

# 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

**SITE**

CROSS EASEMENTS  
 W/ SHOPPING CENTER



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# MARKET OVERVIEW



**THE JOHNSTOWN GALLERIA**

- Boscov's
- JCPenney
- maurices
- T Mobile
- HOT TOPIC
- AT&T
- SHOE DEPT.

- ALDI
- RED LOBSTER
- McDonald's
- Applebee's GRILL + BAR
- TACO BELL
- PRIMANTI BROS.
- BURGER KING
- planet fitness
- Ashley HOMESTORE
- Dunham's SPORTS
- TSC TRACTOR SUPPLY CO
- Staples
- verizon

- enterprise
- HARBOR FREIGHT TOOLS
- DOLLAR GENERAL

**SHEETZ**

**JOHNSTOWN INDUSTRIAL PARK**

FedEx

- KFC
- Auto Zone
- First Commonwealth
- Pizza Hut
- McDonald's
- CVS pharmacy
- SHERWIN WILLIAMS
- CHIPOTLE
- Holiday Inn Express
- EatnPark

- Starbucks
- holiday hair
- FIVE GUYS BURGERS and FRIES
- SUBWAY
- MATTRESS Warehouse
- GameStop

- Denny's
- Comfort INN
- HOSS'S STEAK & SEA

**RICHLAND TOWN CENTER**

- Walmart
- ULTA BEAUTY
- BEST BUY
- DOLLAR TREE
- Michaels
- Panera BREAD
- five BELOW
- TJ-maxx
- HomeGoods
- Bath & Body Works
- FAMOUS footwear
- petco
- RBC
- ROSS DRESS FOR LESS

- giant eagle
- BIG LOTS!
- ACE Hardware
- JOANN
- DUNKIN'
- verizon
- Rocky Mountain

**UNIVERSITY OF PITTSBURGH AT JOHNSTOWN**

# 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### 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:



### 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)

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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.

