

# Medical Office & Small Office Space

2900 PLANK RD, ALTOONA, PA 16601

FOR **LEASE**

± 450 - 4,000 SF



## Project Description

This property is on the well-traveled Plank Road and has two vacant offices spaces at 450 sf and +/- 4,000 sf. One is a large, medical office space formerly used by a physical therapy clinic. The other is a small office space with 2 offices, a waiting room, and storage. Both have great visibility with exterior entrances with signage plus pylon signage along Plank Rd.



**Kandy Weader | Luke Higgins**

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



COMMERCIAL BROKERAGE. *Redefined.*

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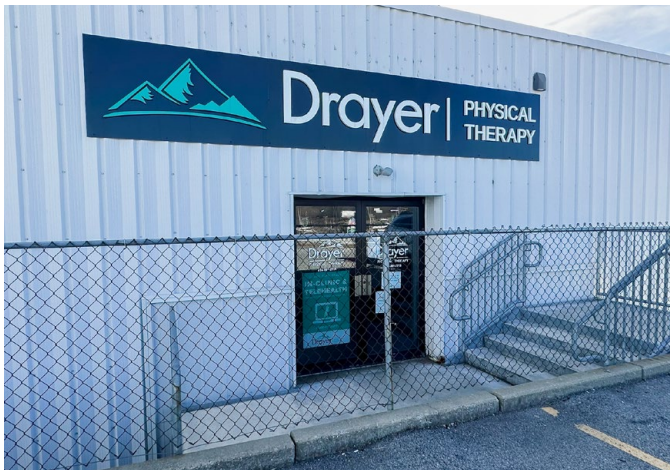
## Property Highlights

- 2 vacant office spaces between 450 sf – 4,000 sf
- Works for a medical user or a typical office user
- Plenty of parking for staff and public use
- Professionally managed site
- On busy Plank Rd, very close to I-99 and Route 220
- Private, entrances with signage
- Pylon signage available along Plank Rd

## Location Overview

This property is on the south side of Altoona, less than a minute away from I-99 and Route 220. On a busy retail strip next to national retailers such as Chick-fil-A, Dunkin, T.J. Maxx, and others.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	30,829	64,535	83,064
TOTAL EMPLOYEES	22,219	34,283	39,281
AVERAGE HHI	\$84,181	\$72,993	\$74,420
TOTAL HOUSEHOLDS	13,515	27,814	34,879
TRAFFIC COUNTS: <b>Plank Rd</b> - ±34,000 VPD			



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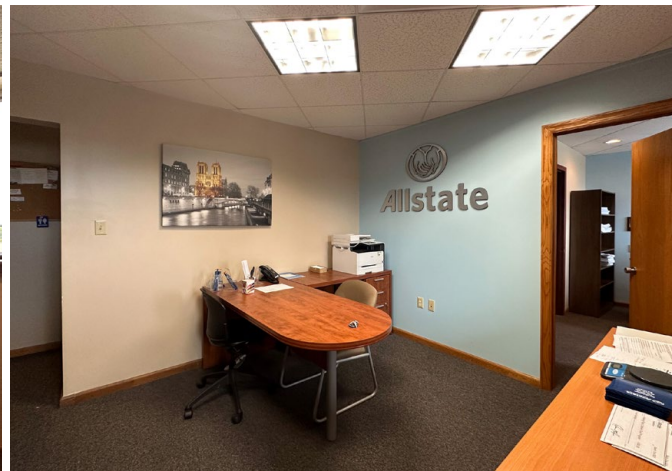
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## Space Details

A spacious, 2nd floor, medical/physical therapy clinic that is +/- 2,000 - 4,000 sf with visibility from Plank Rd. The unique space is ideal for a medical user as it has an ADA entrance from The Summit Tennis & Athletic Club along with a private, exterior entrance from the parking lot. The space includes a modest reception area, waiting room, a large treatment room, private examination rooms, office space, and large workroom or event space. There is the ability to add more exam rooms depending on the user's needs. Signage is available on the building at the private entrance along with a pylon sign along Plank Rd.

There is a 450 sf office space available that might be small, but it has all you need with 2 small offices, a reception area, and a small storage space. There are large windows that give this space excellent natural light. The space also have an exterior entrance with a branded awning along with a pylon sign along Plank Rd. Contact us to schedule a showing.



