

For Sale

SHERATON DRIVE

± 44 AC

ALTOONA, PA | 16601

AVAILABLE
± 44 AC



Altoona Grand

Levin Furniture and
Mattress Altoona

U-HAUL

Sellers Dr

Golf View Dr

Firestone



OUTBACK
STEAKHOUSE

DUNKIN'

Chick-fil-A

SPORTSMAN'S
WAREHOUSE

Kids First Child
Development Center

Plank Rd ± 35,000 CPD

petco

Sheraton D

Parkview Ln

Home Nursing
Agency Healthcare

Project

Approximate 45 +/- acres of land for sale in Altoona, PA off of the I-99 and Plank Rd. interchange. Conveniently located in the market with access to a traffic light at Sheraton Dr and Plank Rd. No zoning permits development of any type of use if approved by the township. Great location for retail, shopping center, medical/professional office, business park, hospital, multifamily, casino, hotel, assisted living facility, and retirement community.

Nearby:



petco
Walmart+



Blake Gross

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

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COMMERCIAL BROKERAGE. *Redefined.*

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DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
TOTAL POPULATION	64,632	101,338	136,146
TOTAL EMPLOYEES	34,289	44,984	53,180
AVERAGE HHI	\$72,968	\$76,338	\$75,212
TOTAL HOUSEHOLDS	27,860	42,500	55,913

TRAFFIC COUNTS: Plank Rd - ± 35,000 CPD

Location

The property is located in the main commercial/retail corridor of Altoona on the southwest corner of the I-99 and Plank Rd interchange. It is accessed by Sheraton Dr at a major lighted intersection on Plank Rd. Target, Petco, Sportsman's Warehouse, Dunkin Donuts, Chick-fil-A, and Outback Steakhouse are all located at the intersection. Other retails in the immediate area include TJ Maxx, Walmart, Sam's Club, and Primanti Brothers. Just on the other side of I-99 is the Logan Valley Mall anchored by Macy's and JC Penney's. Starbucks, Red Robin, Hobby Lobby, Longhorn Steakhouse, Panda Express, Sleep Number, and Cracker Barrel are all located within a quarter of a mile from the site. Traffic at the Plank Rd and Sheraton Dr intersection is over 30,000 cars per day.

Trade Area

Altoona is located in Blair County less than an hour southwest of State College, PA. It is halfway between the state capitol of Harrisburg and Pittsburgh. I-99 is a major interstate highway that runs north and south through the area. I-99 connects to the PA Turnpike just south of Altoona and runs up to State College and I-80. There are approximately 101,338 people that live within 10 miles with an average household income of \$76,338. The Altoona market pulls travelers from up to 20 miles away to do their shopping. There has been an increase in retail and commercial growth in the area with Panda Express, Sleep Number, Urban Air, and Starbucks opening in the past few years. The next nearest Target is 35 miles away in State College.



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Logan Valley Mall

★ macy's | icpenney | OLD NAVY
 PNC BANK | Buckle | THE CHILDREN'S PLACE
 Auntie Anne's | Bath & Body Works | H&M
 CINNABON | T Mobile | TORRID

Park Hills Plaza

goodwill | weis | Burlington | PANDA EXPRESS
 Aaron's | HARBOR FREIGHT TOOLS | Dunham's
 SHOE CARNIVAL | Red Robin | urbanAir

Hampton Inn
 Cracker Barrel

Orchard Plaza

BIG LOTS! | Eatin'Park

SITE

Altoona Grand
 OUTBACK

Levin Furniture and Mattress Altoona

U-HAUL

Target | SPORTSMAN'S WAREHOUSE
 DUNKIN' | petco
 Chick-fil-e | Firestone

Plank Road Commons

Walmart+ | sam's club | TJ-maxx
 PRIMANTI BROS. | First National Bank | SALLY BEAUTY SUPPLY
 GameStop | MATTRESS Warehouse | T Mobile

COURTYARD BY HARRIOTT

Blair County Convention Center

Holiday Inn Express

amc

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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