

± 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 many others are conveniently located around the corner. Water, sewer, and gas are all available on the property.

## Surrounding Retail



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## 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
- Fore 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: **Municipal Dr ±6,573 VPD** |  
**Old Route 220 ±14,196 VPD**



**Kandy Weader**

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



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## Market Overview



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