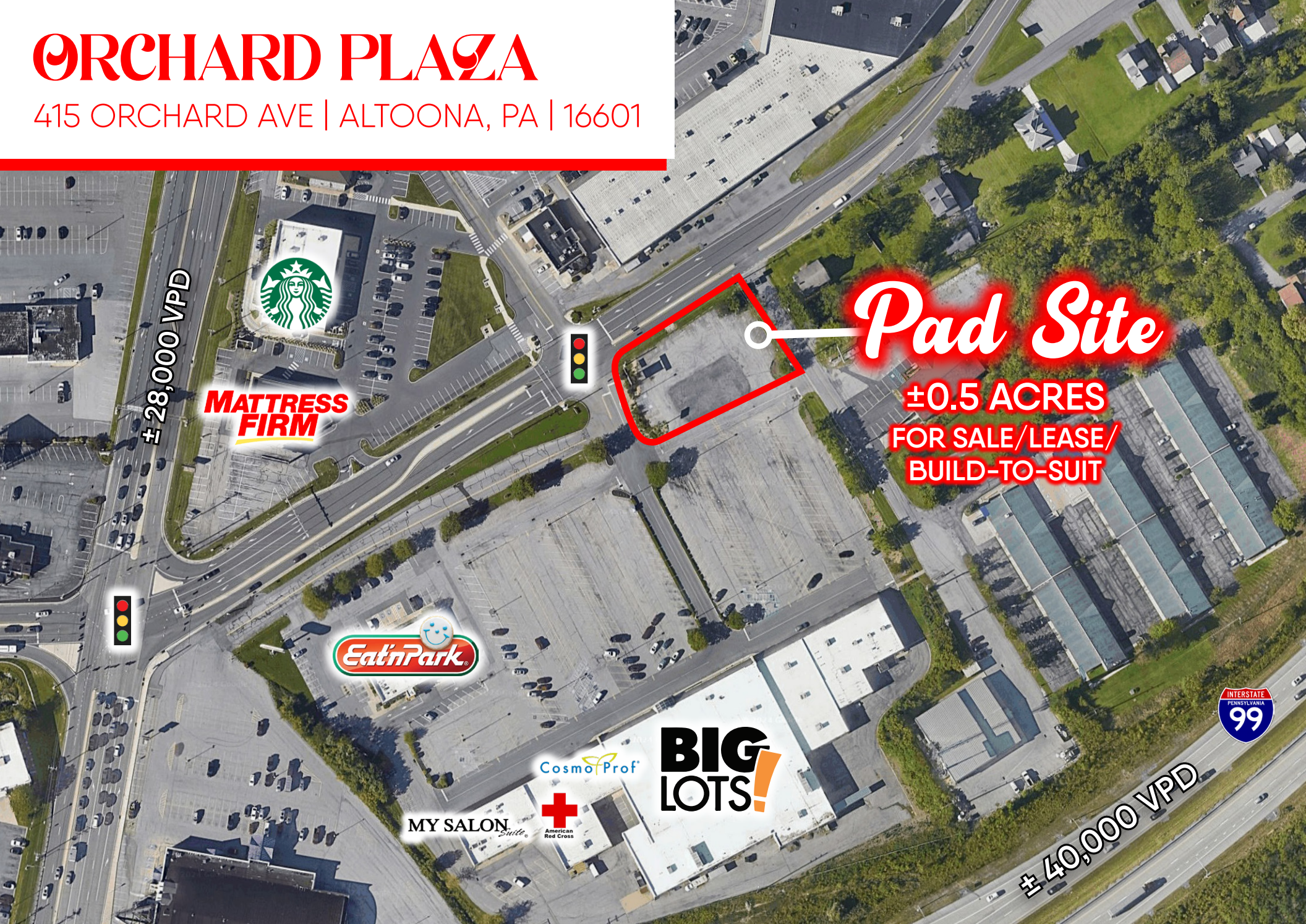


ORCHARD PLAZA

415 ORCHARD AVE | ALTOONA, PA | 16601



Pad Site

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

± 28,000 VPD

± 40,000 VPD



MATTRESS FIRM



CosmoProf

MY SALON Suite



BIG LOTS!



