

± 12.5 AC

# MUNICIPAL DRIVE

DUNCANSVILLE, PA 16635

LAND FOR LEASE  
OR BUILD TO SUIT



## Project Description

A land lease or build to suit opportunity on 1- 12.5 acres along Municipal Drive, Duncansville, PA, just off of I-99 and minutes from Altoona.

The commercial lots have frontage along Municipal Drive (± 6,573 VPD) and are around the corner from the busy Plank Rd (± 15,000 VPD). There is a 98-acre proposed residential development behind the commercial lots. Duncansville Borough has NO zoning regulations. The owner is willing to provide some earth work to level the lots. National retailers such as Sheetz, McDonald's, Ollie's, Wendy's and may others are conveniently located around the corner. Water, sewer, and gas are all available on the property.

## Surrounding Retail



**Kandy Weader**

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



COMMERCIAL BROKERAGE. *Redefined.*



# MUNICIPAL DRIVE

DUNCANSVILLE, PA 16635

± 12.5 AC  
**AVAILABLE**

FOR **LEASE** OR  
**BUILD TO SUIT**



## Location Overview

This property is in Duncansville, which is a borough in Blair County, PA. It is part of the Altoona, PA Metropolitan Statistical Area. Duncansville is one of the communities that comprises the Altoona Urban Area. The population was 1,258 at the 2020 census. It is just minutes from both Altoona (43,963 population) and Hollidaysburg (5,641 population). Major highways in Duncansville are I-99, PA Rt 220 and PA Rt 22.

## Property Highlights

- Commercial lots 1-12.5 acres
- For Lease or Build to Suit
- Just off of busy Plank Road
- No zoning in Duncansville Borough
- Just off of I-99 and convenient to PA Rt 22
- Only minutes from Altoona and Hollidaysburg

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			



Kandy Weader

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



COMMERCIAL BROKERAGE. *Redefined.*



# MUNICIPAL DRIVE

DUNCANSVILLE, PA 16635

± 12.5 AC  
**AVAILABLE**

FOR **LEASE** OR  
**BUILD TO SUIT**

## Market Overview



Kandy Weader

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

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*



# 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:

**Kandy Weader**

[kweader@bennettwilliams.com](mailto:kweader@bennettwilliams.com)

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

### CONTACT US

717.843.5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

