

970 PLANK ROAD

DUNCANSVILLE, PA | 16635

PAD SITES AVAILABLE



**±1-3.25 AC
FOR LEASE**

**PLANK ROAD
±15,000 VPD**



Blake Gross

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

ACTIVE MEMBER OF:
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COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

The corner of W. Plank Rd (±15,000 VPD) and Patchway Rd (±3,000 VPD) provides an excellent opportunity at a signalized corner to join the Duncansville/Altoona retail market. The 3.25 acre corner offers pad sites that are available for lease. Plank Rd., also known as Business 220 (±15,000 VPD) serves as the main traffic artery through Altoona, Duncansville and Hollidaysburg markets. Join the retail market that features Walmart, Rutters, TJ Maxx, Sam's Club, Tractor Supply Co. and more! The site has great visibility from Plank Rd. (±15,000 VPD), Rt. 22 (±12,000 VPD), and I-99 (±22,000 VPD) and would be an excellent fit for a multitude of uses including but not limited to: Convenience store or gas station, retail, fast-food user, medical use, auto repair and service, banks, and more.

TRADE AREA

Adding to the stability of this location, the site shows a 10 minute drive time demographic of over 33,317 people with household incomes more than \$81,620 and daytime demographics equally as strong with 35,095. The demographics within a 10- mile radius include 105,685 people in 44,020 homes, a labor force of 87,706 with an average household income of \$73,863. The area has seen a growth of 7.3 % since 2000 with over 3,561 new homes.

LOCATION

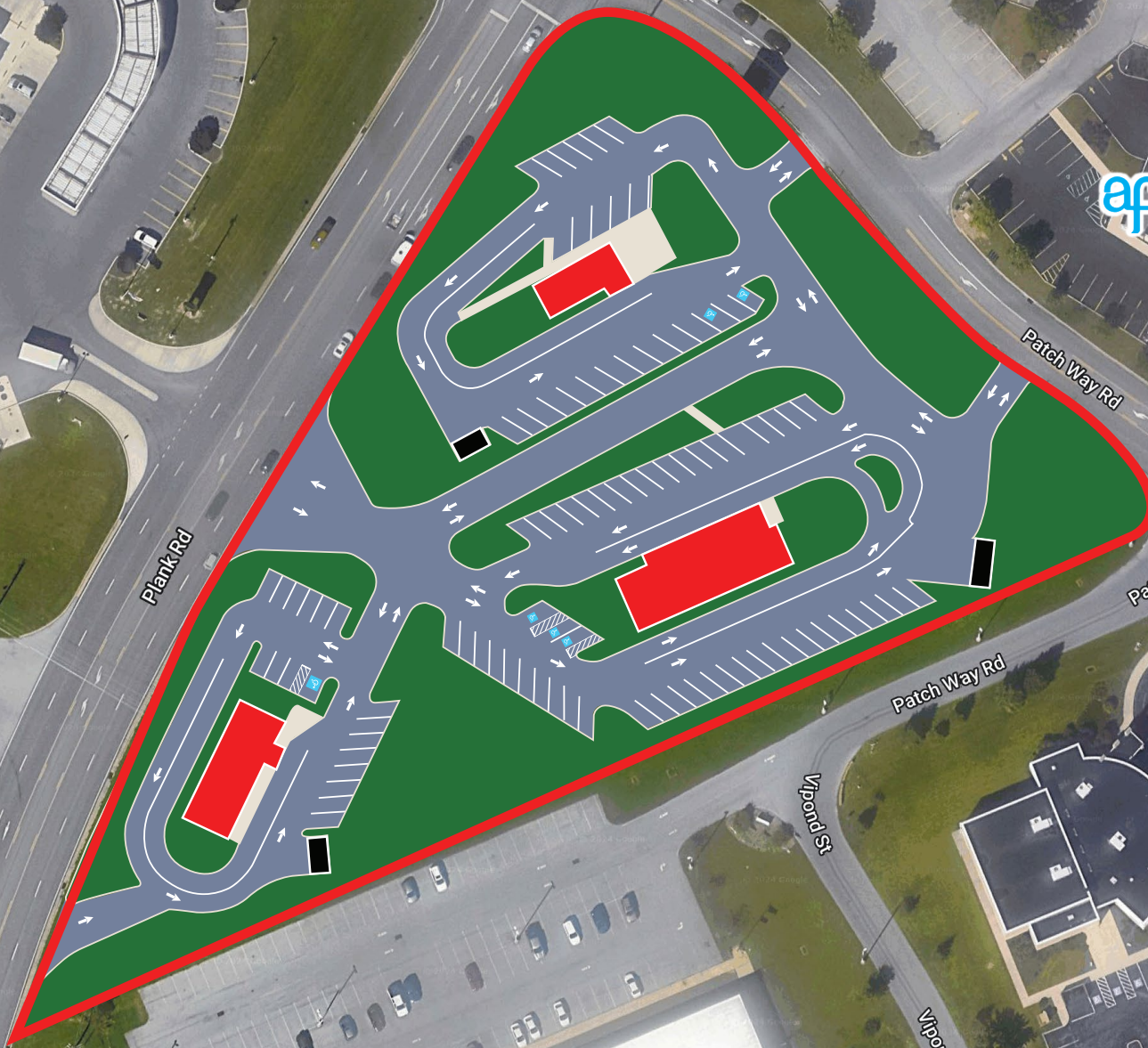
The corner of W. Plank Rd (±15,000 VPD) and Patchway Rd (±3,000 VPD) sits at a signalized corner in the heart of the Duncansville, PA market. Plank Rd (±15,000 VPD) extends over 10 miles from Duncansville through Altoona and serves as the main retail strip through the towns of Duncansville, Altoona, and Hollidaysburg. Plank Rd (±15,000 VPD) has excellent visibility from Route 22 (±12,000 VPD) and Interstate 99 (±22,000 VPD) with convenient proximity to the entrance of Interstate 99 (±22,000 VPD).

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	22,676	42,103	73,042
TOTAL EMPLOYEES	14,546	27,590	40,126
AVERAGE HHI	\$83,259	\$82,467	\$72,518
TOTAL HOUSEHOLDS	9,716	18,079	31,210

TRAFFIC COUNTS:

Plank Road - ±15,000 VPD | Rt 22 - ±12,000 VPD | I-99 - ±22,000 VPD





***CONCEPTUAL PLAN**



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MARKET AERIAL

SIERRA NORTH PLAZA



PLANK ROAD COMMONS



OLLIE'S
GOOD STUFF CHEAP
FAMILY DOLLAR



TRACTOR SUPPLY CO



DEPARTMENT OF MILITARY AND VETERANS AFFAIRS

Comfort INN
by CHOICE HOTELS



HOLLIDAYSBURG SENIOR HIGH SCHOOL

HOLLIDAYSBURG AREA JUNIOR HIGH SCHOOL

SITE



MARTIN'S
DOLLAR TREE



HOLLIDAYSBURG



DUNCANVILLE



22



22



Bennett Williams

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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:

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

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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.

