

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

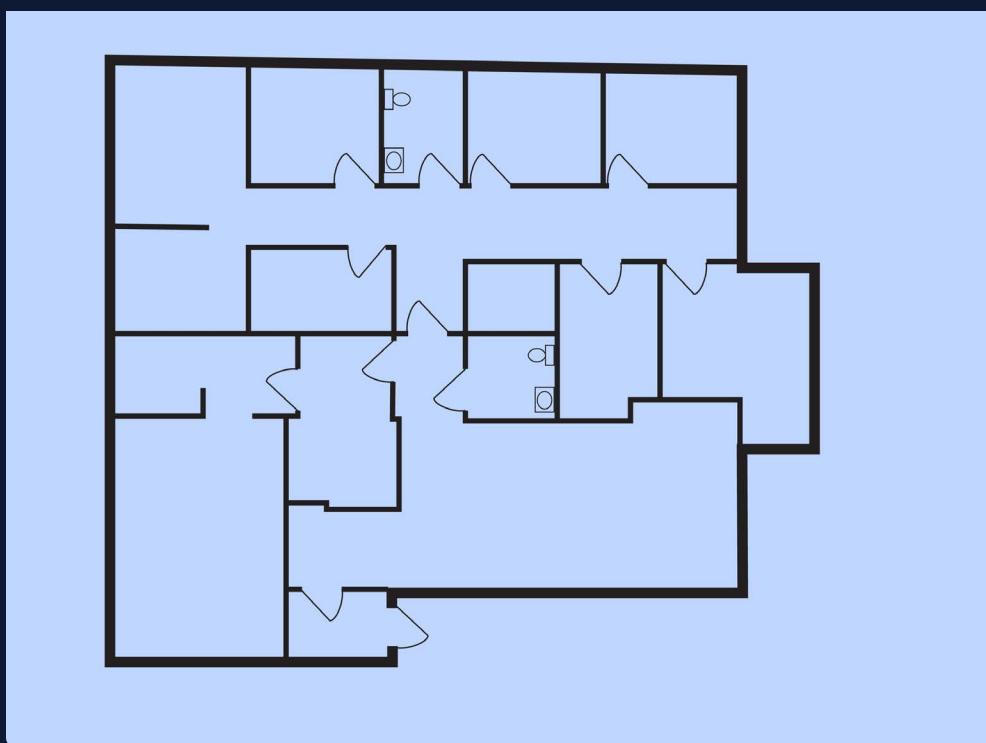
- 1798 Plank Rd. Suite 201 - 3,152 SF - \$17/SF + CAM
- 1798 Plank Rd. Suite 304 - 915 SF - \$17/SF + CAM (no layout available)

Freestanding Medical Office

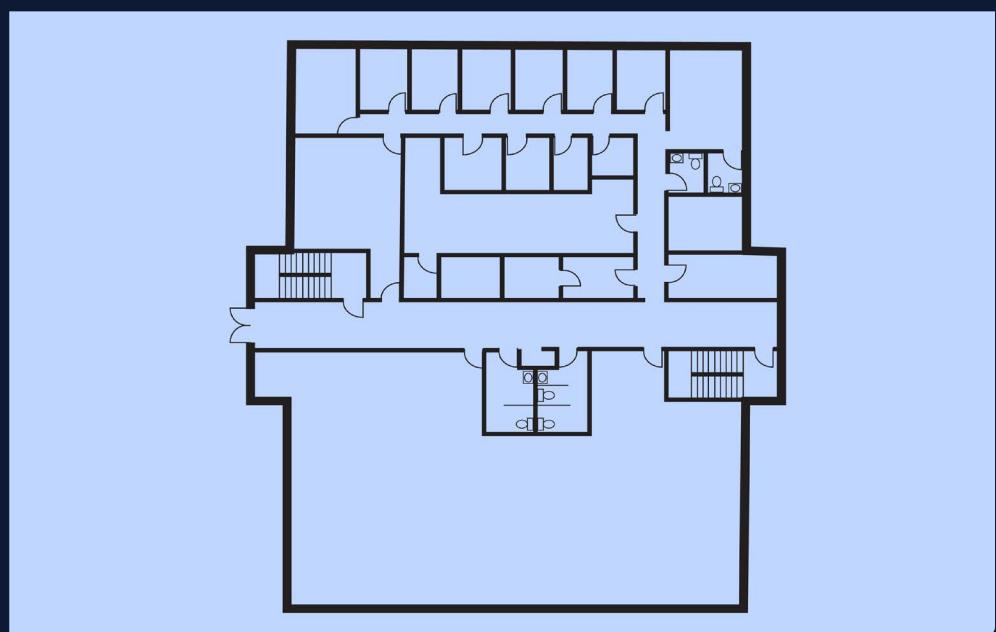
- 1792 Plank Rd. - 2,114 SF - \$16/SF + CAM



| Property Photos - 1792 Plank Rd



| Property Photos - 1798 Plank Rd Suite 201



| Property Photos - 1798 Plank Rd Suite 304



| Tenant Map



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.

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

±91 Miles
Distance to Downtown Pittsburgh



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Confidentiality & Disclaimer Statement

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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.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

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