

338 POUND LANE

DUNCANVILLE, PA | 16635

± 15,000 SF AVAILABLE | 2.69 ACRES
INDUSTRIAL SPACE FOR LEASE



Kandy Weader | Luke Higgins

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



COMMERCIAL BROKERAGE. *Redefined.*

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OVERVIEW

A spacious 15,000 sf industrial space for lease off of the bustling Plank Rd in Duncansville PA. This 2.69-acre property has plenty of area for parking, laydown space, or future structures. There is no zoning, so the flexible space is ready for a warehouse, industrial, R&D, or even a retail user. The building exterior is brick with a metal roof. There are 2 overhead doors that make this space optimal for a warehouse user. One of the doors could be retrofitted into a dock door. On the interior, there is a large open space, high ceilings, several smaller rooms, and plenty of natural light. The space was previously used for storage and R&D. It would be a perfect fit for an autobody shop, contractor office with storage, a retailer, or even think outside the box and renovate it into a daycare. There is an additional 1 acre across Pound Lane, which is available for laydown or redevelopment. Owner is willing to offer a generous tenant improvement allowance.

LOCATION

The property is in Duncansville just off of Plank Rd, which is a major retail artery in Duncansville that is home to many national retailers such as Tractor Supply Co, Sam's Club, and Chick-fil-A to name a few. It is 5 minutes from Altoona, and down the street from I-99.

TRADE AREA

Plank Rd sees 17,000 vehicles per day, and the intersecting Municipal Dr sees 7,000. The average household income is one of the highest in the area, right around \$108,000.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	2,330	28,262	57,739
TOTAL EMPLOYEES	2,482	17,701	29,743
AVERAGE HHI	\$108,430	\$102,723	\$86,675
TOTAL HOUSEHOLDS	888	12,477	25,157

TRAFFIC COUNTS: **PLANK RD** ± 17,000 VPD



PROPERTY HIGHLIGHTS

Spacious, 15,000 SF of space

Works for industrial or retail uses

2.69 acres with option to lease another acre

High ceilings

Has large open main space with other smaller spaces

Plenty of parking and/or laydown space

2 overhead doors

Located 5 minutes from Altoona and 2 minutes from I-99

Directly off Plank Road



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MARKET OVERVIEW



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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.



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