Kandy Weader | Luke Higgins

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



COMMERCIAL BROKERAGE. *Redefined.*

ORCHARD PLAZA PAD SITE

415 ORCHARD AVE | ALTOONA, PA | 16601

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

PROPERTY OVERVIEW

The outparcel at Orchard Plaza provides an excellent opportunity to join the Altoona retail market. To the left of the entrance of the plaza, there is a 0.5 acre lot available for future development. Sitting at the signalized corner, **the pad allows up to a 4,000-sf building or a 2,600-sf building with a drive through.** The owner would consider a ground lease, build to suit, or sale. The site would be an excellent fit for, but not limited to, a fast casual, bank, or retail user. Don't miss the opportunity to join the Altoona retail market today!

The pad site is on a signalized corner at the intersection of Plank Rd and I-99, with clear visibility from the highway. On the signalized corner of the plaza sits the pad opportunity. The traffic signal at the entrance of the property is shared with Weis, Burlington, Dunham's Urban Air Center, Cracker Barrel, Champs Sports Bar, Logan Valley Mall and the newly constructed 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 43,5225, 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

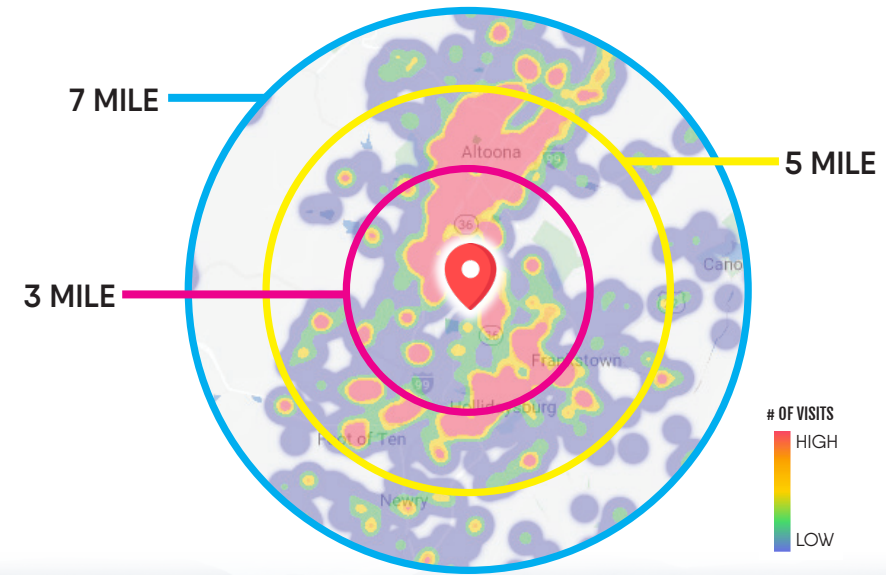
ORCHARD PLAZA PAD SITE

415 ORCHARD AVE | ALTOONA, PA | 16601

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

PROPERTY HIGHLIGHTS

- 0.5 acre pad opportunity
- Busy signalized corner of Plank Rd and I-99
- Visibility from I-99 with 40,000 VPD
- Prime shopping district for the Altoona MSA
- Anchored by Big Lots
- Opportunity for rear signage
- Plank Road (28,000 VPD) & Orchard Avenue (14,000 VPD)

