

For Lease

3121 PLEASANT VALLEY BLVD

1,500-
78,000 SF

Altoona, PA 16602



Property Overview

Join Amazon and Hertz Car Rental at the Pleasant View Center, offering a total of 78,000 SF for lease. There is 65,000 SF of warehouse space on the first floor with 12' ceilings and access to multiple shared dock doors. Additionally, there is 3,000 sf of flex space available for immediate occupancy. Additional logistic services can be purchased from the owner. An additional 1,500 - 10,000 SF of office space is on the 2nd floor. There is a good mix of individual offices and large conference/work rooms. The space is perfect for both a large call center or multiple smaller tenants. Tenant improvements are available based upon terms. The offices have large banks of windows with fantastic views of the Altoona Valley. The property is equipped with water, sewer, and gas.



Kandy Weader

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

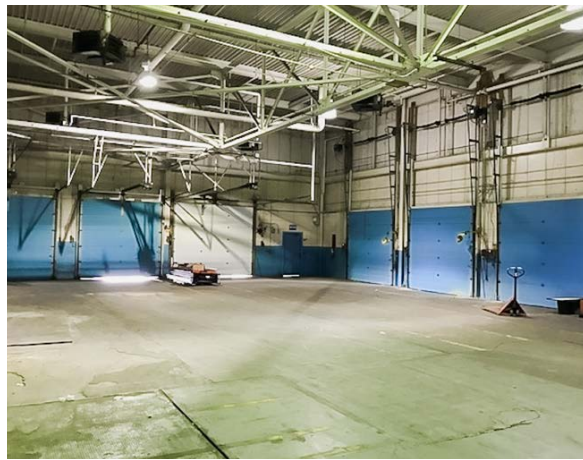
3121 PLEASANT VALLEY BLVD

Altoona, PA 16602

For Lease

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,617	45,044	76,208
TOTAL EMPLOYEES	6,771	26,123	37,973
AVERAGE HHI	\$83,588	\$66,002	\$72,696
TOTAL HOUSEHOLDS	2,564	19,420	32,063

TRAFFIC COUNTS:
Pleasant Valley Rd ± 23,000 VPD



Location

The property is located on the busy Plank Road (13,747 VPD) which serves as the main retail strip through Altoona. Altoona serves as a major retail market and is the principal city of the Altoona MSA, making it a major corridor for businesses. The site is located 0.9 miles away from I-99, a convenient mode of transportation for business and industry in the Altoona area.

Trade Area

Altoona is part of Blair County, Pa. Adding to the stability of the location, Blair County shows strong demographics with a population of 122,495 people and a median household income of \$50,856.

Property Highlights

- 65,000 SF of 1st floor warehouse space
- 3,000 SF of 1st floor flex space
- 1,500 - 10,000 SF of 2nd floor office space with fantastic views
- Multiple shared docks along with a freight elevator
- Strong national co-tenants
- Flexible terms
- Logistic services available
- Convenience to I-99
- Plenty of neighboring restaurants and shops



Kandy Weader

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

3121 PLEASANT VALLEY BLVD

Altoona, PA 16602

For Lease

MARKET AERIAL



Logan Valley Mall

macy's fye H.M
aerie AT&T T Mobile
Bath & Body Works verizon

Morningside Plaza

Gabe's HOBBY LOBBY
TACO BELL Arby's LONG JOHN SILVERS

The Shoppes at Pleasant Valley

FIVE GUYS BURGERS and FRIES Pizza Hut
AspenDental practice made perfect

Park Hills Plaza

weis urbanAir
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
Burlington Dunhan's
Aaron's SHOE CARNIVAL Red Robin
PANDA EXPRESS

Logan Towne Center

EVERY SEASON STARTS AT DICK'S SPORTING GOODS
petco five BEL'W
GIANT EAGLE Ashley HOMESTORE
ROSS DRESS FOR LESS Panera BREAD
BARNES & NOBLE Michaels Staples
LANE BRYANT

Orchard Plaza

BIG LOTS! CosmoProf

SITE

Pleasant Valley SC

Save a lot CHUCK E. CHEESE Olive Garden
DOLLAR TREE
SHOE FLY FINE WINE & GOOD SPIRITS metro
JOANN RED LOBSTER RITE AID

222

222

222

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.



LISTING AGENTS:

Kandy Weader

kweader@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave. Suite 409,
Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

NEW JERSEY OFFICE:

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

WEST CHESTER OFFICE:

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

CONTACT US

717.843.5555 | www.bennettwilliams.com

