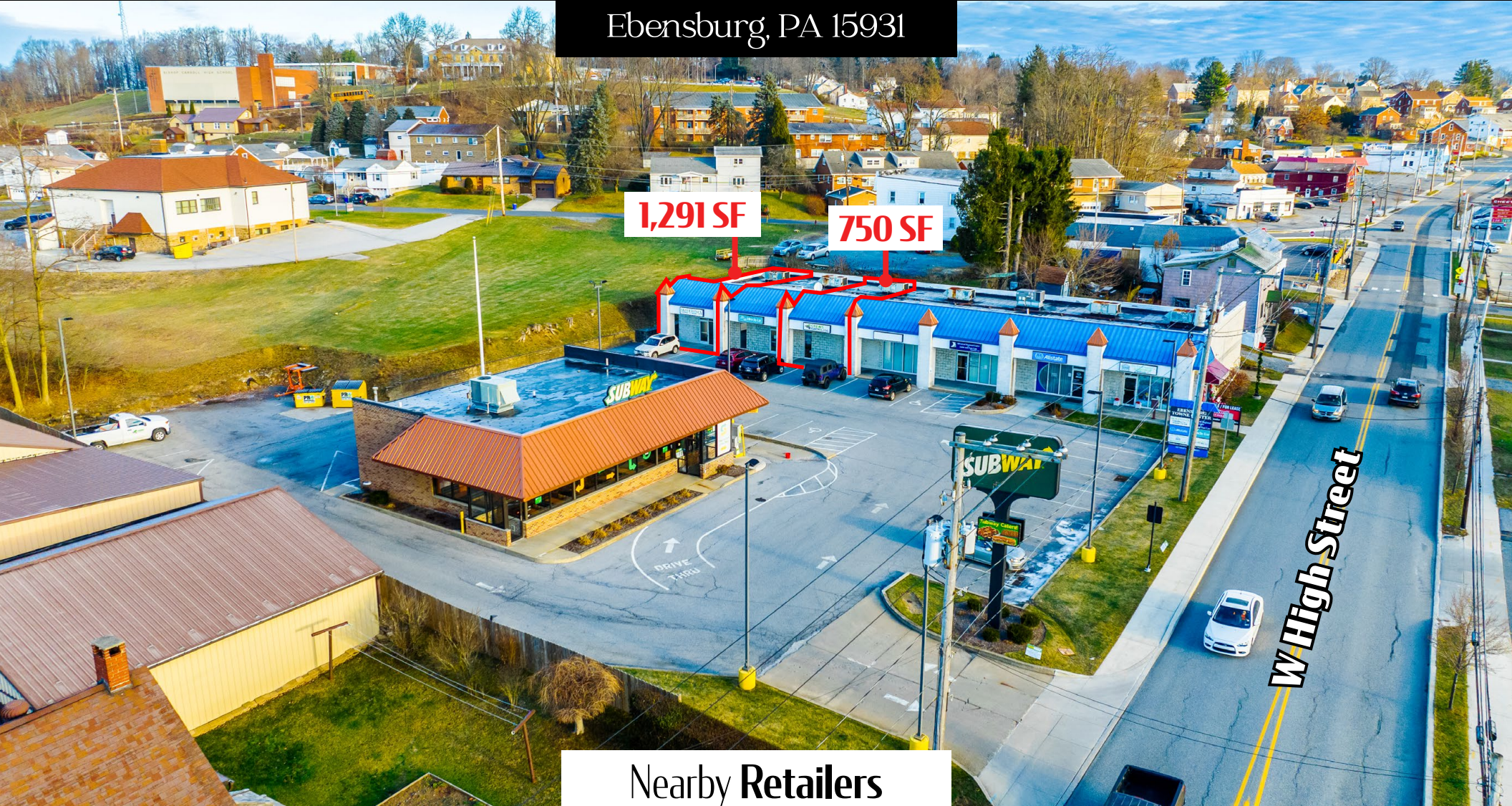


For Lease

927 West High Street

±750 - 1,291 SF

Ebensburg, PA 15931



Nearby Retailers



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

927 West High Street
Ebensburg, PA 15931



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Property Overview

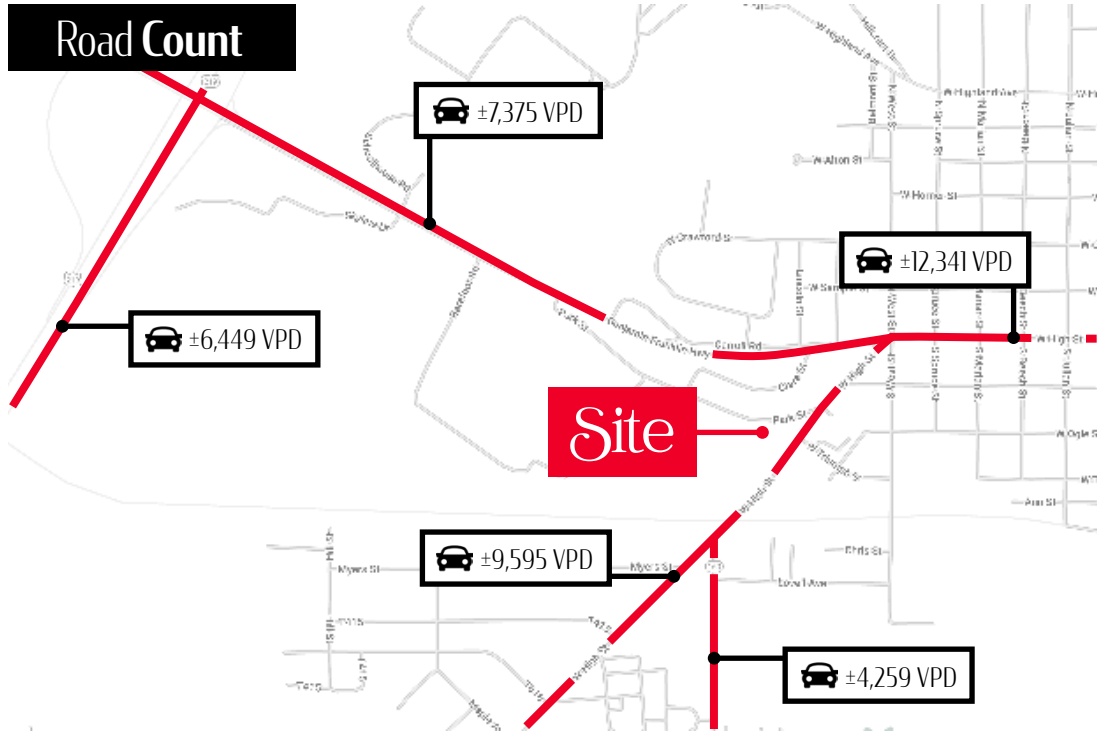
The end-cap space was previously a medical office with a reception area, large open work area, 2 individual office, 1 large treatment room, 1 small treatment room, and an ADA restroom. The space is move-in ready and would be a perfect location for a medical user, massage spa, counseling office, or most any other office user.

Location Overview

The plaza is a small yet very busy retail center on High Street entering downtown Ebensburg. There is heavy foot traffic from local business and the neighboring Subway.