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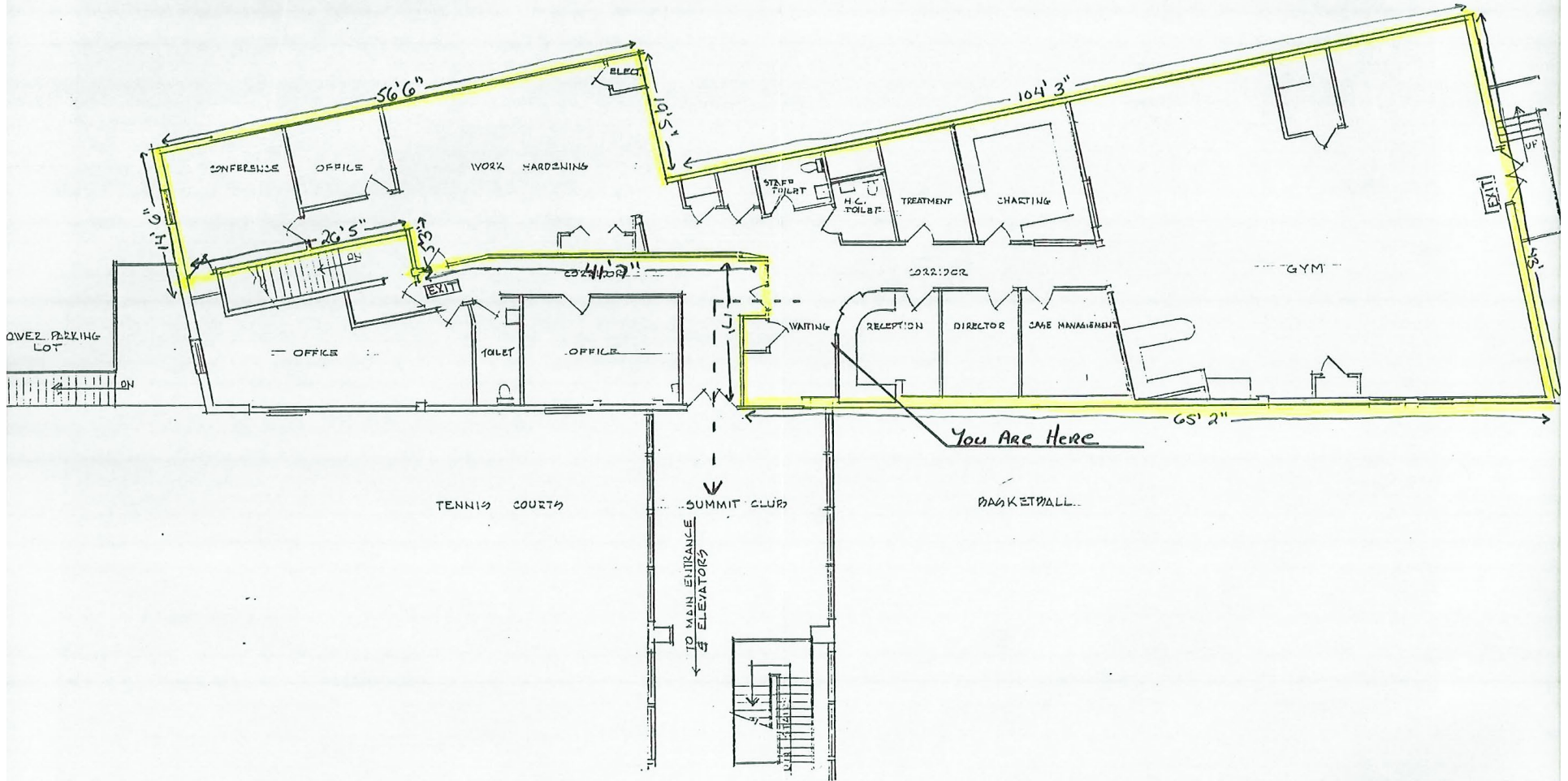
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**FOR LEASE**

**± 450 - 4,000 SF**

**± 2,000 - 4,000 SF MEDICAL SPACE**





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## Market Overview



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ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

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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 AGENTS:

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## OUR LOCATIONS:

### YORK OFFICE:

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### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### LANCASTER OFFICE:

150 Farmington Lane  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

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Moorestown, NJ 08057

### WEST CHESTER OFFICE:

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### CONTACT US

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