

PARK HILLS PLAZA

275 PARK HILLS PLAZA • ALTOONA, PA • 16602



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

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

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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.

LOCATION OVERVIEW

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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| SPACE | TENANT | SF |
|----------|----------------------------------|--------|
| A | AVAILABLE JANUARY 2027 | 52,000 |
| B | AKI JAPANESE RESTAURANT | 6,000 |
| C1A | ALTOONA PROFESSIONAL HEARING AID | 1,500 |
| C1B-C4 | DOLLAR TREE | 9,000 |
| D1 | LENDMARK FINANCIAL SERVICES | 1,600 |
| D2 | AVAILABLE | 2,400 |
| D2A | SKYLINE NAILS | 1,600 |
| E1 | WISE EYES OPTICAL | 1,500 |
| E3 | HARBOR FREIGHT TOOLS | 15,600 |
| F | DUNHAM'S SPORTING GOODS | 30,120 |
| F2 | BURLINGTON COAT FACTORY | 32,500 |
| F3 | BEALLS | 22,900 |
| F4 | URBAN AIR TRAMPOLINE | 25,939 |
| P | VIETNAMESE RESTAURANT | 3,280 |
| TUV | SHOE CARNIVAL | 10,271 |
| W | AARON'S | 10,519 |
| XYZ | GOODWILL | 12,100 |
| PAD SITE | AVAILABLE | |



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BLAKE SHAFFER | ASHLEE LEHMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
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Moorestown, NJ 08057



LISTING AGENTS:



BLAKE SHAFFER

BShaffer@bennettwilliams.com



ASHLEE LEHMAN

ALehman@bennettwilliams.com



CALE BRUSO

CBruso@bennettwilliams.com



BRAD ROHRBAUGH

BRohrbaugh@bennettwilliams.com



CHAD STINE

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | 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.

