

±6,500 SF

# 495 MUNICIPAL DRIVE

FOR LEASE

DUNCANSVILLE, PA 16635



## Property Description

The former Roundhouse Harley Davidson provides an excellent opportunity to join the Altoona retail market. Municipal Drive is right off Plank Road, a busy thoroughfare that extends through Altoona, Duncansville, and Hollidaysburg. The 6,500-sf, vacant space is shared with Renewal by Anderson and adjacent to Prime Sirloin Buffet. Other local and national retailers include Sheetz, McDonald's, Ollie's, Wendy's, Sugar Run Brewery, and many more! This site has water, sewer, and gas. The building can be utilized for a multitude of uses but would be best suited for a retail user. There is a large, open, retail area with small offices and/or storage areas in the rear. The space can easily be demised to a smaller footprint.

## Surrounding Retail



**Kandy Weader**

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



COMMERCIAL BROKERAGE. *Redefined.*



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## Location Overview

This property is in Duncansville, which is a borough in Blair County, PA and is part of the Altoona MSA. 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, with this site offering convenient proximity to I-99.

## Trade Area Overview

Duncansville is part of the Altoona MSA and has strong demographics. Within a 10-mile radius there are 46,227 people in 19,890 homes, and an average household income of \$81,263 with 25,938 employees.



## Property Highlights

- Large retail space just off Plank Rd
- Corner lot
- Plenty of Parking
- Tenant controlled HVAC
- Convenient to Rt 22 and I-99



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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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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