

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

Scotch Valley Road

±5-7 AC

Hollidaysburg, PA 16648



Site
Build to Suit

Nearby **Retailers**



Kandy Weader
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Retail Brokerage. **Redefined.**

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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Property Overview

The site has 5-7 acres of land ready for development. There is electric, water, sewer, and gas available. The owner is willing to do a build to suit, land lease, or a potential sale. There is currently enough storm water for a building up to 30,000 SF or expand the storm water to accommodate a larger building. Contact us to discuss the many options available with this lot.

Location Overview

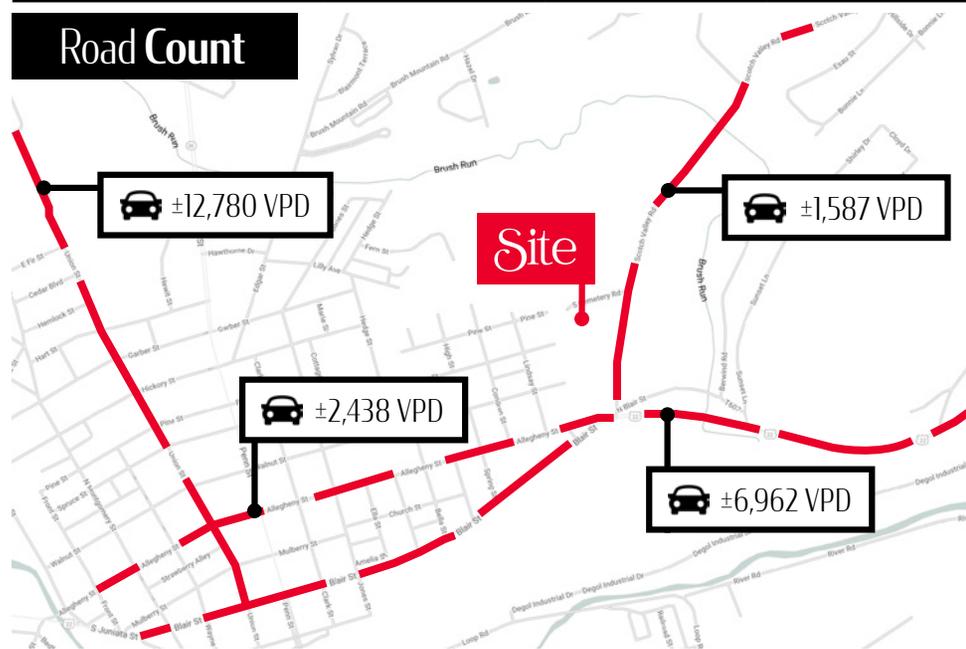
The land is conveniently located in an industrial hub of Hollidaysburg just off Rt 22 between Frankstown & Duncansville on Scotch Valley Rd.

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 throughways 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



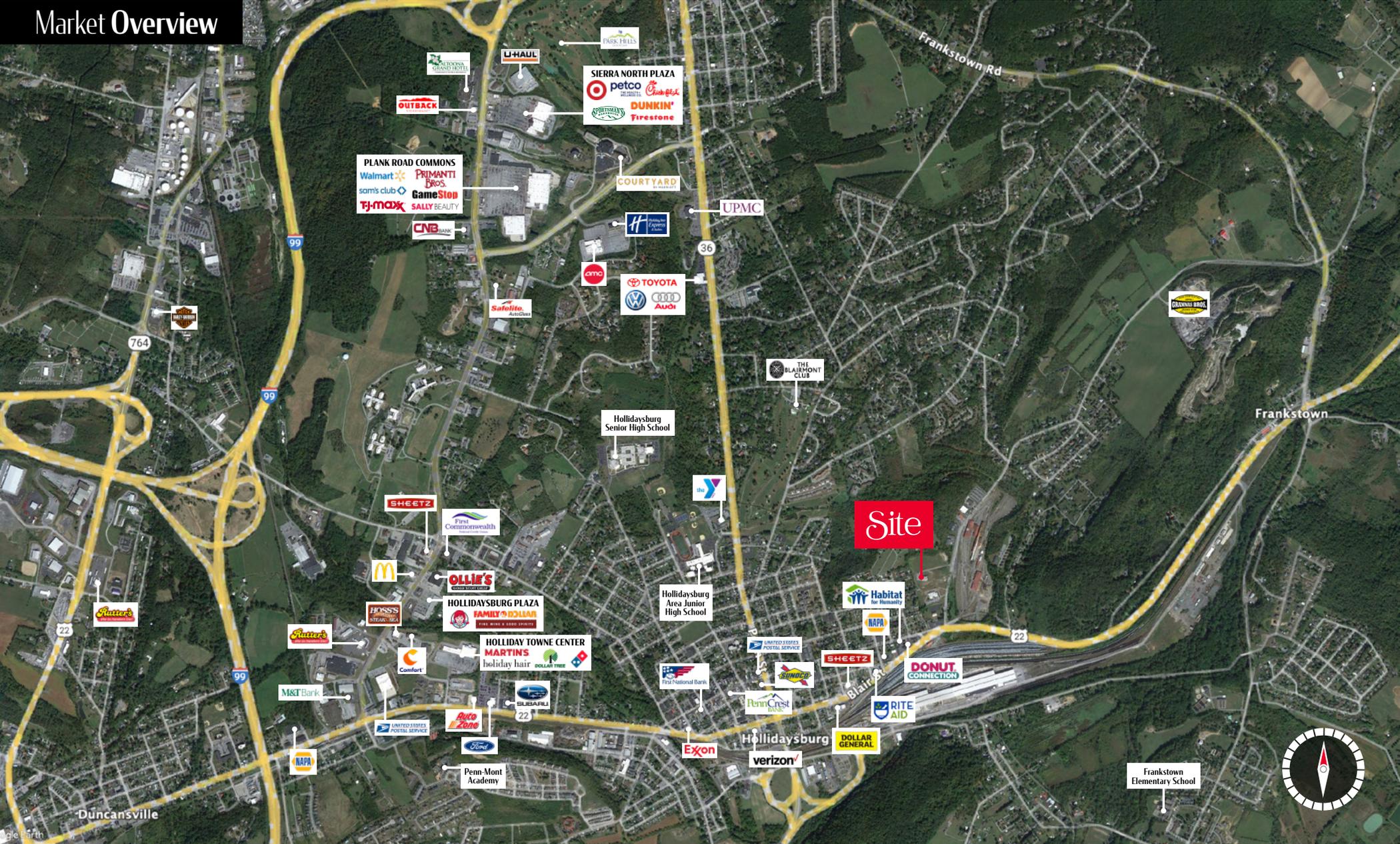
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Market Overview



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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

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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
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CONTACT US

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