

1119 12th Street

ALTOONA, PA | 16601

±33,000 SF / ±0.33 AC

FOR SALE

PROPERTY HIGHLIGHTS

- 3-story, office building, with 33,000 sf
- .33 acres on a prime, downtown corner lot
- Central Business Zoning
- Opportunity to redevelop or retrofit into a mixed-use or multi-family project
- Parking lot on site with 10-spaces
- 2.5 miles from I-99
- 2.5 miles from Penn State Altoona
- 2.5 miles from Logan Towne Center

REDUCED!
\$399k

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PROPERTY OVERVIEW

Currently, 1119 12th St is a 33,000 sf, office building on .33 acres set in the heart of Altoona, but the iconic, corner lot has many different opportunities. The 3-story property could be utilized by a large office user, added to an existing investment portfolio, or redeveloped or retrofitted into a mixed-use or multi-family project to meet Altoona's housing demand. The property includes a 10-space parking lot on site, which is an added bonus for this downtown location. The site will be available in July 2024.

LOCATION

This property is in downtown Altoona, in the Central Business District. It is well positioned in its proximity to the shopping malls, I-99, and the many residential areas. It is 2.5 miles from I-99 and 3 miles away from the Penn State Altoona Campus

TRADE AREA

Altoona is a city in Blair County, PA. The population is 43,963 in Altoona making it the 18th-most populous city in PA and the principal city of the Altoona MSA. Blair County has a population of 122,822 and a median household income of \$59,386. The downtown is the cultural and commercial center of Altoona. Major employers are UPMC, Sheetz, Boyer Candy Company, Penn State Altoona Campus, and many retail and service industries.



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POPULATION

3 MILE- 51,072

5 MILE- 63,747

7 MILE- 84,517



EMPLOYEES

3 MILE- 24,819

5 MILE- 29,761

7 MILE- 37,487



AVERAGE HHI

3 MILE- \$78,977

5 MILE- \$85,731

7 MILE- \$91,118



HOUSEHOLDS

3 MILE- 20,829

5 MILE- 26,331

7 MILE- 35,126

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MARKET OVERVIEW



Bennett Williams

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OUR LOCATIONS:

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150 Farmington Lane, Suite 201
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WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

