

± 25 AC

# MUNICIPAL DRIVE

DUNCANSVILLE, PA 16635

LAND FOR LEASE  
OR BUILD TO SUIT



## Project Description

Build to suit or ground lease opportunity: This property contains 7 lots between Municipal Drive and Plank Road in Duncansville PA. The parcels range from 1 acre to 24.9 acres in total. Although Duncansville Borough has NO zoning, they are ideal for a retail, hotel, office, or industrial development. The land is behind the popular Plank Road and will have two points of access connecting Municipal Drive to Plank Rd. The land is adjacent to national retailers such as Wendy's, Sheetz and McDonalds to name a few. The development is already home to Encompass Health and Adelphoi Village.

## Surrounding Retail



**Kandy Weader**

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

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## Location Overview

The lots are a short 3-minute drive from I-99 and 15 minutes south of Altoona. Plank Road, where the parcels are located, extends over 10 miles and is the main retail throughfare for Altoona, Duncansville, and Holidaysburg.

## Property Highlights

- 25 acres total with 7 lots ranging from 1 acre to 13.6 acres
- No zoning in Duncansville Borough
- Through street proposed to connect Plank Rd to Municipal Dr
- Only 3 min from I-99
- 15 mins south of Altoona
- Adjacent to national retailers
- Ideal for retail, hotel, office, or industrial development



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**



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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.



## LISTING AGENTS:

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