Blair & Bella Street

FOR LEASE BUILD TO SUIT

HOLLIDAYSBURG, PA 176648



The property on the corner Blair & Bella St is a 0.57-acre vacant lot in Hollidaysburg, PA. The site is situated between Sheetz and Rite Aid. It is equipped with water, sewer, and gas. Join other national and local retailers such as Dollar General, Marzoni's Brick Oven & Brewing, Stuckey Ford/Subaru, Diamond Bridal, Allegheny Creamery & Crepes, and many more! This site would be fit for, but not limited to, a fast casual, car wash, medical, office, bank user, retail, office use, or local build to suit. The owner is willing to consider a build - to - suit, so bring your business idea to discuss space options.





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Location Overview

The site sits along Rt 22, which is a major throughway to Pittsburgh. Hollidaysburg is conveniently located between Frankstown and Duncansville, with the site being only 7.5 miles from Altoona, PA.

Trade Area Description

Hollidaysburg (population of 5,675) is the county seat of Blair County (122,495 population), which is in central Pennsylvania. It is part of the Altoona MSA and only 5 miles from Altoona. Major throughways are Rt 22, which connects Frankstown to Duncansville making I-99 a convenient mode of transportation for business & industry in Hollidaysburg.

Property Highlights

- Located between Sheetz and Rite Aid
- Great visibility from Rt 22 (±10,000 VPD)
- Water, sewer, and gas on site

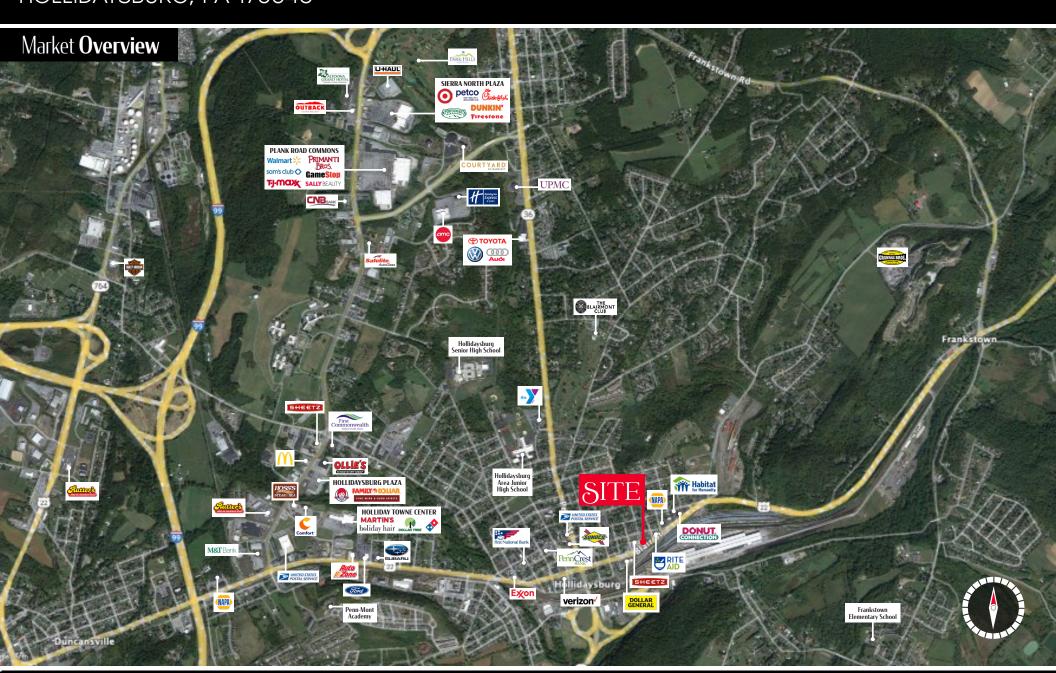
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	19,733	37,420	74,334
TOTAL EMPLOYEES	9,878	21,833	36,368
AVERAGE HHI	\$88,118	\$85,756	\$74,366
TOTAL HOUSEHOLDS	8,466	16,200	31,937

TRAFFIC COUNTS: Blair Street Rt 22 - ±10,000 VPD



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FOR LEASE 0.57 AC







OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd. York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave. Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1 West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201 Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38. Suite 130 Moorestown, NJ 08057

Table LISTING AGENTS:



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IANDIORD REPRESENTATION

TENANT REPRESENTATION INVESTMENT SALES

PROPERTY MANAGEMENT



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