

For Sale

# PARKVIEW LANE

3.27 AC

ALTOONA, PA | 16601



3.27 AC  
AVAILABLE

Park View  
Condominiums

NEARBY:



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

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COMMERCIAL BROKERAGE. *Redefined.*



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## PROJECT

Approximate 3.26 +/- acres of land for sale in Altoona, PA off of the I-99 and Plank Rd. interchange. Property is located on Parkview Lane next to the iconic Jethro's Restaurant that has been serving the community for more than 30 years. No zoning permits development of any type of use if approved by the township. Great location for commercial development, medical and professional office, hotel, ministorage, multifamily, apartments, and condominiums.

## LOCATION

The property is located in the main commercial/retail corridor of Altoona just off I-99 and Plank Rd interchange. It is accessed by Parkview Lane from a lighted intersection on Plank Rd. It is located next to Jethro's Restaurant and Target, Petco, Sportsman's Warehouse, Dunkin Donuts, Chick-fil-A, and Outback Steakhouse are all located at the intersection. Other retails in the immediate area include TJ Maxx, Walmart, Sam's Club, and Primanti Brothers. Just on the other side of I-99 is the Logan Valley Mall anchored by Macy's and JC Penney's. Starbucks, Red Robin, Hobby Lobby, Longhorn Steakhouse, Panda Express, Sleep Number, and Cracker Barrel are all located within a quarter of a mile from the site. Traffic at the Plank Rd and Parkview Lane intersection is over 30,000 cars per day.

## TRADE AREA

Altoona is located in Blair County less than an hour southwest of State College, PA. It is halfway between the state capitol of Harrisburg and Pittsburgh. I-99 is a major interstate highway that runs north and south through the area. I-99 connects to the PA Turnpike just south of Altoona and runs up to State College and I-80. There are approximately 100,949 people that live within 10 miles with an average household income of \$76,472. The Altoona market pulls travelers from up to 20 miles away to do their shopping. There has been an increase in retail and commercial growth in the area with Panda Express, Sleep Number, Urban Air, and Starbucks opening in the past few years. The next nearest Target is 35 miles away in State College.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
TOTAL POPULATION	65,311	83,247	100,949
TOTAL EMPLOYEES	34,304	39,260	44,904
AVERAGE HHI	\$72,774	\$74,418	\$76,472
TOTAL HOUSEHOLDS	28,135	34,957	42,325

**TRAFFIC COUNTS: I-99- ±37,000 VPD |  
Convention Center Blvd- ±6,155 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.

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 AGENT(S):

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## OUR LOCATIONS:

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