

0.57 AC

Blair & Bella Street

HOLLIDAYSBURG, PA 176648

FOR LEASE
BUILD TO SUIT

REDUCED PRICE

SHEETZ

Up to 16,000 SF of
buildable SF on .57 AC

RITE
AID

22

Blair Street - #10,000 VPD

Project Description

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.



Kandy Weader

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COMMERCIAL BROKERAGE. *Redefined.*

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HOLLIDAYSBURG, PA 176648

FOR LEASE
0.57 AC



Location Overview

The site sits along Rt 22, which is a major thoroughway 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 thoroughways 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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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

