

For **Sale**
or **Lease**

6173 Admiral Peary Highway

±7.2 AC

Ebensburg, PA 15931



Property Overview

Perfect opportunity to develop a 7-acre flat, corner lot along 2 major throughways, **Rt 22 & Admiral Peary Highway**, with high traffic counts. There is great visibility from all views of the Munster Interchange. The income-producing, residential home on the lot can be scrapped for development. Local employers in close proximity are The Keystone Truck Stop, SEI Inc., St. Francis University, Mount Aloysius, and Co Gen. Many options available with this parcel such as a land sale, land lease, or build to suit opportunity. Contact us to discuss your needs.

Kandy Weader
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Retail Brokerage. **Redefined.**

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6173 Admiral Peary Highway

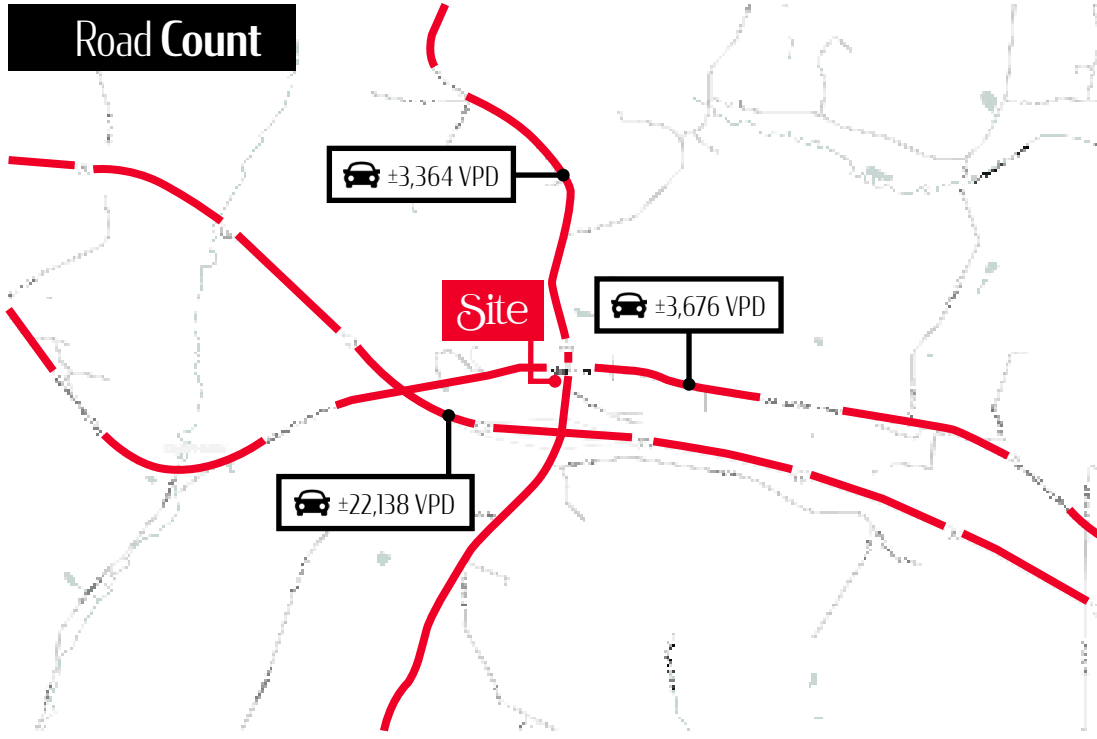
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Location Overview

The parcel sits along Rt 22, which is a major corridor to Pittsburgh from the east, and Admiral Peary Highway, a popular throughway in Cambria County. Downtown Ebensburg is only 3.5 miles away and Altoona, Johnstown, and Duncansville is ±20 minutes away. Great corner lot on a major highway for a gas station and convenience store, fast casual restaurant, retail development, or other establishment needing high visibility from the highway.



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	4,840	18,030	42,350
TOTAL EMPLOYEES	2,819	6,770	13,149
AVERAGE HHI	\$69,970	\$59,989	\$57,640
TOTAL HOUSEHOLDS	1,273	6,625	16,438

TRAFFIC COUNTS: Rt 22 - ±22,138 VPD | Admiral Peary Hwy - ±3,676 VPD

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Market Overview



SITE DISTANCE	MINUTES	MILES	DIRECTION
TO DOWNTOWN EBENSBURG	7	3.5	NW
TO DUNCANVILLE	18	13	E
TO ALTOONA	25	22	NE
TO JOHNSTOWN	30	21.5	SW

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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

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OUR LOCATIONS

YORK OFFICE

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE

2173 Embassy Dr.
Lancaster, PA 17603

EXTON OFFICE

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

NEW JERSEY OFFICE

236 E. Route 38, Suite 130
Moorestown, NJ 08057

CONTACT US

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