

Bennett Williams
COMMERCIAL REAL ESTATE

723 BROAD STREET

DUNCANVILLE, PA 16635



±7,887 SF / ±1.36 AC

FOR LEASE

PROPERTY OVERVIEW

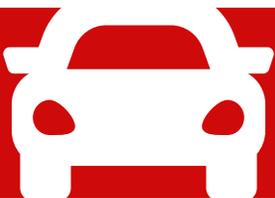
Discover a versatile, single-story office building ideally suited for medical use at 723 Broad Street, Duncansville, PA. Built on a spacious 1.360-acre lot, this 7,887 SF brick-clad facility offers a functional and efficient layout with 20 offices, a welcoming reception/waiting room, central reception area, nurses' station, staff lounge, and four (4) restrooms.

Available for lease, this move-in-ready property combines professional functionality with ample parking and excellent visibility—perfect for a wide variety of healthcare practices.

LOCATION OVERVIEW

Strategically positioned at 723 Broad Street (SR 22) in Duncansville, Blair County, PA, this property enjoys high-visibility frontage along a major regional corridor. Located just west of Hollidaysburg and minutes from Altoona, the site offers convenient access to Interstate 99 and the Altoona-Blair County region.

The building is situated in a well-established commercial node with a mix of medical, retail, and professional services nearby. Its prominent placement along SR 22 ensures strong daily traffic exposure and ease of access for employees, clients, and patients. The surrounding area is characterized by stable residential neighborhoods, community amenities, and growing commercial development.



BROAD STREET (SR 22): ±13,000 VPD

PLANK RD: ±15,000 VPD

I-99: ±23,000 VPD



LUKE HIGGINS | KANDY WEADER | BLAKE GROSS

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



COMMERCIAL BROKERAGE. *Redefined.*

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	39,831	72,678	104,263
EMPLOYEES	22,508	35,388	45,486
AVERAGE HHI	\$99,030	\$84,581	\$86,211
HOUSEHOLDS	17,038	31,098	43,681

TRADE AREA

The Duncansville-Hollidaysburg-Altoona trade area serves a regional population of over 120,000 residents within a 15-mile radius, anchored by the Altoona metro area—a healthcare, education, and light industrial hub in Central Pennsylvania.

