

# 464 S CENTER ST

EBENSBURG | , PA | 15931



±13,852 SF/±1.8 AC  
**FOR SALE**

# PROPERTY HIGHLIGHTS

- Approximately 1.80 acres of commercial land with functioning business and assets
- Ample space for fleet parking, equipment storage, or outdoor laydown area
- Opportunity for building expansion or redevelopment to suit operational needs
- Convenient access to South Center Street for efficient employee and delivery traffic
- Located in the county seat of Cambria County, supporting businesses that serve municipal, commercial, and regional clients
- Suitable for trade services, distribution, storage, or small-scale manufacturing operations
- Functional site layout with room to scale and adapt to long-term business growth
- Located off Route 22



# PROPERTY OVERVIEW

Located along South Center Street in Ebensburg, 464 S Center Street offers approximately 1.80 acres suited for industrial, flex, or business use. The offering includes valuable operational assets—such as a forklift, pallet jacks, industrial shelving, and a box truck—providing a turnkey opportunity for warehouse, distribution, or service-based businesses. Positioned within a surrounding established business district and serving both residents and regional visitors, the site benefits from steady community activity and a central location that makes it ideal for users seeking accessibility, flexibility, and long-term growth potential.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
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POPULATION	6,832	10,803	24,956
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EMPLOYEES	5,253	6,253	8,501
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AVERAGE HHI	\$111,277	\$109,821	\$93,336
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HOUSEHOLDS	2,786	3,987	9,562
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## LOCATION

Positioned within Ebensburg, the county seat of Cambria County, 464 S Center Street is situated along South Center Street, with steady local traffic. The property is located near the historic downtown district and the Cambria County Courthouse, surrounded by a mix of retail, dining, and professional service establishments. This central setting provides convenient access for businesses serving both the local community and the broader regional market. South Center Street is just off Route 22, allowing this property to capture highway traffic.

## TRADE AREA

The property serves as a central hub for the Ebensburg trade area, capturing a mix of residents, county employees, and regional visitors from Cambria County and surrounding communities. The downtown and surrounding commercial corridors generate consistent daily traffic, while nearby retail, dining, healthcare, and professional services draw up a stable customer base. The area benefits the borough's position as the county seat, ensuring steady activity from civic and government functions. This makes 464 S Center Street well-suited for industrial or business users looking to expand.



# MARKET OVERVIEW



# 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

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
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## 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.

