

For **Lease**

111 Park Street

±0.56 AC



Property Overview

111 Park Street hosts a vacant, .56 acre flat lot is ready for development with electric, water, and sewer. Owners are willing to do a build to suit, which will allow you to customize your own space. The lot is an outparcel of a small plaza and also surrounded by residential housing. It would be perfect for a small office, commercial space or a multi-family unit.

111 Park Street
Ebensburg, PA 15931

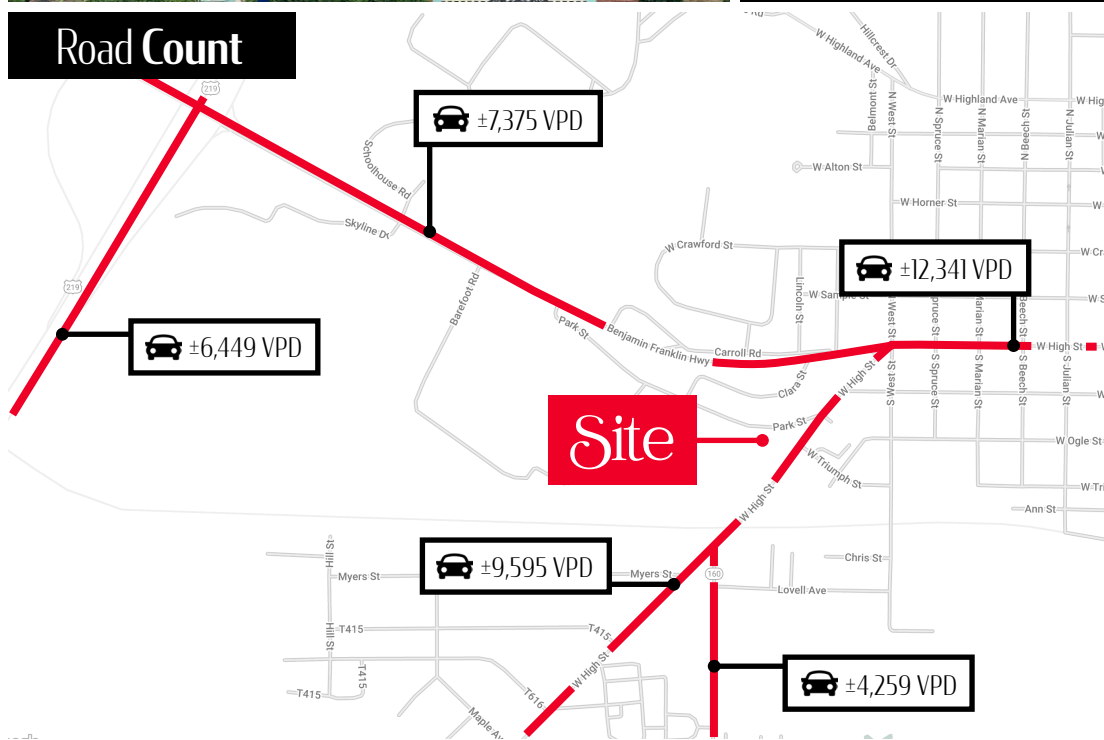


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Location Overview

The outparcel off W High St is located on Park St in the Ebensburg Borough, which is county seat for Cambria County. Ebensburg is in the center of the county and situated on the Allegheny plateau, which is located 19 miles north of the City of Johnstown, 24 miles west of the City of Altoona, 74 miles east of Pittsburgh, and 140 miles west of Harrisburg. The Borough has a population of 3,684 and encompasses 1.7 square miles. It is a major thoroughway to Pittsburgh on Rt 22.

A wide-angle photograph of a large, open grassy field under a bright blue sky with scattered white clouds. In the background, there are several buildings, including a large white one on the left and a long brown one in the center, surrounded by trees.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,179	7,338	10,470
TOTAL EMPLOYEES	2,790	6,963	7,138
AVERAGE HHI	\$58,015	\$61,171	\$60,870
TOTAL HOUSEHOLDS	1,922	2,996	4,164

TRAFFIC COUNTS: West High Street - ±9,595 VPD

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Retail Brokerage. **Redefined.**

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Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
 **RETAIL** BROKERS
NETWORK

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Market Overview



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About Bennett Williams



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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.

INVESTMENT ADVISOR

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