

PARK HILLS PLAZA

275 PARK HILLS PLAZA • ALTOONA, PA • 16602



±2,400 - 55,000 SF + PAD SITE | FOR LEASE

PARK HILLS PLAZA

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

±2,400 - 55,000 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.

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

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

FOR LEASE

SPACE	TENANT	SF
A	AVAILABLE JANUARY 2027	55,000
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	



PARK HILLS PLAZA

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

±2,400 - 55,000 SF + PAD SITE
FOR **LEASE**



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

NEW JERSEY OFFICE:

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



LISTING AGENTS:



BLAKE SHAFFER

BShaffer@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

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

