

±5,386 SF

# YELLOW BARN

## 554 MUNICIPAL DRIVE

DUNCANSVILLE, PA 16635

FOR LEASE



### Project Description

The large, yellow barns at 554 Municipal Drive are 2 storage structures at 4,211 sf and 1,175 sf, which sit adjacent to the Hollidaysburg Veterans' Home. Although the barns have lots of historical charm, they are best suited for cold storage in their current state. Both buildings have oversized entrances to accommodate motor vehicles or large storage items. The site is convenient to I-99, Rt 22, and Plank Rd making for easy storage from Altoona, Hollidaysburg and the surrounding area.



**Kandy Weader**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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### Property Highlights

- Large open areas
- Oversized doors
- Perfect use for cold storage
- Convenient to I-99, Rt 22, and Plank Rd



### Location Overview

Municipal Drive is located directly off Plank Road (±15,000 VPD) which extends over 10 miles through Duncansville through Altoona and serves as the main retail strip through the towns of Duncansville, Altoona, and Hollidaysburg. The site also offers convenient proximity to Interstate 99.

### Trade Area Description

Duncansville is part of the Altoona MSA and has strong demographics. Within a 10-mile radius there are 46,227 people in 19,890 homes, and an average household income of \$81,263 with 25,938 employees.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	2,960	24,722	46,227
TOTAL EMPLOYEES	3,257	14,215	25,938
AVERAGE HHI	\$75,187	\$84,138	\$81,263
TOTAL HOUSEHOLDS	1,332	10,769	19,890
TRAFFIC COUNTS: <b>Municipal Dr</b> ±6,573 VPD   <b>Old Route 220</b> ±14,196 VPD			



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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.

## LISTING AGENTS:

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