

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.

Kandy Weader

Office: 717.843.5555 | Cell: 814.574.5570 | kweader@bennettwilliams.com

Retail Brokerage. **Redefined.**

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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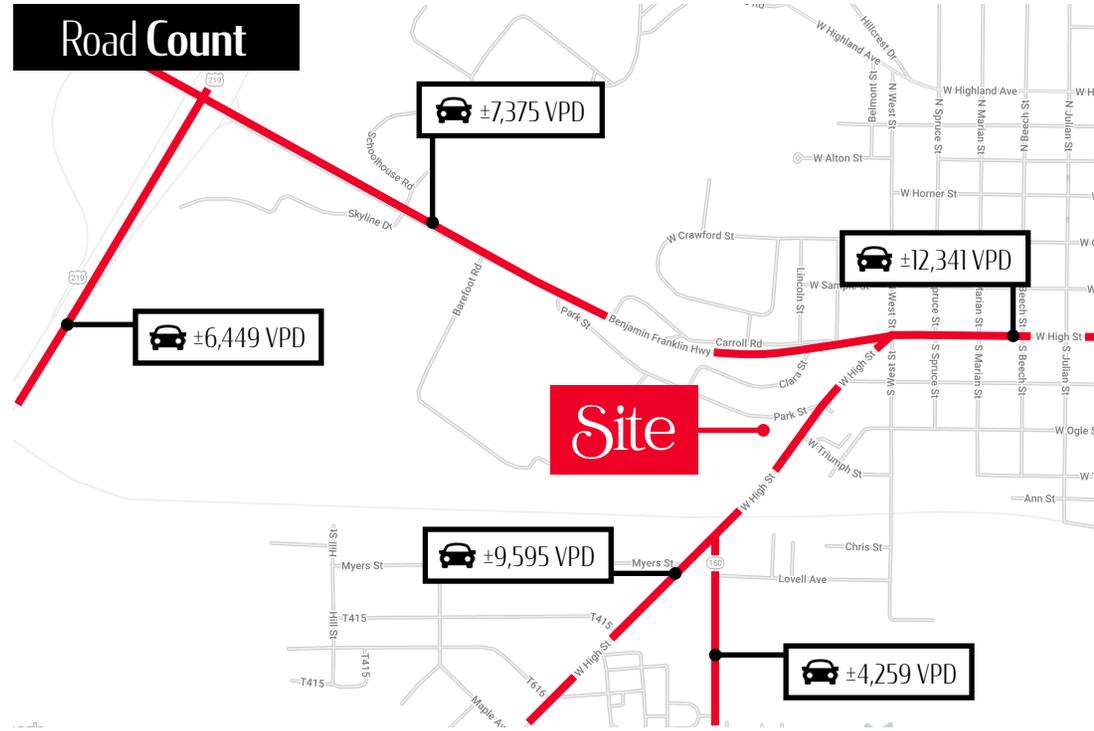
111 Park Street
Ebensburg, PA 15931



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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.



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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Market Overview



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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.

INVESTMENT ADVISOR

KANDY WEADER

814.574.5570

kweader@bennettwilliams.com

OUR LOCATIONS

YORK OFFICE

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE

2173 Embassy Dr., Suite 201
Lancaster, PA 17601

EXTON OFFICE

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

NEW JERSEY OFFICE

309 Fellowship Rd, Suite 200
Mt. Laurel, NJ 08054

CONTACT US

717.843.5555

bennettwilliams.com

