

For **Lease**

# 767 Scotch Valley Road

**±7,900 SF**

Hollidaysburg, PA 16648



## Nearby Retailers



**DOLLAR GENERAL**

**MARTIN'S**



Kandy Weader  
Office: 717.843.5555 | Cell: 814-574-5570 | kweader@bennettwilliams.com  
Retail Brokerage. **Redefined.**

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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## Property Overview

The 7,900 SF building can provide enough space for a single industrial & office user or could be devised into 2–3 other suites. The building is a good mix of large open spaces and small individual offices. Previous uses were for a contractor, Direct TV, and a mental health provider. There is a small office space that has been recently remodeled with new LVT floor, fresh paint, a kitchenette, and restroom. There is a 10' x 10' loading dock and a 10' garage door for easy access. The large 5–10 acre lot provides additional buildable square feet or laydown space for businesses. The owner is willing to provide a build to suit option for the existing building or additional buildable square feet on the lot. Offering attractive rental rates; the tenant pays utilities. Owner is willing to do a build to suit. Schedule your showing today.

## Location Overview

The vacant warehouse/office building is conveniently located in an industrial hub of Hollidaysburg just off Rt 22 between Frankstown & Duncansville on Scotch Valley Rd.

## Trade Area

Hollidaysburg (population of 5,675) is the county seat of Blair County (122,495 population), which is in central Pennsylvania. It is part of the Altoona MSA and only 5 miles from Altoona. Major thoroughways are Rt 22, which connects Frankstown to Duncansville making I-99 a convenient mode of transportation for business & industry in Hollidaysburg. The largest employers in Blair County are UPMC, Sheetz, State & Local Government, Altoona School District, Walmart, and various businesses, distribution centers, and industries.

### DEMOGRAPHICS

### 1 MILE

### 5 MILES

### 10 MILES

#### TOTAL POPULATION

5,232

42,143

102,173

#### TOTAL EMPLOYEES

2,565

24,623

45,933

#### AVERAGE HHI

\$64,184

\$60,394

\$55,840

#### TOTAL HOUSEHOLDS

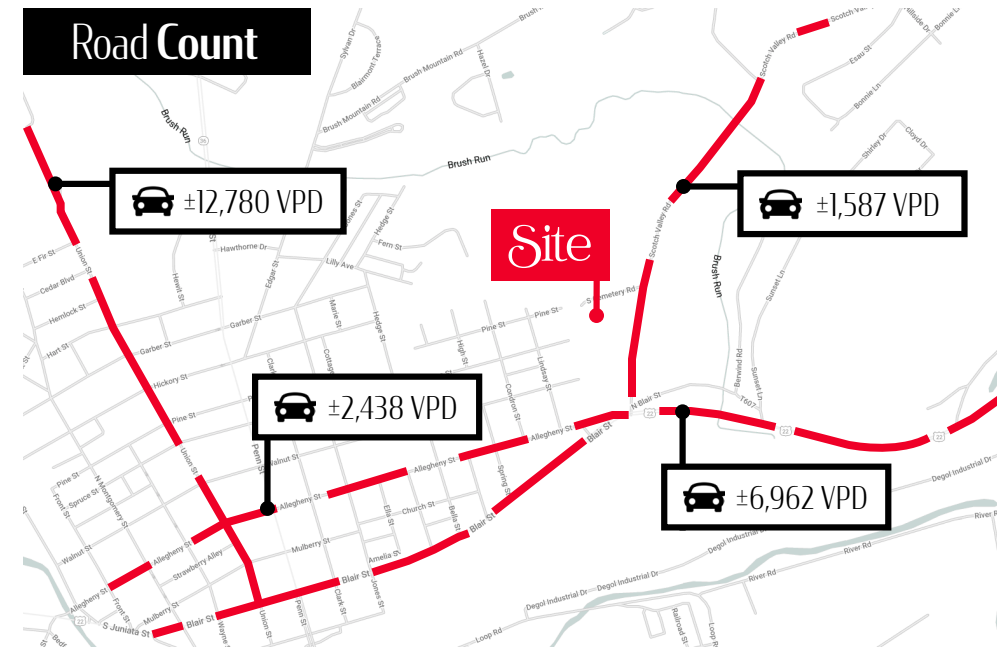
2,280

18,191

42,740

**TRAFFIC COUNTS: Scotch Valley Road - ±1,587 VPD**

### Road Count



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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

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## OUR LOCATIONS

### YORK OFFICE

3528 Concord Rd.  
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### LANCASTER OFFICE

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### EXTON OFFICE

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

### NEW JERSEY OFFICE

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## CONTACT US

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