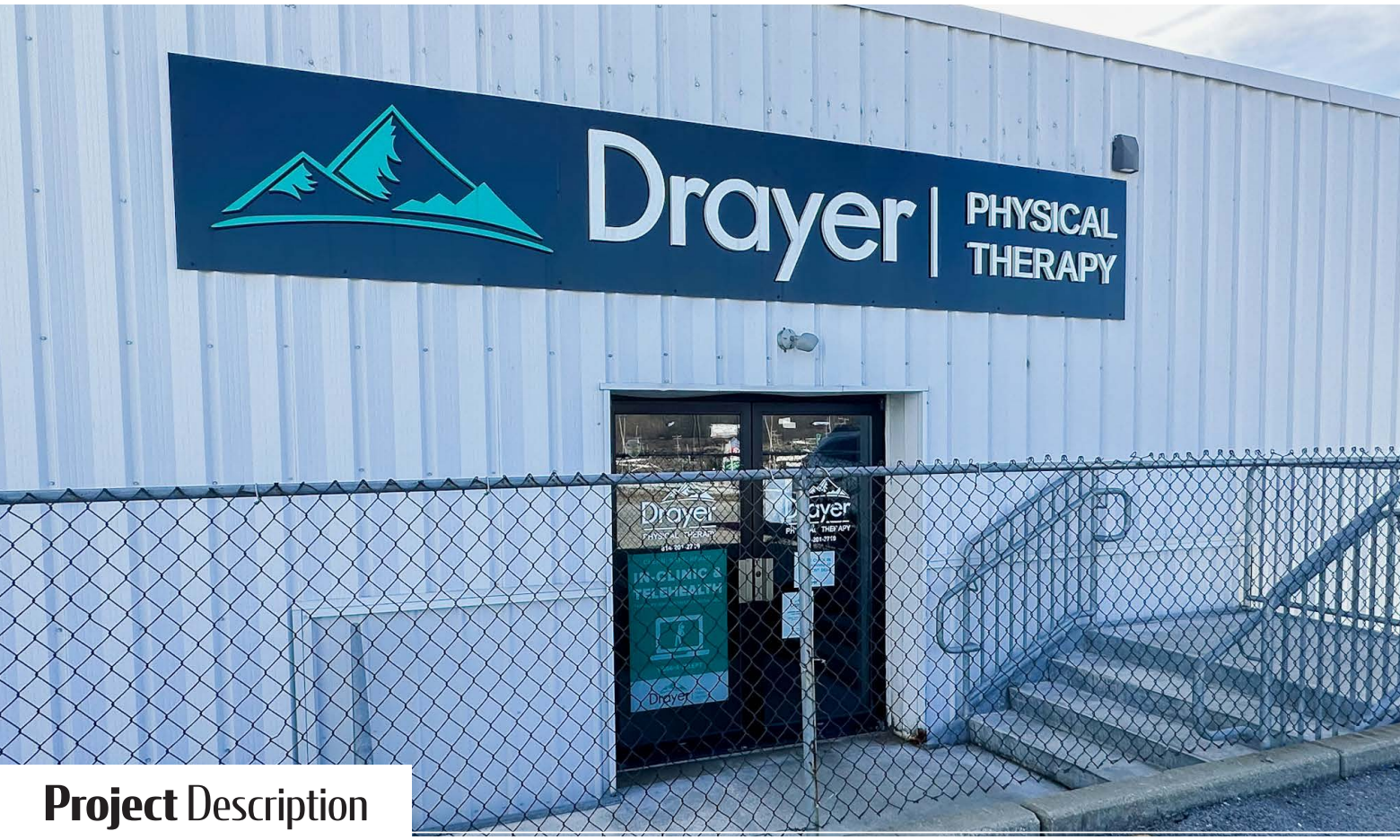


2900 Plank Road Suite 2

ALTOONA, PA 16601

FOR LEASE
4,000 SF



Project Description

A spacious, 2nd floor, medical office or physical therapy clinic in Summit Tennis and Athletic Club in Altoona is coming available. There is 4000 sf for lease as well as various physical therapy equipment for sale including a treadmill, stationary bike, examination tables, and more. There is a modest reception and waiting area with a large treatment room, private examination rooms, staff office space, and a main entrance with an elevator along with a rear entrance that is not ADA compliant. The current lease expires in Fall of 2024.

The space would be well suited to accommodate another physical therapy clinic, medical user, or an standard office user. The large current treatment rooms could be divided into more offices or treatment rooms depending on the user's needs. There is a lot of potential for this office space in a prime location just off I-99.



Kandy Weader

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

2900 Plank Road Suite 2

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Property Highlights

- Spacious, 2nd floor medical office
- Located just south of Altoona off I-99
- Works for medical or typical office uses
- Has a waiting area, reception area, private treatment rooms, shared office, and large workspaces
- Open treatment space may be divided into multiple office areas
- Plenty of parking available
- Physical therapy equipment available for sale

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: Plank Rd - ±34,000 VPD			



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Market Overview



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COMMERCIAL BROKERAGE. *Redefined.*

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.

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