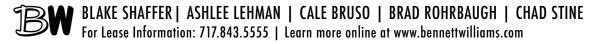
275 PARK HILLS PLAZA • ALTOONA, PA • 16602



±2,400 - 52,000 SF + PAD SITE | FOR LEASE





WEST PLANK RD & PARK HILLS PLAZA | ALTOONA, PA | 16602

±2,400 - 52,000 SF + PAD SITE FOR LEASE

### PROPERTY OVERVIEW

Park Hills Plaza is a 258,819 square-foot Weis anchored shopping center centrally located in Altoona, Pennsylvania along the main retail corridor with multiple points of entry along Plank Road and Orchard Avenue. Other co-tenancy includes Harbor Freight, Aaron's, and Goodwill. Park Hills Plaza also includes destination pad sites including Red Robin, Denny's, and Mattress Firm.



Park Hills Plaza is strategically located along Plank Road (RT 220) in central Altoona, just a few hundred yards from Route 99. This center has 2 entrances along Plank Road, one of which is signalized, along with another signalized entrance on Orchard Ave. The center is highly visible from both Plank Road and Orchard Ave.

## TRADE AREA OVERVIEW

Adding to the stability of the project, Park Hills Plaza shows a 15-minute drive time demographic of over 97,429 people with household incomes of more than \$64,652 and daytime employment demographics equally as strong with 61,692. The demographics within a 10-mile radius include 103,998 people in 44,166 homes, a labor force of 62,978 with an average household income of \$65,337.





DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	34,595	71,037	82,217
TOTAL EMPLOYEES	23,734	35,897	37,323
AVERAGE HHI	\$90,220	\$85,943	\$87,682
TOTAL HOUSEHOLDS	14,945	30,485	34,774





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		1		EH.		
SPACE	TENANT	SF				SITE PLAN
A	AVAILABLE JANUARY 2027	52,000		The state of the s	en a la company	
В	AKI JAPANESE RESTAURANT	6,000			Alba Alba Alba Alba Alba Alba Alba Alba	
C1A	ALTOONA PROFESSIONAL HEARING AID	1,500				
C1B-C4	DOLLAR TREE	9,000				
D1	LENDMARK FINANCIAL SERVICES	1,600				
D2	AVAILABLE	2,400			50 51	
D2A	SKYLINE NAILS	1,600	£1 E3	F F2	F3 F4 TUV	-00
E1	WISE EYES OPTICAL	1,500	D2A D2			2000 LB
<b>E</b> 3	HARBOR FREIGHT TOOLS	15,600			W	
F	DUNHAM'S SPORTING GOODS	30,120	C1B-C4			XXX
F2	BURLINGTON COAT FACTORY	32,500	В Е			A Perfetti
F3	BEALLS	22,900				
F4	URBAN AIR TRAMPOLINE	25,939				
P	VIETNAMESE RESTAURANT	3,280				
TUV	SHOE CARNIVAL	10,271	A			
W	AARON'S	10,519	mmmmin -			
XYZ	GOODWILL	12,100				
PAD SITE	AVAILABLE			±20,000 VF	PD	
		96			1 1 1 1	





WEST PLANK RD & PARK HILLS PLAZA | ALTOONA, PA | 16602

±2,400 - 52,000 SF + PAD SITE **FOR LEASE** 









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#### YORK OFFICE:

3528 Concord Rd. York, PA 17402

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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:**

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TENANT REPRESENTATION INVESTMENT SALES PROPERTY MANAGEMENT



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.



