

Freestanding Medical Office & Multi-Tenant Medical Office

1798 Plank Rd Suites 201 & 304 | 1792 Plank Rd Duncansville, PA 16635

**Medical Office
Leasing Opportunity**

Leasing Brochure



MATTHEWS™

Exclusive Leasing Agent



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| Investment Highlights

Prime Location | High Visibility & Access | Ample Parking

- Positioned **on Plank Rd.** that sees over **15,000+ vehicles per day** and located **off Route 99**, a major commuter artery with **50,000+ vehicles per day**.
- **Short drive to major hospitals**, including **Veterans Hospital** (3.4 miles), and **UPMC Altoona (6.1 miles)**, a 380-bed hospital.
- **Dedicated parking** with over a **4/1,000 SF ratio**, the available spaces are ideal for medical office uses or tenants with higher parking requirements.
- Located directly across from the **Hollidaysburg Veterans' Home** a **113 acres housing campus** established in 1994 with 424 beds and 550+ dedicated clinical and professional staff.
- Vacant spaces previously occupied by medical tenants and **built out for medical use**, allowing a turnkey opportunity for another medical tenant.

Available Spaces

Multi-Tenant Medical Office

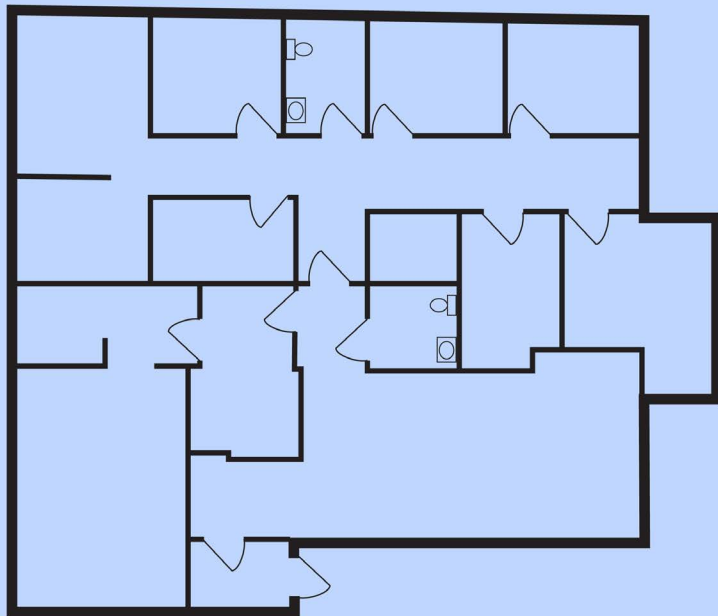
- 1798 Plank Rd. Suite 201 - 3,152 SF - \$17/SF + CAM
- 1798 Plank Rd. Suite 304 - 915 SF - \$17/SF + CAM (no layout available)

Freestanding Medical Office

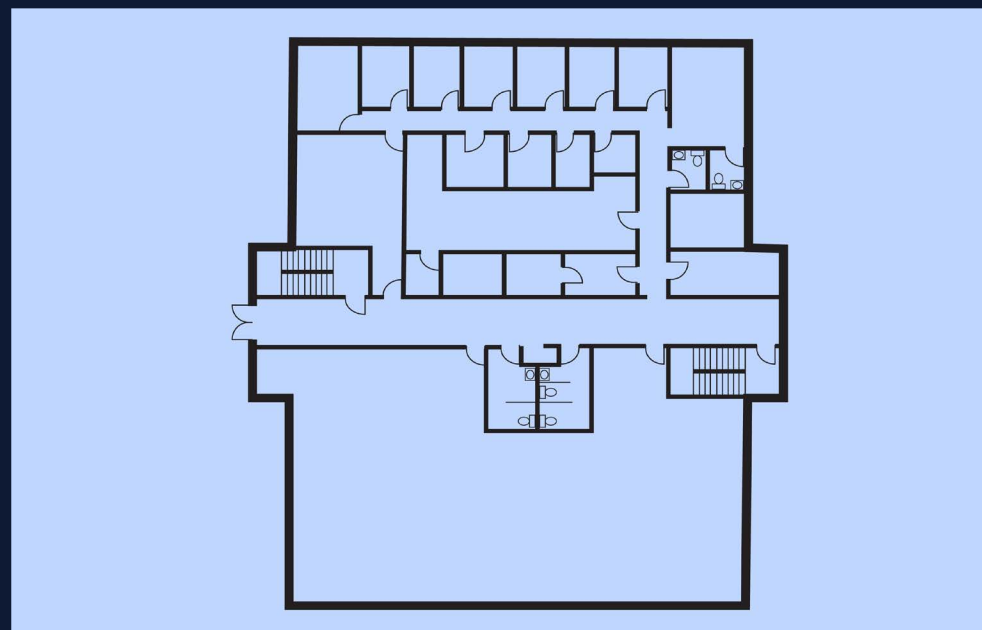
- 1792 Plank Rd. - 2,114 SF - \$16/SF + CAM



