

1233 SCALP AVENUE

JOHNSTOWN, PA | 15904



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

BW KANDY WEADER | BLAKE GROSS

FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

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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

MARKET OVERVIEW



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

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

JOHNSTOWN INDUSTRIAL PARK
 SHEETZ FedEx

RIGHLAND TOWN CENTER
 Walmart ULTA BEST BUY
 DOLLAR TREE Michaels Panera BREAD
 five BEL'W TJ-maxx HomeGoods
 Bath & Body Works FAMOUS footwear petco Ross DRESS FOR LESS

UNIVERSITY OF PITTSBURGH AT JOHNSTOWN

giant eagle BIG LOTS! ACE Hardware
 JOANN DUNKIN'
 verizon

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WEST CHESTER OFFICE:

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About Bennett Williams

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