

±1.3 AC

# Plank Road & Rt 22 FOR LEASE

DUNCANSVILLE, PA 16635



## Project Description

Join the Duncansville market on a busy, signalized corner on Plank Road (16,000 VPD) and Route 22 (±15,000 VPD). The 1.3-acre outparcel is on a flat lot and available for a ground lease or a build to suit. There is public water, sewer, and gas available. Duncansville Borough does NOT have any zoning, which allows for a smooth development process.

Plank Rd is the major retail thoroughfare for Altoona and extends 10 miles through Duncansville. Surrounding businesses include national and local retailers such as Rutters, Sheetz, McDonalds, Martins grocery store, Marzoni's Brick Oven & Brewing, Ollies, Wendy's, and many more! The lot would be an excellent fit for a multitude of uses included but not limited to retail, fast-casual, bank, etc.



**Kandy Weader**

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



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# PLANK RD & RT 22

## DUNCANSVILLE, PA 16635

FOR **LEASE**  
±1.3 ACRES

### Property Highlights

- Busy, signalized intersection of Plank Rd & Rt 22. Combined traffic of ±31,000 VPD
- Convenient to I-99 with 22,000 VPD
- Flat lot equipped with public water, sewer, and gas
- Join the Altoona/Duncansville retail market
- Ready for development



### Location Overview

The site is located on the signalized corner of Plank Rd and Route 22 in the heart of the Duncansville, PA market. Plank Rd extends over 10 miles from Duncansville through Altoona and serves as the main retail strip. Plank Rd has excellent access from Route 22 and I-99 (±22,000 VPD) which allows for convenient proximity to the entrance of Interstate 99.

### Trade Area Description

Duncansville is part of the Altoona MSA and has strong demographics showing a 10-minute drive time of over 33,317 people with household incomes more than \$81,620 and daytime demographics equally as strong with 35,095. The demographics within a 10-mile radius include 105,685 people in 44,020 homes, a labor force of 87,706 with an average household income of \$73,863. The area has seen a growth of 7.3 % since 2000 with over 3,561 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	21,912	39,975	72,128
TOTAL EMPLOYEES	11,710	24,069	36,047
AVERAGE HHI	\$85,828	\$86,591	\$74,300
TOTAL HOUSEHOLDS	9,464	17,298	30,984
TRAFFIC COUNTS:			
Plank Rd ±16,000 VPD   Rt 22 ±15,000 VPD			



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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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