Property Photos - 1792 Plank Rd



Property Photos - 1798 Plank Rd Suite 201



Property Photos - 1798 Plank Rd Suite 304



Tenant Map

UPMC Altoona
±380 Beds ±6.2 Miles

VA Altoona Hospital
±69 Beds

Logan Towne Center

Park Hills Plaza

HOBBY LOBBY **AMERICAN FREIGHT**
FURNITURE - MATTRESS
Gabe's **MARTIN'S**
LONG JOHN SILVER'S **Arby's** **HARBOR FREIGHT**
TACO BELL **MATTRESS FIRM**

KOHL'S **petco** **giant eagle** **BARNES & NOBLE**
DICK'S **ROSS** **Basco's**
SPORTING GOODS **DRESS FOR LESS**
THE HOME DEPOT **CHIPOTLE** **ULTA** **Staples**
verizon **DQ**

Logan Valley Mall

macy's **JCPenney**
Bath & Body Works **verizon**
sears **HOME SERVICES** **T Mobile**

Plank Road Commons

TARGET **DUNKIN'**
Walmart **Chick-fil-A**
Supercenter **sam's club**
TJ-maxx **Firestone** **OUTBACK STEAKHOUSE**

BLUE KNOB Auto **pig** **New Pig**
VEEDER-ROOT **Fender Mender**
COLLISION SPECIALISTS

UPMC
LIFE CHANGING MEDICINE
Outpatient Center

Subject Property

Hollidaysburg Senior High School
±830 Students

Hollidaysburg Veterans' Home
±257 Rooms

Hollidaysburg Junior High School
±803 Students

Imler's **VALUE** **FedEx**
DRUG COMPANY **Ground**



±16,000 VPD
99

±22,000 VPD
22

| Duncansville, PA

Market Demographics



1,145

Total Population

\$58,828

Median HH Income

511

of Households

70 %

Homeownership Rate

45.4

Median Age

\$132,253

Median Property Value

Local Market Overview

The Duncansville / Altoona area serves as a central node in Blair County, offering access to a broad regional population base in central Pennsylvania. The borough lies along the U.S. Route 22 corridor, a high-traffic east-west arterial in the region, connecting to Hollidaysburg, Altoona, and surrounding communities. The corridor supports steady vehicle flow, reinforcing medical/dental/office demand along its frontage. The broader Altoona metro area maintains critical health system infrastructure, hospital campuses, specialty clinics, and community medical providers that generate steady patient and referral traffic into nearby medical office facilities.

Demographically, the region benefits from a stable population base with moderate median household incomes and home values offering affordability advantages. While the immediate Duncansville borough population is small, the property draws from a multi-township and countywide feeder area. The U.S. 22 corridor sees consistent traffic volumes, lending visibility to medical users. Competitive medical buildings in Altoona report rental rates in the mid-to-high teens per square foot on a triple net basis, indicating a benchmark in the regional submarket.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	2,460	27,145	52,308
2025 Population	2,319	25,530	48,702
2030 Population Projection	2,250	24,748	47,053
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	998	11,702	22,402
2025 Households	924	10,953	20,805
2030 Household Projection	891	10,604	20,089
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$77,847	\$86,560	\$78,064

Economic Drivers

The Altoona / Blair County region is anchored by health systems, education, and manufacturing.

Strategically positioned along U.S. 22 and near I-99 for regional connectivity and accessibility.

Economic Drivers

The regional economy is anchored by Altoona's hospital and health system network, regional educational institutions, and legacy manufacturing and service firms. Health systems (hospitals, specialty clinics) act as major drivers of employment, capital investment, and outpatient medical demand. The broader geography benefits from direct highway access via U.S. 22 and proximity to Interstate 99, facilitating patient, employee, and supplier access across the county and adjacent markets.

±91 Miles
Distance to Downtown Pittsburg

Primary Industries

- Health care & social assistance
- Education & institutional (colleges, secondary schools)
- Manufacturing / light industrial
- Retail & service trade
- Transportation / logistics

Top Employers

- UPMC Altoona (hospital and health network)
- Altoona School District / local public education
- Penn State Altoona / regional colleges
- Manufacturing firms (local OEMs, component producers)
- Blair County government / services

Recent Developments

- Expansion / modernization projects at regional hospital campuses
- Roadway and interchange improvements along U.S. 22 / I-99 corridors
- Façade / streetscape enhancements in downtown Altoona
- Local broadband / utility upgrades in Blair County growth zones



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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

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