Trade Area

The in-line plaza is in the Ebensburg Borough, which is county seat for Cambria County. Ebensburg is in the center of the county and situated on a 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

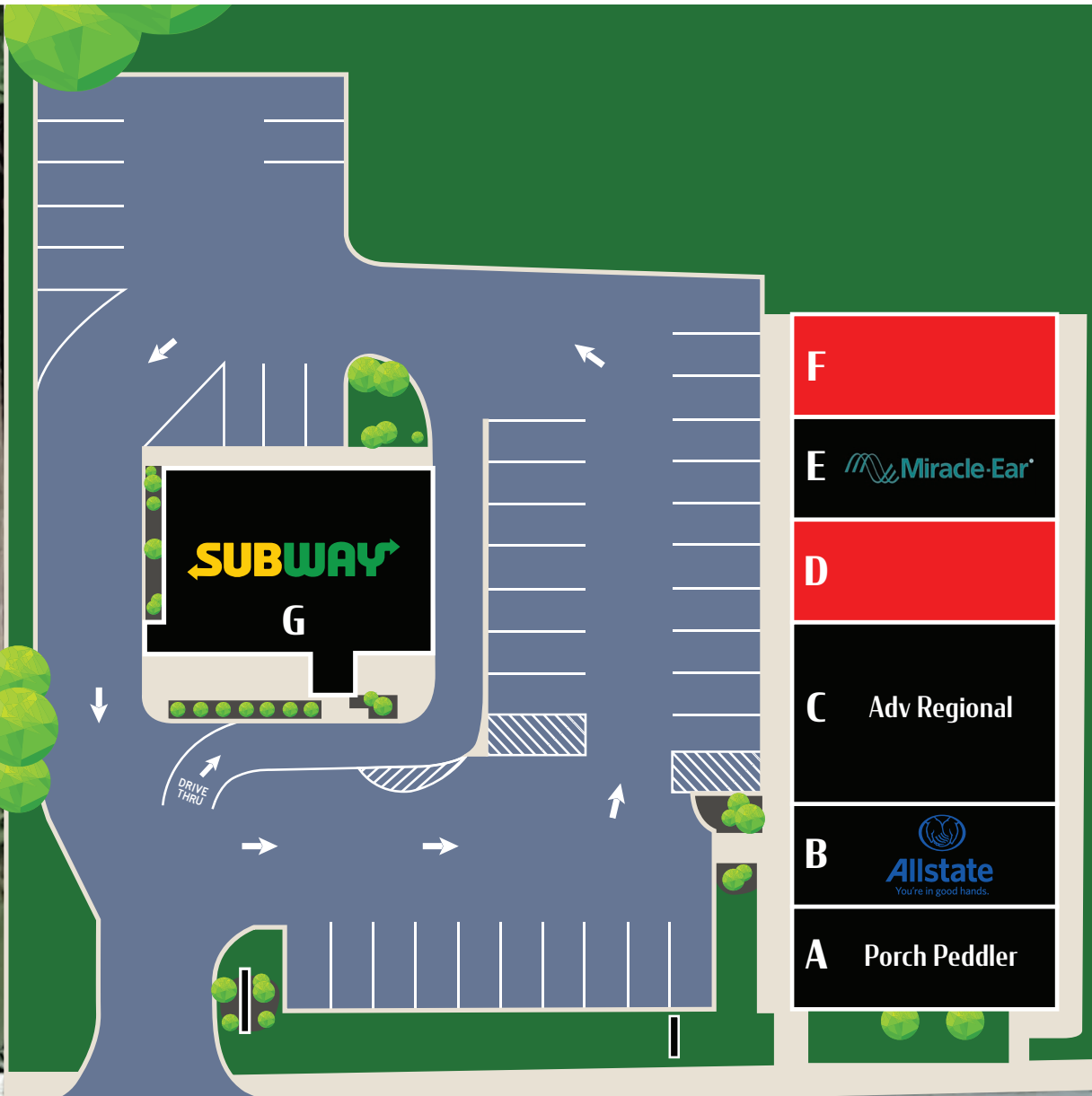
927 West High Street

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SUITE	TENANT	SF
A	Porch Peddler	1,079
B	Allstate	1,000
C	Adv Regional	2,154
D	Available	750
E	Miracle Ear	910
F	Available	1,291
G	Subway	2,075
CENTER TOTAL		9,259



W High Street

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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.



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