# ORCHARD PLASA

415 ORCHARD AVE | ALTOONA, PA | 16601







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# ±1,400-8,450 SF FOR LEASE

## 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 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







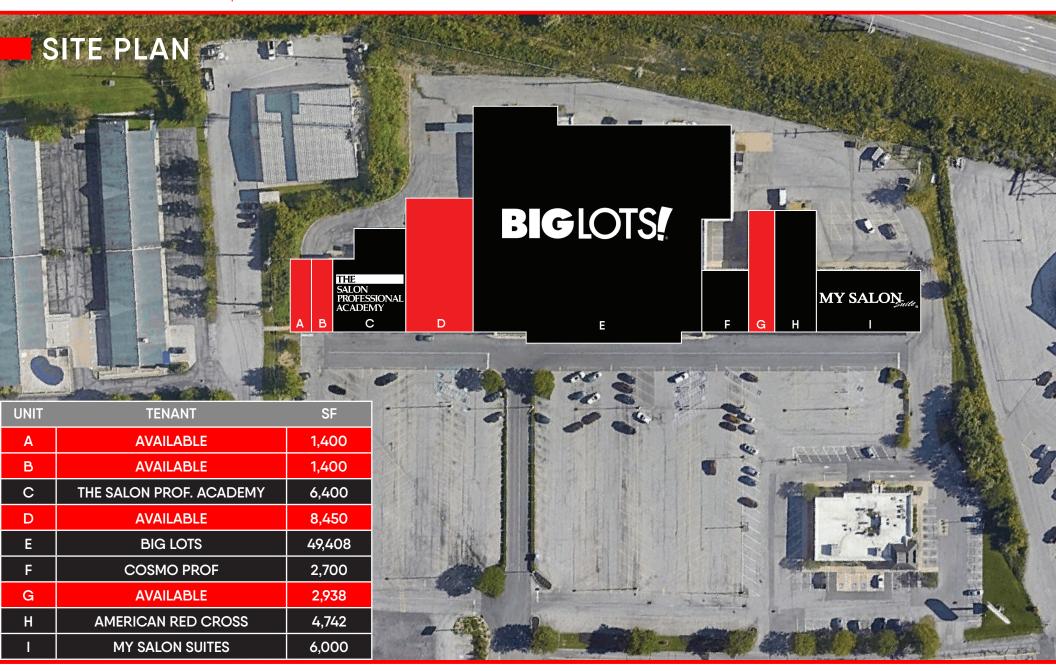




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# **OUR LOCATIONS:**

### YORK OFFICE:

3528 Concord Rd. York, PA 17402

### **EXTON OFFICE:**

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

### **WEST CHESTER OFFICE:**

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

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201 Lancaster, PA 17601

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr. Suite 310 Williamsport, PA 17701

### **NEW JERSEY OFFICE:**

Moorestown, NJ 08057

# LISTING AGENTS:



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### TENANT REPRESENTATION

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