

For Lease

PLEASANT VALLEY BLVD

+1 AC

Altoona, PA 16602



Property Overview

The +/-1-acre lot at 3121 Pleasant Valley Blvd, Altoona, PA 16601 provides an excellent opportunity to join the Altoona retail market. Join other national retail tenants such as Olive Garden, Planet Fitness, Red Lobster, Dunkin Donuts, Walmart, Sheetz, and many more. The flat outparcel is situated in front of AutoZone, and adjacent to AT&T. Great visibility is offered from Pleasant Valley Blvd ($\pm 23,000$ VPD). This site is fitted for various uses, including retail, fast food, bank, etc.



Kandy Weader

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



COMMERCIAL BROKERAGE. *Redefined.*

PLEASANT VALLEY BLVD

Altoona, PA 16602

For Lease

Location

Pleasant Valley Blvd ($\pm 23,000$ VPD) extends into Plank Rd., the major throughway for the Altoona retail market. Plank road offers direct access to Route 220, a major throughway that leads to and from the Pittsburgh Area.

Trade Area

Adding to the stability of this location, the site shows a 5-mile radius demographic of 76,208 people with a household income of \$72,696; This number is expected to rise 3% by the end of 2026.

Property High-

- ± 1 -acre outparcel for lease
- Flat lot with electric, water, sewer, & gas
- $\pm 23,000$ VPD on Pleasant Valley Blvd
- Surround by national & local tenants such as AT&T, Autozone, Planet Fitness, Sheetz, Walmart, Dunkin, Red Lobster, and many more.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,617	45,044	76,208
TOTAL EMPLOYEES	6,771	26,123	37,973
AVERAGE HHI	\$83,588	\$66,002	\$72,696
TOTAL HOUSEHOLDS	2,564	19,420	32,063

TRAFFIC COUNTS:
Pleasant Valley Blvd $\pm 23,000$ VPD



Kandy Weader

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



COMMERCIAL BROKERAGE. *Redefined.*

PLEASANT VALLEY BLVD

Altoona, PA 16602

For Lease

MARKET AERIAL

Logan Valley Mall
★ macy's fye H&M
aerie AT&T T Mobile
Bath & Body Works verizon

Morningside Plaza
Gabe's HOBBY LOBBY
TACO BELL Arby's LONG JOHN SILVER'S

The Shoppes at Pleasant Valley
FIVE GUYS BURGERS and FRIES
Pizza Hut AspenDental
practice made perfect

SITE

KFC Sport Clips
Starbucks sleep number

MONRO AUTO SERVICE AND TIRE CENTERS
SHEETZ Walgreens Little Caesars

EarthPark

Applebee's
Jersey Mike's Wendy's
McDonald's POPEYES

Pleasant Valley SC
save a lot CHUCK E. CHEESE Olive Garden
DOLLAR TREE
SHOE FLY FINE WINE & GOOD SPIRITS metro
Style - Fit - Service
JOANN RED LOBSTER RITE AID

222

Park Hills Plaza
weis urbanAir
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
goodwill
Burlington Dunham's
Aaron's SHOE CARNIVAL Red Robin
PANDA EXPRESS

222

222

Orchard Plaza
BIG LOTS! CosmoProf

Logan Towne Center
EVERY SEASON STARTS AT DICK'S SPORTING GOODS
petco five BEL'W
GIANT EAGLE Ashley HOMESTORE
ROSS DRESS FOR LESS Panera BREAD
BARNES & NOBLE Michaels Staples
LANE BRYANT

THE HOME DEPOT

BEST BUY

LOWE'S

ALDI



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



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.

LISTING AGENTS:

Kandy Weader
kweader@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:
3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:
150 Farmington Lane
Lancaster, PA 17601

EXTON OFFICE:
1 E. Uwchlan Ave. Suite 409,
Exton, PA 19341

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
Moorestown, NJ 08057

WILLIAMSPORT OFFICE:
1000 Commerce Park Dr, Suite 310,
Williamsport, PA 17701

CONTACT US
717.843.5555
www.bennettwilliams.com