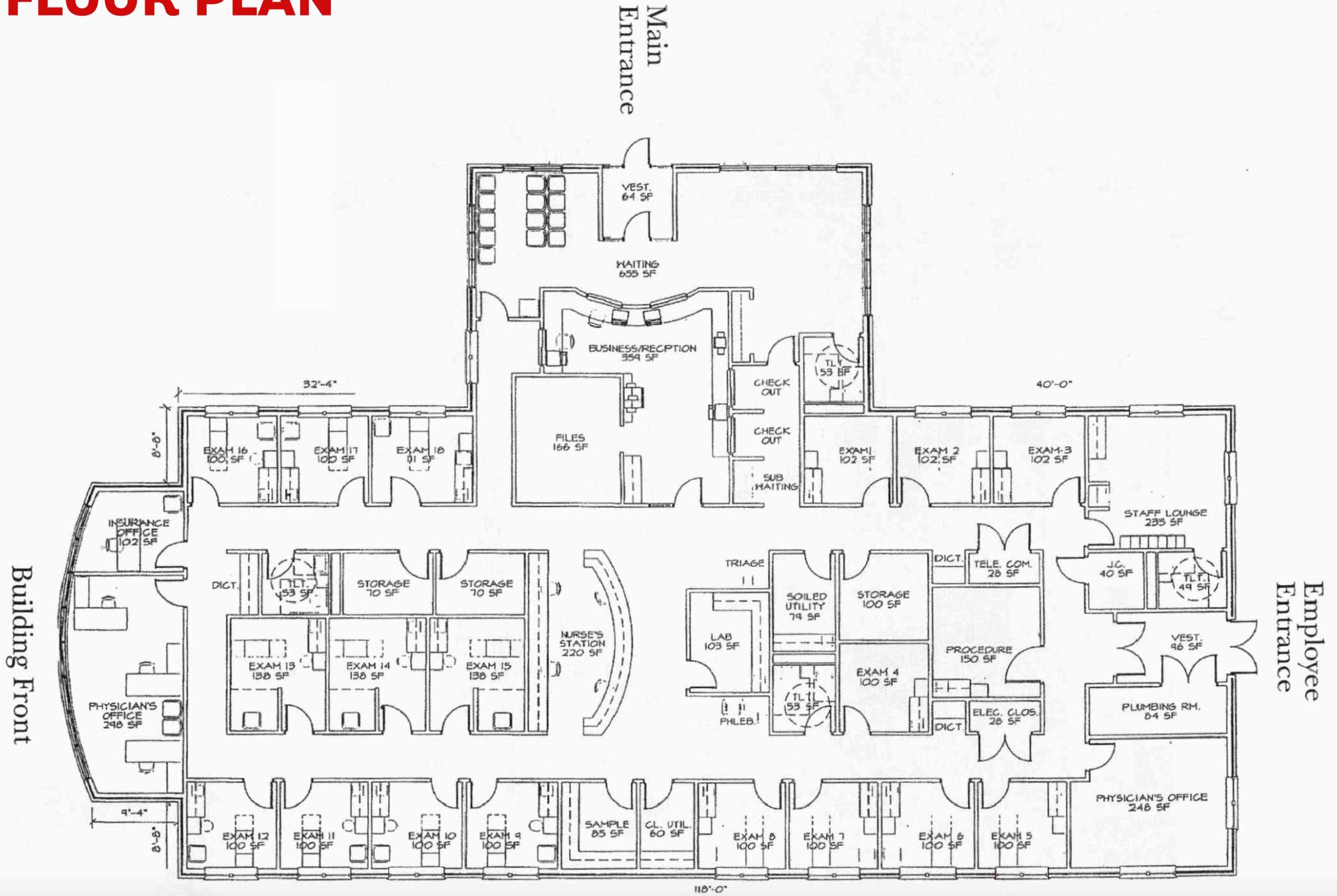
The property sits within a stable, service-oriented economy supported by healthcare, education, logistics, and manufacturing. With excellent connectivity via I-99 and SR 22, the trade area draws from multiple counties, making it ideal for medical offices, outpatient services, corporate back-office functions, or professional firms seeking a central, accessible location with ample parking and room for growth.

PROPERTY HIGHLIGHTS

- 7,887 SF single-story professional office building
- 20 private offices plus reception/waiting room, central reception, nurses' station, staff lounge, and storage rooms
- 59 paved parking spaces with excellent curb appeal and accessibility
- Hardwired fire and burglar alarm system
- Four (4) restrooms for staff and visitor convenience
- High-visibility frontage along SR 22 (Broad Street) in Duncansville, PA
- Move-in ready – ideal for medical, professional, or administrative use



FLOOR PLAN





MARKET OVERVIEW



PLANK ROAD COMMONS

Walmart | sam's club

MATTRESS Warehouse | PRIMANTI BROS. | T Mobile | GameStop

TJ-maxx | Great Clips | verizon

Target | SPORTSMAN'S WAREHOUSE | petco

Starbucks | Chick-fil-A | DUNKIN'

Firestone COMPLETE AUTO CARE | Valvoline

Holiday Inn Express

AMC

TSC TRACTOR SUPPLY CO

HOLIDAYSBURG SENIOR HIGH SCHOOL

HOLIDAYSBURG PLAZA

FINE WINE & GOOD SPIRITS | Ollie's Bargain Outlet | JACKSON HEWITT | Wendy's

Holiday FINANCIAL SERVICES

HOLIDAYSBURG JUNIOR HIGH SCHOOL

MARTIN'S | holiday hair

DOLLAR TREE | H&R BLOCK

DOLLAR GENERAL

SHEETZ

SITE

Rutter's

McDonald's

SHEETZ

DQ

FedEx Ground

Rutter's

Pizza Hut

UNITED STATES POSTAL SERVICE

Auto Zone

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

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York, PA 17402

LANCASTER OFFICE:

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EXTON OFFICE:

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STATE COLLEGE OFFICE:

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State College, PA 16803

WEST CHESTER 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.

