

# 3331 PLEASANT VALLEY BLVD

ALTOONA, PA | 16602



**SITE**

± 10,908 SF + 1.91 AC

**SALE/LEASE**

SALE IS OF LEASEHOLD INTEREST ONLY

# PROPERTY OVERVIEW

A 10,908 SF freestanding former Rite Aid is now available for or lease or sale of the leasehold interest at 3331 Pleasant Valley Boulevard in Altoona, PA. Situated along a high-traffic retail corridor, this well-located property offers excellent visibility, convenient access, and ample on-site parking. The building can be subdivided to accommodate multiple tenants, providing flexibility for a variety of retail, medical, or office uses. With strong signage opportunities and proximity to national retailers, this property presents a prime opportunity for users looking to enter or expand in the Altoona market.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	43,217	75,334	82,986
TOTAL EMPLOYEES	25,564	36,739	37,962
AVERAGE HHI	\$79,281	\$84,838	\$86,345
TOTAL HOUSEHOLDS	18,671	31,766	34,916
Pleasant Valley Blvd: ±23,000 VPD		Frankstown Rd: ±17,000 VPD	



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**LOGAN TOWN CENTRE**  
 DAVID'S BRIDAL FIVE BELOW sweetFrog  
 BARNES & NOBLE BOOKSELLERS Panera Staples  
 ASHLEY petco KOHL'S  
 DICK'S SPORTING GOODS Boscraft TEXAS giant eagle  
 Ross DRESS FOR LESS ULTA Michaels

**PLEASANT VALLEY SC**  
 RED LOBSTER FINE WINE & GOOD SPIRITS Hallmark  
 Olive Garden Ritas  
 DOLLAR TREE HONEY BAKED HAM

**MORNINGSIDE PLAZA**  
 Gabe's COST CUTTERS THE AMERICAN FREIGHT FURNITURE MATRESS  
 HOBBY LOBBY LONG JOHN SILVERS TACO BELL

**LOGAN VALLEY MALL**  
 macy's jcpenny OLD NAVY THE CHILDREN'S  
 PNC BANK Buckle PLACE  
 Auntie Anne's Bath & Body Works  
 CINNABON T Mobile TORRID H&M

**ORCHARD PLAZA**  
 American Red Cross Eat n' Park  
 Cosmo Prof MY SALON

**REGENCY SQAURE**  
 Firestone DUNKIN' petco  
 SPORTSMAN'S WAREHOUSE Chick-fil-A Target

**PLANK ROAD COMMONS**  
 Walmart+ sam's club TJ-maxx  
 T Mobile GameStop cricket First National Bank  
 MATTRESS Warehouse SALLY BEAUTY SUPPLY PRIMANTI BROS.

**PARK HILLS PLAZA**  
 Applebee's MARTIN'S  
 The UPS Store UPS LONCHORN  
 Firestone S&B Bank

**PARK HILLS PLAZA**  
 goodwill weis Burlington KROGER EXPRESS  
 Aaron's HARBOR FREIGHT TOOLS  
 SHOE CARNIVAL Red Robin urbanAir  
 Starbucks Denny's MATTRESS FIRM Dunham's

**Other Callouts:** ALDI, LOWE'S, DUNKIN', planet fitness, FIVE GUYS, Auto Zone, Walgreens, MONRO, Little Caesar, Starbucks, SportClips, Rural King, Hampton Juc, Cocker Barrel, American Red Cross, E Plank Rd, Logan Blvd, Franktown Rd, Convention Center Blvd, BUS 220, 36, 764, 99.

# Bennett Williams

COMMERCIAL REAL ESTATE



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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.

