

GILDEA LANE

For **SALE**

Duncansville, PA | 16635



PROPERTY HIGHLIGHTS

- NO ZONING in Allegheny Township
- Surrounded by national and local businesses
- Neighbors Fox Hollow Development, a high-end residential housing development
- Only minutes from Altoona & Duncansville
- Appropriate for a multitude of uses such as industrial, residential, multi-family, retail, or office

±1.5 ACRES
AVAILABLE



Kandy Weader | Luke Higgins
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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OVERVIEW

The property at Gildea Drive in Duncansville, PA, offers 1.5 acres of land with NO ZONING in Allegheny Township, making it an attractive opportunity. Just around the corner from Plank Road and Convention Center Drive, the lot consists of two separate parcels neighboring the Fox Hollow Development. There are many national, local, and industrial businesses in the vicinity of the property. Since there is no zoning, this land can be used for many different uses, such as warehouse, industrial, office, retail, multi-family, residential, and much more.

LOCATION

This property is just around the corner from Plank Road and Convention Center Blvd. It is only minutes from Altoona and Duncansville.

TRADE AREA

Duncansville (population 1,227) is part of Blair County (population 121,032) which is in Central Pennsylvania. It is part of the Altoona MSA and only 6 miles from Altoona.



POPULATION

3 MILE- 28,342

5 MILE- 58,939

7 MILE- 83,420



EMPLOYEES

3 MILE- 17,696

5 MILE- 31,531

7 MILE- 37,384



AVERAGE HHI

3 MILE- \$106,228

5 MILE- \$90,440

7 MILE- \$89,434



HOUSEHOLDS

3 MILE- 12,397

5 MILE- 25,204

7 MILE- 34,690



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MARKET AERIAL



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STATE COLLEGE OFFICE:

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WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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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.

