

3229 6TH AVE.

3229 6TH AVE., ALTOONA, PA 16602

PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the vibrant surroundings of 3229 6th Ave., in Altoona, PA, a bustling location with a range of nearby amenities. Situated in the heart of Altoona, this bustling area offers a prime opportunity for Retail / Strip Center tenants. With its proximity to major thoroughfares, this location provides high visibility and easy accessibility. Nearby attractions, including Logan Valley Mall, provide a steady flow of potential customers. The area is also home to a rich blend of local businesses and national retailers, creating a dynamic commercial environment. Don't miss the chance to be a part of this thriving retail landscape at 3229 6th Ave.

PROPERTY HIGHLIGHTS

- - Ample parking for tenants and customers
- - High visibility in a bustling commercial area
- - Proximity to major thoroughfares for easy accessibility

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Available SF:	2,100 SF
Building Size:	11,534 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,214	21,476	33,178
Total Population	11,286	44,766	69,825
Average HH Income	\$64,377	\$54,254	\$58,620

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place
Brentwood, TN 37027
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RETAILER MAP



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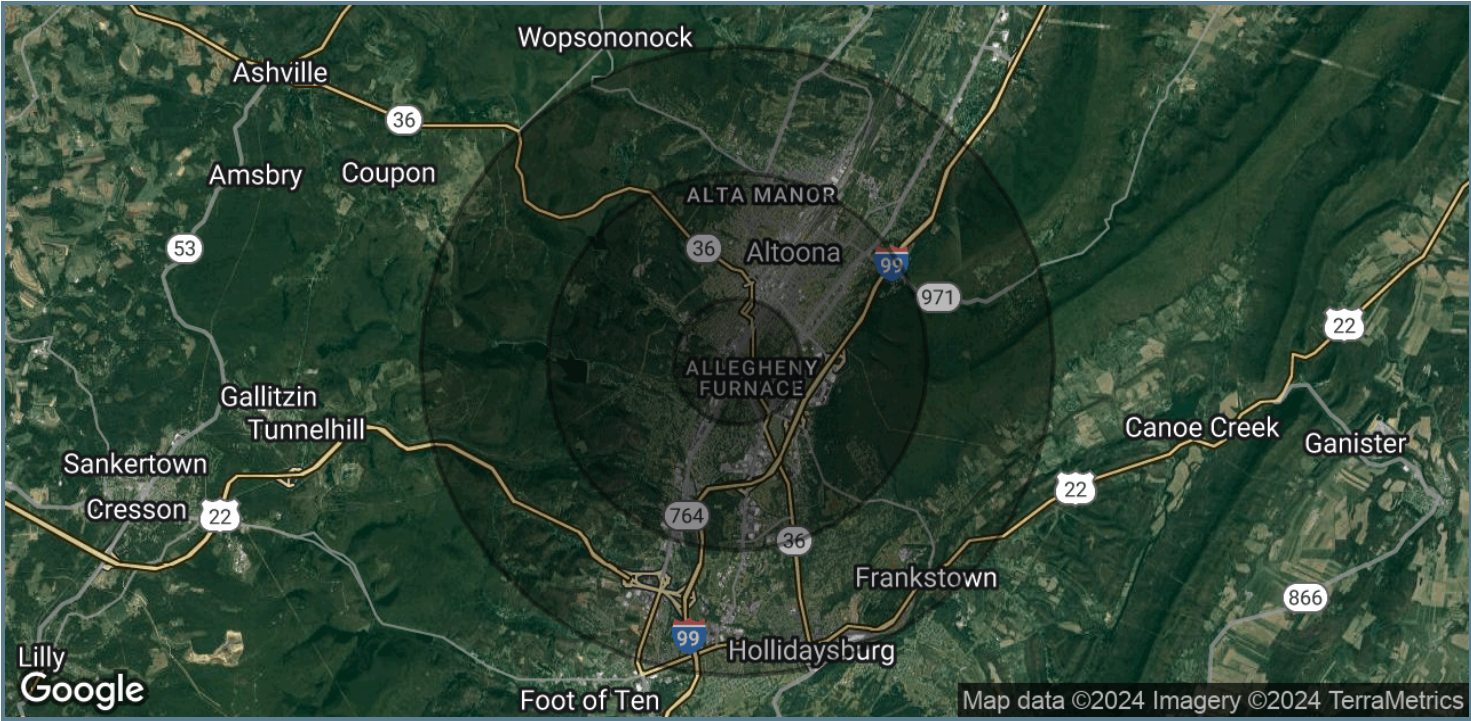
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,286	44,766	69,825
Average Age	40.2	41.3	42.9
Average Age (Male)	36.7	39.1	40.6
Average Age (Female)	42.6	42.9	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,214	21,476	33,178
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$64,377	\$54,254	\$58,620
Average House Value	\$102,828	\$97,037	\$119,898

2020 American Community Survey (ACS)

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

