

For **Sale**  
Ground **Lease**

# 1235 Plank Rd

**±1.01 AC**  
**Retail Land**

Duncansville, PA 16635



## Surrounding Retailers

sam's club 

Walmart+  TJ-maxx

FRESH FOOD  
**SHEETZ**  
MADE TO ORDER

**TSC** TRACTOR  
SUPPLY CO

**OLLIE'S**  
GOOD STUFF CHEAP

  
Wendy's

**Rutter's**  
Why Go Anywhere Else?



**BW**  
COMMERCIAL

Kandy Weader

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*



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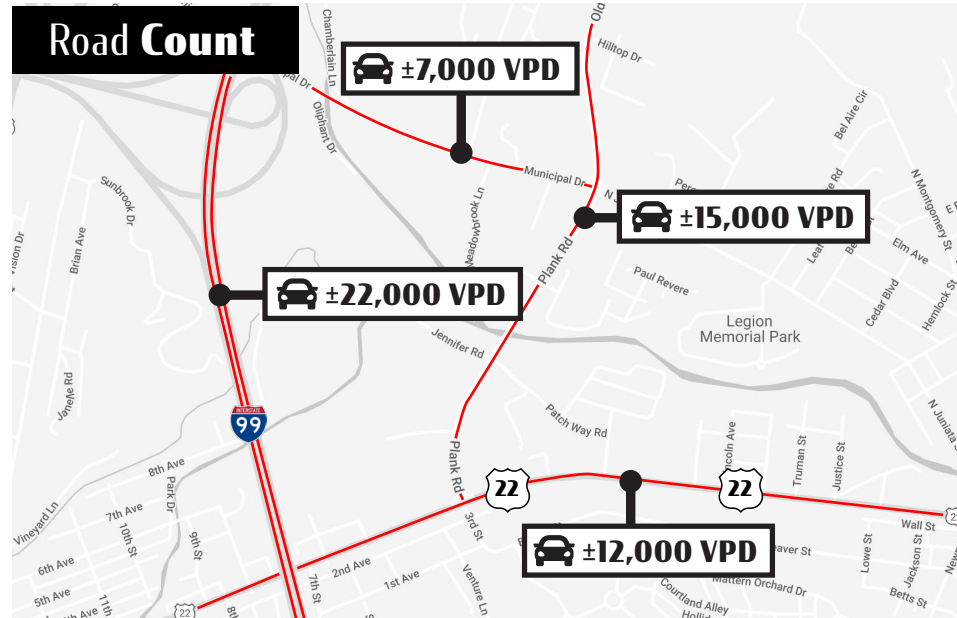
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## Project Description

Prime 1-acre lot for sale/lease directly across the street from Hollidaysburg Plaza with +/-15,000 VPD on Plank Rd. It provides an excellent opportunity at a signalized corner to join the Duncansville/Altoona retail market. Plank Rd., also known as Business 220 extends over 10 miles and serves as the main retail throughfare of the Altoona, Duncansville, and Hollidaysburg markets. Join the retail market that features Walmart, Rutter's, Sheetz, TJ Maxx, Sam's Club, Tractor Supply, The site offers +/-2900 sf of buildable square feet and an excellent fit for a multitude of uses such as a fast and beverage user, bank, office use, and much more. The owner will retain an ingress into a development in the rear of the parcel.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,074	23,702	44,168
TOTAL EMPLOYEES	3,413	19,649	36,354
AVERAGE HHI	\$89,249	\$84,732	\$82,678
TOTAL HOUSEHOLDS	1,822	10,288	19,035

TRAFFIC COUNTS: **Plank Rd ± 15,000 VPD**



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## Market Overview



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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