

# ORCHARD PLAZA

415 ORCHARD AVE | ALTOONA, PA | 16601



± 40,000 VPD

**BIG  
LOTS!**

PLANK RD ± 28,000 VPD



±1,400-8,450 SF  
**FOR LEASE**

**±0.5 ACRES  
FOR SALE/LEASE/  
BUILD-TO-SUIT**

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## PROPERTY OVERVIEW

**Orchard Plaza** in Altoona, PA, provides an excellent opportunity to join the Altoona retail market. The plaza sits at the center of the trade area with over 60,000 VPD combined. The Big Lots anchored retail center offers two spaces available immediately for lease at 1,400, 2,983 sf, and 8,450 sf, as well as a 1,400-sf space that will be available in September of 2024. The plaza sits across from the Logan Valley Mall, Champs Sports Grill, and the newly constructed Starbucks.

Join the other co-tenants such as Big Lots, Salon Suites, Eat'n Park, CosmoPro, and The Salon Professional Academy with over 3,000 students.

The available spaces are well suited for almost any retail tenant, and a tenant improvement allowance is available depending upon other terms. Don't miss the opportunity to join the Altoona retail market today!

The plaza is on a signalized corner at the intersection of Plank Rd and I-99. There is clear visibility from I-99, with the opportunity of rear signage. The traffic signal at the entrance of the property is shared with Logan Valley Mall, Weis, Burlington, Dunham's, Urban Air Center Cracker Barrel, Champs Sports Bar, KFC, and Starbuck's.

## LOCATION

Location, Location, Location. The Orchard Plaza is on the busy corner of Plank Rd and Orchard Ave with visibility from I-99. It is in the prime shopping district for the Altoona MSA across from Logan Valley Mall and surrounded by many other in-line plazas and outparcels.

## TRADE AREA

Altoona, with a population of 43,5225, is the largest city in the Altoona MSA. It is the 18th largest city in Pennsylvania and resides in Blair County, which has 121,767 people and a household income of \$59,386. Orchard Plaza is less than a 15-minute drive from Penn State Altoona, with nearly 3,125 full-time students.



### POPULATION

3 MILE- 34,566  
5 MILE- 70,537  
7 MILE- 84,029



### EMPLOYEES

3 MILE- 22,128  
5 MILE- 35,405  
7 MILE- 37,254



### AVERAGE HHI

3 MILE- \$91,252  
5 MILE- \$89,203  
7 MILE- \$89,942



### HOUSEHOLDS

3 MILE- 14,889  
5 MILE- 29,942  
7 MILE- 34,933

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## PROPERTY HIGHLIGHTS

- 3 in-line spaces available at 1,400 sf, 2,983, and 8,450 sf
- 1 end cap space coming available at 1,400 sf in September 2024
- Busy signalized corner of Plank Rd and I-99
- Prime shopping district for the Altoona MSA
- Anchored by Big Lots
- Opportunity for rear signage
- 60,000 VPD



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## SITE PLAN



UNIT	TENANT	SF
A	AVAILABLE	1,400
B	AVAILABLE	1,400
C	THE SALON PROF. ACADEMY	6,400
D	AVAILABLE	8,450
E	BIG LOTS	49,408
F	COSMO PROF	2,700
G	AVAILABLE	2,938
H	AMERICAN RED CROSS	4,742
I	MY SALON SUITES	6,000

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**Orchard Plaza**  
BIG LOTS!  
Eat'n Park  
CosmoProf  
MY SALON

**Park Hills Plaza**  
weis Burlington  
AARON'S HARBOR FREIGHT TOOLS  
SHOE CARNIVAL Red Robin Urban Air  
SportClips  
Denny's MATTRESS FIRM Dunham's

**Regency Square**  
Firestone DUNKIN' petco  
SPORTSMAN'S WAREHOUSE Chick-fil-ah Target

**Plank Road Commons**  
Walmart+ sam's club TJ-maxx  
T-Mobile GameStop cricket First National Bank  
MATTRESS Warehouse SALLY BEAUTY SUPPLY PRIMANTI BROS.

**Logan Valley Mall**  
macy's JCPenney OLD NAVY  
PNC BANK Buckle PLACE  
Auntie Anne's Bath & Body Works  
CINNABON T-Mobile TORRID H&M

OUTBACK STEAKHOUSE  
UPMC

Blair County Convention Center

COURTYARD Marriott

THE SALVATION ARMY

amc

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### 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

## LISTING AGENTS:



### Kandy Weader

KWeader@bennettwilliams.com



### Luke Higgins

LHiggins@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

