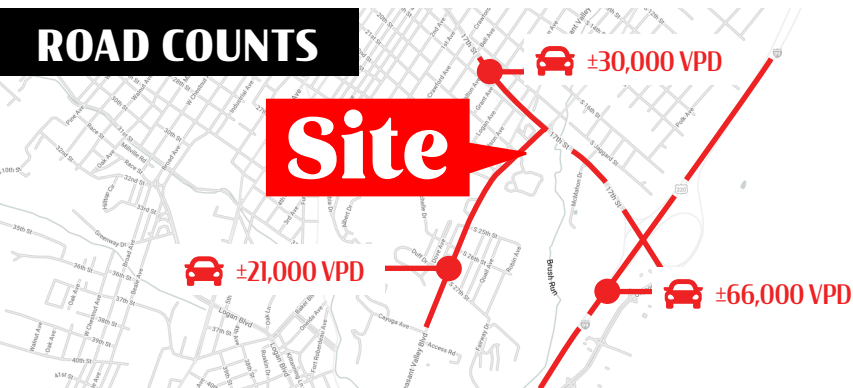
Location

2001-2215 Pleasant Valley Blvd (±21,000 VPD) sits at a signalized corner in the heart of the Altoona, PA market. Pleasant Valley Blvd (±21,000 VPD) extends over 10 miles from Altoona through Duncansville and serves as the main retail strip through the towns of Altoona, Duncansville and Hollidaysburg. Pleasant Valley Blvd (±21,000 VPD) has excellent visibility from Interstate 99 (±66,000 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 65,128 people with household incomes more than \$67,583 and daytime demographics equally as strong with 61,707. The demographics within a 10- mile radius include 97,737 people in 40,681 homes, a labor force of 81,040 with an average household income of \$74,087. The area has seen a growth of 7% since 2000 with over 3,090 new homes.

ROAD COUNTS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,229	49,243	70,704
TOTAL EMPLOYEES	7,091	28,182	38,901
AVERAGE HHI	\$70,660	\$64,893	\$69,897
TOTAL HOUSEHOLDS	3,898	21,017	29,483

TRAFFIC COUNTS: Valley View Blvd ± 21,000 VPD



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SITE PLAN

Site
2.46 Acres

Pleasant Valley Blvd - ±21,000 VPD



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

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MARKET AERIAL



Site

Logan Town Center

Boscov's GIANT EAGLE KOHL'S DICK'S SPORTING GOODS
MICHAEL'S BED BATH & BARNES & NOBLE ROSS
BEYOND BOOKSELLERS DRESS FOR LESS
ASHLEY petco five BELOW
ULTA MATTRESS Warehouse GameStop
TEXAS Panera chili's PIZZA HUT DQ verizon

Pleasant Valley Shopping Center

Save a lot JO-ANN DOLLAR TREE
food stores fabric and craft stores
CHUCKE CHEESE'S RITE Olive Garden Red Lobster
AID

Morningside Plaza

HOBBY LOBBY Gabe's TACO BELL Arby's LONG JOHN SILVER'S

Logan Valley Mall

macy's sears JCPenney
AMC THEATRES H&M OLD NAVY Applebee's

MARTIN'S LONGHORN Bob Evans

PARK HILLS PLAZA

weis Dunham's
HARBOR FREIGHT TOOLS Aaron's
Quality Tools at Ridiculously Low Prices
SHOE CARNIVAL Denny's RED ROBIN

CHAMPS Rocker Target Hampton Inn

Sierra North Plaza

TARGET FIELD STREAM petco
DUNKIN' DONUTS Chick-fil.e FRIDAYS

Plank Road Commons

Walmart TJ-MAXX
PRIMANTI BROS. MATTRESS Warehouse
GameStop T-Mobile

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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