

# ORCHARD PLAZA

415 ORCHARD AVE | ALTOONA, PA | 16601



**SITE**

**± 40,000 VPD**

**PLANK RD ± 28,000 VPD**



**±1,400-57,858 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. There are several opportunities for new tenants at this busy retail center just off Plank Rd in Altoona. The spaces available range from 49,408 – 57,858 sf, 8,450 sf, 2,983 sf and (2) at 1,400 sf. The plaza sits across from the Logan Valley Mall, Champs Sports Grill, and the newly constructed Starbucks.

Join the other co-tenants such as 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 Starbucks.

## 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 43,522, 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
- Big box space available at 49,408 – 57,858 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
- Opportunity for rear signage
- 60,000 VPD

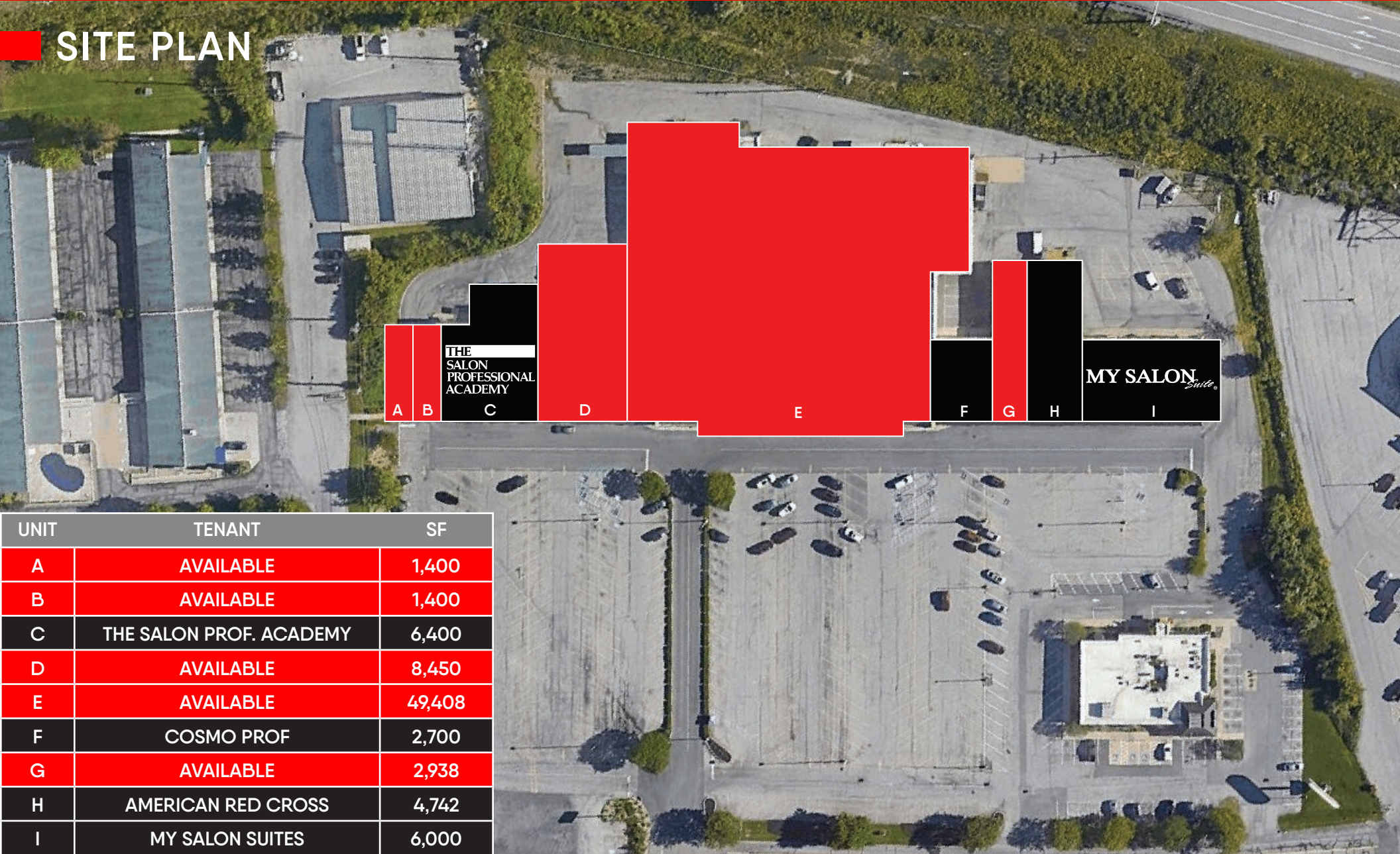


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## SITE PLAN



| UNIT | TENANT                  | SF     |
|------|-------------------------|--------|
| A    | AVAILABLE               | 1,400  |
| B    | AVAILABLE               | 1,400  |
| C    | THE SALON PROF. ACADEMY | 6,400  |
| D    | AVAILABLE               | 8,450  |
| E    | AVAILABLE               | 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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**Logan Valley Mall**

- macy's
- jcpenney
- OLD NAVY
- PNC BANK
- Buckle
- PLACE
- Auntie Anne's
- Bath & Body Works
- CINNABON
- T-Mobile
- TORRID
- H&M

**SportClips**  
GRAFCUTS

Starbucks

sleep number

**KFC**

**Hampton Inn**

**Cracker Barrel**  
OLD COUNTRY STORE

**Orchard Plaza**

- American Red Cross
- Eatin'Park
- CosmoProf
- MY SALON

**Park Hills Plaza**

- gandmill
- weis Burlington
- Aaron's
- HARBOR FREIGHT TOOLS
- SHOE CARNIVAL
- Red Robin
- urbanAir
- SportClips
- Starbucks
- Denny's
- MATTRESS FIRM
- Dunham's

**Regency Square**

- Firestone
- DUNKIN'
- petco
- SPORTSMAN'S WAREHOUSE
- Chick-fil-ly
- Target

**OUTBACK**  
STEAKHOUSE

**UPMC**

**Plank Road Commons**

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

**THE SALVATION ARMY**

**Holiday Inn Express**

**amc**

**Lakemont PARK**

The Casino At Lakemont Park

Blair County Convention Center

**COURTYARD**  
Marriott

**UPMC**

# 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

