

# 1233 SCALP AVENUE

JOHNSTOWN, PA | 15904



**±4,000 SF & 0.93 ACRES: AVAILABLE FOR LEASE**



**LUKE HIGGINS | KANDY WEADER | BLAKE GROSS**

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



COMMERCIAL BROKERAGE. *Redefined.*





## PROPERTY OVERVIEW

1233 Scalp Ave is an approximate 4,000 SF commercial building located on .93 acres of land. The building can be used for retail, commercial, or office use. Owner will consider a ground lease or build to suit. Great location on busy Scalp Ave with cross easements to adjacent property and traffic signal.



## LOCATION

Located on Scalp Ave adjacent to the Kia Dealership and MedExpress Urgent Care. The location is in the middle of the main retail corridor of Scalp Ave just off of the Route 219 interchange. Businesses and restaurants in the immediate area include Wendy's, Arby's, Taco Bell, Chipotle, Big Lots, and Giant Eagle. The site has full access from Scalp Ave and good visibility.





# TRADE AREA

Johnstown is the largest city in Cambria County with 91,257 people living within 10 miles. It is located 57 miles east of Pittsburgh. The University of Pittsburgh has a satellite campus in the area. There are 40,804 households with an average HH income of \$79,184 within 10 miles.



## POPULATION

3 MILE- 24,380  
5 MILE- 52,462  
7 MILE- 76,769



## EMPLOYEES

3 MILE- 14,505  
5 MILE- 31,306  
7 MILE- 37,398



## AVERAGE HHI

3 MILE- \$81,907  
5 MILE- \$78,232  
7 MILE- \$79,664



## HOUSEHOLDS

3 MILE- 10,622  
5 MILE- 23,648  
7 MILE- 34,493



LUKE HIGGINS | KANDY WEADER | BLAKE GROSS

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



COMMERCIAL BROKERAGE. *Redefined.*



# MARKET OVERVIEW



LUKE HIGGINS | KANDY WEADER | BLAKE GROSS  
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETT WILLIAMS.COM](http://WWW.BENNETT WILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WEST CHESTER OFFICE:

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

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Luke Higgins

lhiggins@bennettwilliams.com



### Kandy Weader

kweader@bennettwilliams.com



### Blake Gross

bgross@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://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.

