

3331 PLEASANT VALLEY BLVD

ALTOONA, PA | 16602



± 10,908 SF + 1.91 AC
SALE/LEASE
SALE IS OF LEASEHOLD INTEREST ONLY



ADAM HAGERMAN | CALE BRUSO | ZANE COOK | BRAD ROHRBAUGH | CHAD STINE
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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Bennett Williams

COMMERCIAL REAL ESTATE



OUR LOCATIONS:

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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

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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



LISTING AGENTS:



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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.

