

*For Lease*

# 3121 PLEASANT VALLEY BLVD

1,500-  
78,000 SF

Altoona, PA 16602



## *Property Overview*

Join Amazon and Hertz Car Rental at the Pleasant View Center, offering a total of 78,000 SF for lease. There is 65,000 SF of warehouse space on the first floor with 12' ceilings and access to multiple shared dock doors. Additionally, there is 3,000 sf of flex space available for immediate occupancy. Additional logistic services can be purchased from the owner. An additional 1,500 - 10,000 SF of office space is on the 2nd floor. There is a good mix of individual offices and large conference/work rooms. The space is perfect for both a large call center or multiple smaller tenants. Tenant improvements are available based upon terms. The offices have large banks of windows with fantastic views of the Altoona Valley. The property is equipped with water, sewer, and gas.



**Kandy Weader**

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



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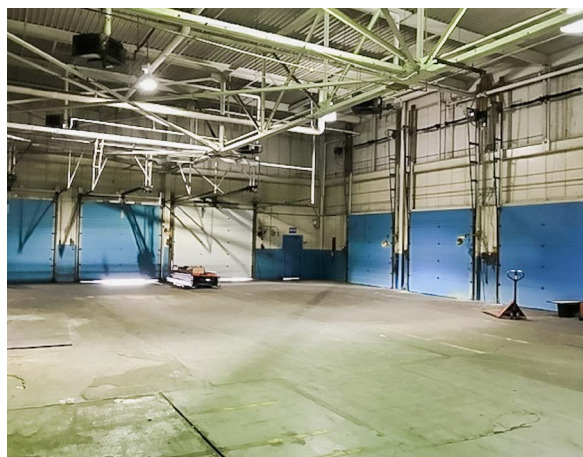


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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,617	45,044	76,208
TOTAL EMPLOYEES	6,771	26,123	37,973
AVERAGE HHI	\$83,588	\$66,002	\$72,696
TOTAL HOUSEHOLDS	2,564	19,420	32,063
TRAFFIC COUNTS: <b>Pleasant Valley Rd ± 23,000 VPD</b>			



## *Location*

The property is located on the busy Plank Road (13,747 VPD) which serves as the main retail strip through Altoona. Altoona serves as a major retail market and is the principal city of the Altoona MSA, making it a major corridor for businesses. The site is located 0.9 miles away from I-99, a convenient mode of transportation for business and industry in the Altoona area.

## *Trade Area*

Altoona is part of Blair County, Pa. Adding to the stability of the location, Blair County shows strong demographics with a population of 122,495 people and a median household income of \$50,856.

## *Property Highlights*

- 65,000 SF of 1st floor warehouse space
- 3,000 SF of 1st floor flex space
- 1,500 - 10,000 SF of 2nd floor office space with fantastic views
- Multiple shared docks along with a freight elevator
- Strong national co-tenants
- Flexible terms
- Logistic services available
- Convenience to I-99
- Plenty of neighboring restaurants and shops



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## MARKET AERIAL



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# About Bennett Williams

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

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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