

For **Sale**
Ground **Lease**

1235 Plank Rd

±1 - 8.4 AC
Retail Land

Duncansville, PA 16635



Surrounding Retailers

sam's club

Walmart+ T.J. maxx

FRESH FOOD
SHEETZ
MADE TO ORDER

TSC TRACTOR
SUPPLY CO

OLLIE'S
GOOD STUFF CHEAP

Wendy's

Rutter's
Why Go Anywhere Else?

McDonald's

BW
COMMERCIAL

Kandy Weader
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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COMMERCIAL BROKERAGE. *Redefined.*

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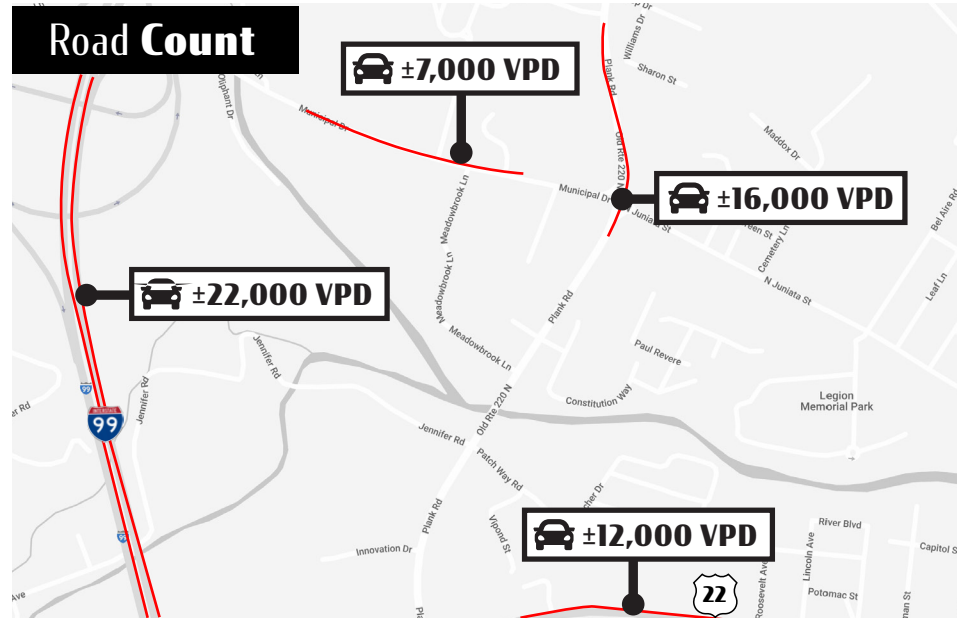
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Project Description

Prime 1 – 8.4 acre lot for sale/lease on Plank Rd with +/-16,000 VPD across the street from Hollidaysburg Plaza. The property consists of a 1-acre lot with Plank Rd frontage that can also be joined with 7.4 acres on Municipal Drive directly behind the property. It sits on a signalized corner and it's mandatory that the signalized light continues to serve the land behind it for any further development. It's an excellent fit for, but not limited to, a convenience store, food casual user, hotel, bank, office, and much more. Duncansville has NO zoning, making this an ideal redevelopment site.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,074	23,702	44,168
TOTAL EMPLOYEES	3,413	19,649	36,354
AVERAGE HHI	\$89,249	\$84,732	\$82,678
TOTAL HOUSEHOLDS	1,822	10,288	19,035

TRAFFIC COUNTS: Plank Rd ± 16,000 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.



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