

PRICE REDUCTION

±5.7 ACRES FOR SALE



FAIRGROUNDS RD

HUNTINGDON, PA • 16652



KANDY WEADER

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

- 5.7 acres of Commercial land
- Just off of US Hwy 22
- Down the road from the Huntingdon Fairgrounds
- 1.5 miles from Juniata College
- .5 miles from strong retail including Aldi, Giant, Tractor Supply
- 2 miles from Walmart

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	12,868	14,905	18,892
TOTAL EMPLOYEES	6,648	6,875	7,370
AVERAGE HHI	\$96,001	\$97,719	\$95,368
TOTAL HOUSEHOLDS	3,939	4,820	6,506



PROPERTY OVERVIEW

Take advantage of this excellent opportunity to purchase 5.7 acres of Commercial land in Huntingdon today! This property is in an excellent location, with visibility from the high traffic US Hwy 22 and on the way to the Huntingdon Fairgrounds. The flexible Highway Commercial zoning gives you lots of possibilities to develop and build various types of business. Whether you want to build self storage units or keep the land as laydown space, use your creativity to realize your investment vision with this property.

LOCATION OVERVIEW

This property is located just off of US Hwy 22. It is just 1.5 miles from Juniata College, and 1 mile from the main retail strip in Huntingdon with Giant, Aldi, and McDonald's. With a high percentage of the traffic being driven by the industry and Huntingdon Fairgrounds just down the road, this property pulls from not just this immediate location but surrounding markets as well.

TRADE AREA OVERVIEW

Huntingdon is situated approximately 30 miles east of Altoona, 30 miles south of State College, and 80 miles west of Harrisburg. It's strategic location at the intersection of US Routes 22 and 26 makes it an accessible point for neighboring communities, especially in Central and Western PA. Huntingdon is also home to Juniata College, which brings in students, faculty, and visitors from across the country, contributing to a more transient population and an increased demand for goods and services, especially those geared toward the student population.

MARKET OVERVIEW



SMITHFIELD TOWNE CENTER

Walmart | verizon | DOLLAR TREE | holiday hair

SCI SMITHFIELD

JUNIATA COLLEGE

weis

SHEETZ

goodwill

BURGER KING

HOSS'S FAMILY STEAKHOUSE

Pizza Hut

SHEETZ

STUCKEY RAM DEALERSHIP

Fairfield BY MARRIOTT

N E REIHART & SONS

NAPA AUTO PARTS

pennsylvania DEPARTMENT OF TRANSPORTATION

HUNTINGDON PLAZA

ALDI

Auto Zone

OLIE'S BOUTIQUE

Wendy's

MID PENN BANK

ANY TIME FITNESS

Bealls INC.

SITE

GOLD STAR FOODS

RITE AID

SHEETZ

Arbys

Comfort INN

enterprise

CHRYSLER DODGE Jeep

McDonald's

TACO BELL

Advance Auto Parts

SUBWAY

LAKE RAYSTOWN SC

TRACTOR SUPPLY CO

GIANT

FINE WINE & GOOD SPIRITS

MONRO AUTO SERVICE & TIRE CENTERS

Bennett Williams

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OUR LOCATIONS:

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WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
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STATE COLLEGE OFFICE:

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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.

