

GENDRON

COMMERCIAL BOSTON

FOR SALE

600 Chestnut Avenue Altoona, PA



Retail Space for Sale!

- Location, Location, Location!
- 11,533+/- SF
- 1.687 AC
- Former Rite Aid site reported strong sales for a number of years, showing that the site draws a lot of traffic.
- 106 +/- Parking Spaces
- Altoona's largest field of employment is healthcare with numerous health care facilities, nursing homes, and doctors offices in the area!
- Price for Sale - \$3,700,000

Demographic:

Mile 1 – 17,792
Mile 3 – 47,939
Mile 5 – 61,488

Median-Income:

Mile 1 - \$40,297
Mile 3 - \$53,225
Mile 5 - \$56,056

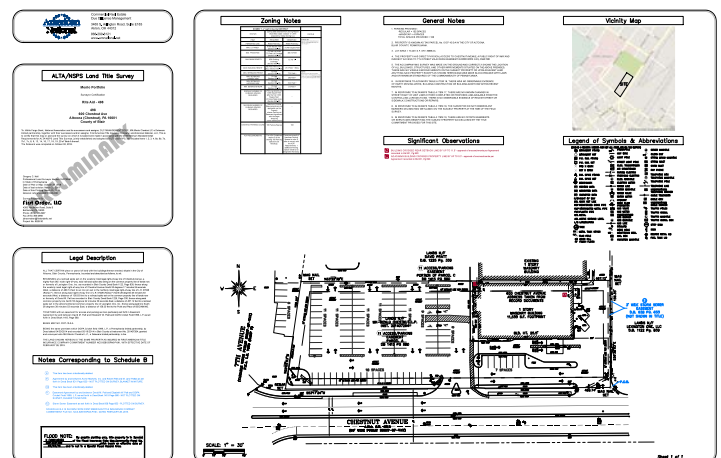
Traffic Count: 18,229 cars a day!

Contact **John Gendron, CCIM**
for further information:

207-939-8500
johngendron@me.com
www.gendroncommercial.com

Broker of Record:

Brian Brockman- Broker
License #: RM423816
Bang Realty-Pennsylvania Inc
Bob@bangrealty.com
513-898-1551



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600 Chestnut Avenue Altoona, PA Sales Report - 2024



11011-01 - Altoona, PA

As required by the provisions of the lease agreement for the above referenced location, we hereby submit our sales figures for the current cycle. If you have questions regarding these figures please email salesreports@riteaid.com.

Period	Amount
04/2024	\$996,987.00
05/2024	\$1,304,441.00
06/2024	\$946,118.00
07/2024	\$1,019,898.00
08/2024	\$1,247,288.00
09/2024	\$1,080,679.00
10/2024	\$1,136,438.00
11/2024	\$1,365,104.00
12/2024	\$1,037,715.00
01/2025	\$1,059,939.00
02/2025	\$1,037,775.00
03/2025	\$1,097,908.00
Sales Total :	\$13,330,290.00

I certify that the above information is a true and correct statement of sales from the premises at the above location for the reported period of time.

Jennifer Armermann
Manager, Lease Accounting

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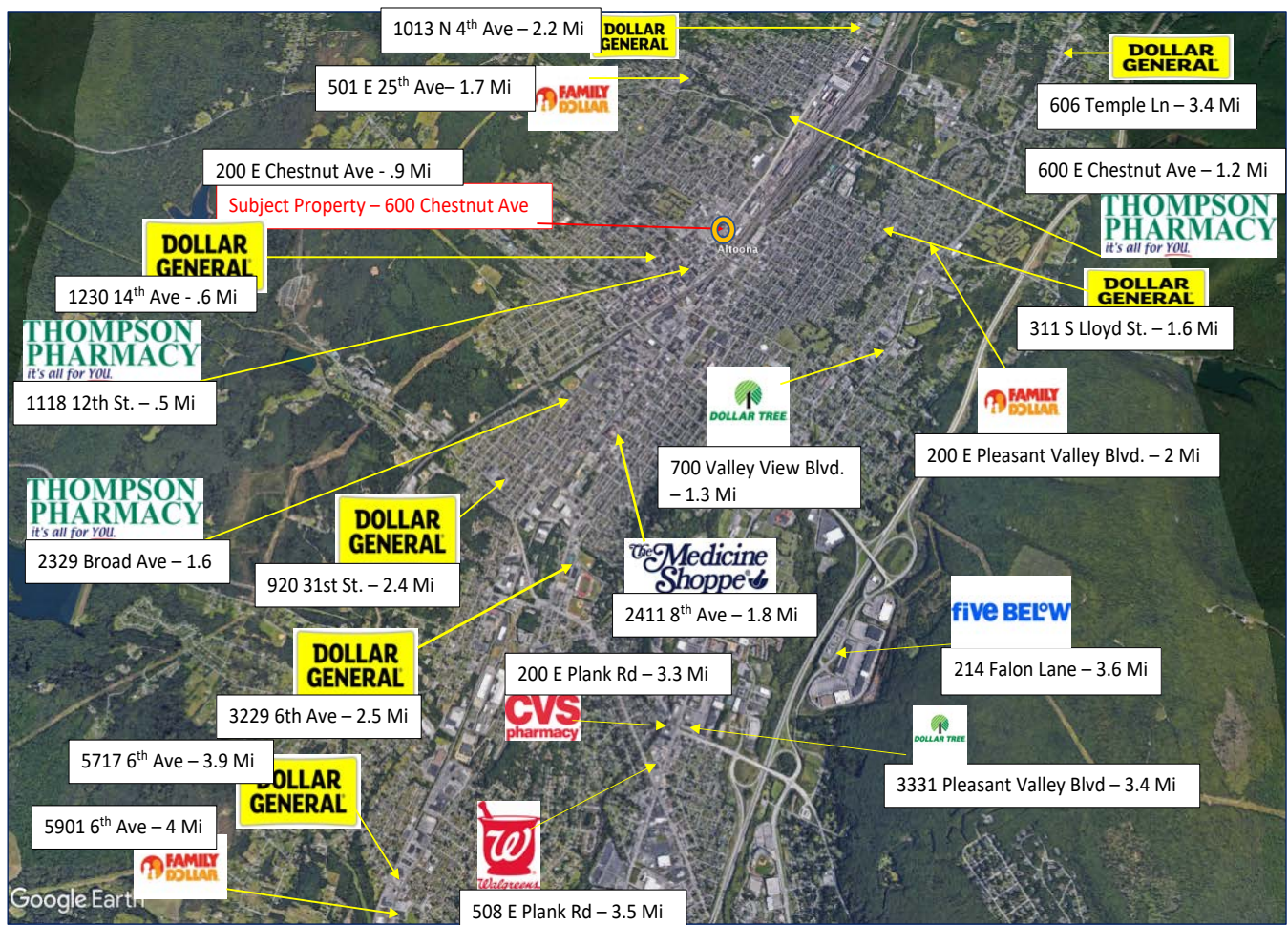
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600 Chestnut Avenue Altoona, PA Competition Map

ALTOONA, PA – COMPETITION MAP (DRUG & DOLLAR STORES)



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600 Chestnut Avenue Altoona, PA

Competition Map Cont.

ALTOONA, PA – COMPETITION MAP (BANK & AUTO STORES)



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