

1233 SCALP AVENUE

JOHNSTOWN, PA | 15904



±3,000 SF & 0.93 ACRES: AVAILABLE FOR LEASE



KANDY WEADER | BLAKE GROSS

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



COMMERCIAL BROKERAGE. *Redefined.*



PROPERTY OVERVIEW

1233 Scalp Ave is an approximate 3,000 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



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

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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 107
West Chester, PA 19380

NEW JERSEY OFFICE:

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

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About Bennett Williams

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