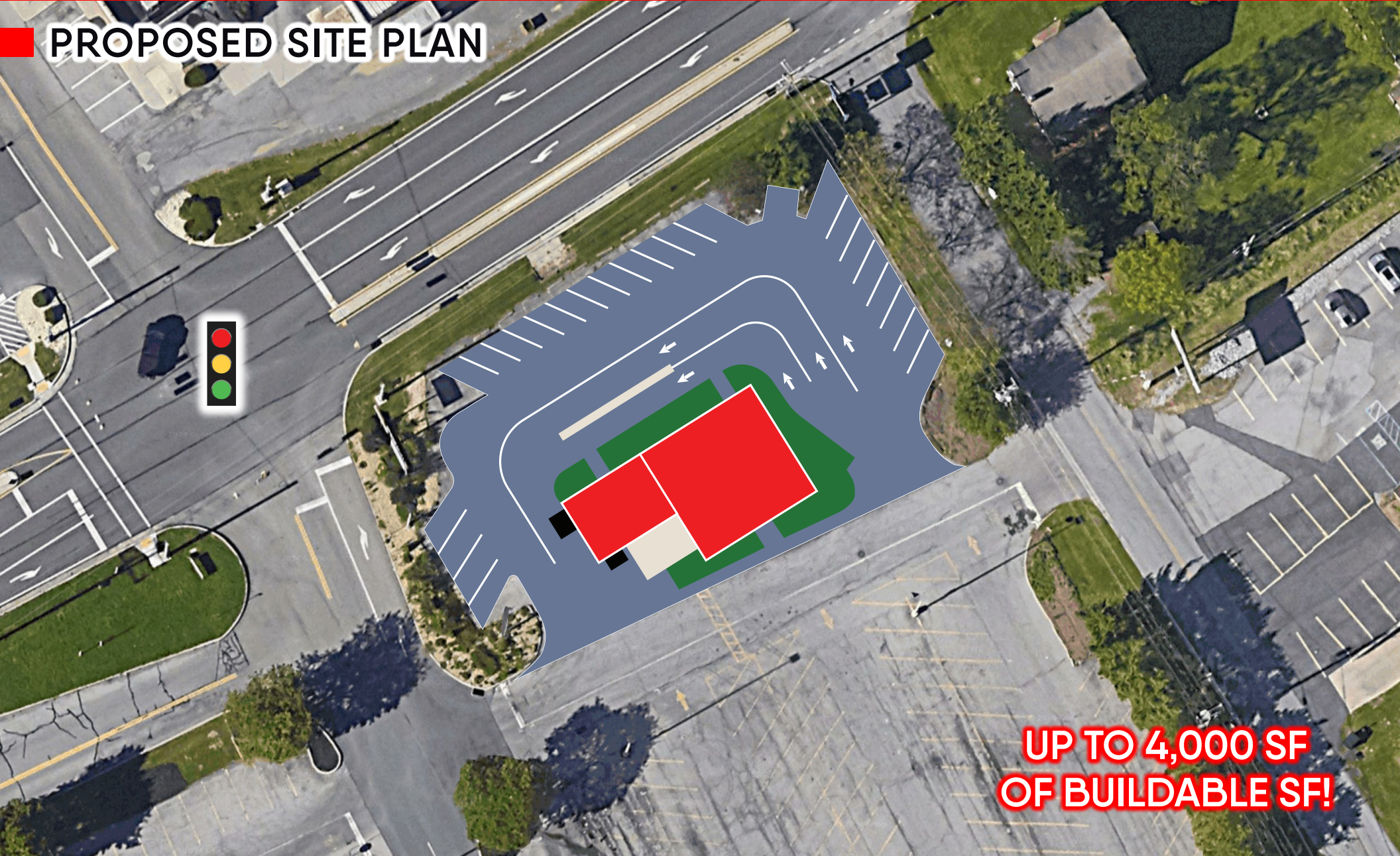


ORCHARD PLAZA PAD SITE

415 ORCHARD AVE | ALTOONA, PA | 16601

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

PROPOSED SITE PLAN



**UP TO 4,000 SF
OF BUILDABLE SF!**

ORCHARD PLAZA PAD SITE

415 ORCHARD AVE | ALTOONA, PA | 16601

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



Pad Site

Logan Valley Mall

- macy's
- JCPenney
- OLD NAVY
- PNCBANK
- Buckle
- THE CHILDREN'S PLACE
- AuntieAnne's
- Bath & Body Works
- CINNABON
- T-Mobile
- TORRID
- H&M

SportClips
HAIRCLIPPERS

sleep & number

KFC

Hampton Inn

Cracker Barrel
OLD COUNTRY STORE

Orchard Plaza

- BIG LOTS!
- Eatin'Park
- CosmoProf
- MY SALON

Park Hills Plaza

- goodwill
- weis
- Durlington
- Aaron's
- HARBOR FREIGHT TOOLS
- SHOE CARNIVAL
- Red Robin
- urbanAir
- SportClips
- Denny's
- MATTRESS FIRM
- Dunham's

Regency Square

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

OUTBACK
STEAKHOUSE

UPMC

Blair County Convention Center

COURTYARD Marriott

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

UPMC

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

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

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.

