

# 1001 ROWENA DR

Ebensburg, Pa | 15931

# FOR SALE

± 3.5 Acres



± 8,000 VPD



**KANDY WEADER | LUKE HIGGINS**

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

Take advantage of a new development opportunity in Ebensburg, PA across the street from Lake Rowena! This 3.5-acre lot is just off of Rt 22 with excellent visibility as you enter Ebensburg. The property features the Lake Inn and Restaurant (3.2 ac) along with a neighboring vacant lot (.3 ac). There is also an opportunity for additional acreage. The site is a perfect redevelopment site for a c-store, hotel, QSR, etc.

The site has public water and sewer along with access from both Rowena and Manor Drives. It is just off the Rt 22 exit and Admiral Peary junction.

The hotel is currently operational with 26 rooms along with a full kitchen and bar. All business FFE's can be included in the sale.



## POPULATION

5 MILE- 11,829  
7 MILE- 26,891  
10 MILE- 44,934



## EMPLOYEES

5 MILE- 6,159  
7 MILE- 8,942  
10 MILE- 11,540



## AVERAGE HHI

5 MILE- \$104,225  
7 MILE- \$87,549  
10 MILE- \$85,068



## HOUSEHOLDS

5 MILE- 4,196  
7 MILE- 10,318  
10 MILE- 17,810



**12,314 SF AVAILABLE**



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## LOCATION

This 3.5-acre lot is at 1001 Rowena Drive (8,000 VPD) and in a prime location immediately off Rt 22 (22,000 VPD), a major east/west thoroughfare through central PA to Pittsburgh, and Admiral Peary Hwy (38,000 VPD), a popular throughway in Cambria County.

## TRADE AREA

Ebensburg borough is the county seat of Cambria County in PA. It is located 25 miles west of Altoona and 17 miles northeast of Johnstown. Cambria County has a population of 133,472 with Ebensburg having 3,382 people and a household income of \$56,875.



## PROPERTY HIGHLIGHTS

- 3.5 ac ready for redevelopment across from Lake Rowena
- Off Rt 22 (23,000 VPD) and Admiral Peary Hwy (19,000 VPD)
- Public water and sewer
- Potential for additional acreage
- Current 26-room hotel and restaurant onsite are also available for purchase





# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
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### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### 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:



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## CONTACT US

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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.

