

# 2001-2215 Valley View Blvd

Altoona, PA | 16602

*Available*



## 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 Lowes, 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 ( $\pm 21,000$  VPD) sits at a signalized corner in the heart of the Altoona, PA market. Pleasant Valley Blvd ( $\pm 21,000$  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 ( $\pm 21,000$  VPD) has excellent visibility from Interstate 99 ( $\pm 66,000$  VPD) with convenient proximity to the entrance of Interstate 99 ( $\pm 22,000$  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 $\pm$ 21,000 VPD			



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**SITE PLAN**

**Site**  
2.46 Acres

**Pleasant Valley Blvd - ±21,000 VPD**

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## MARKET AERIAL



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