

HIGH VOLUME WALMART SUPERCENTER, SAM'S CLUB, T.J. MAXX, PRIMANTI BROS.,... AND OVER A DOZEN OTHERS!



CURRENTLY AVAILABLE

- A4,5,6 +/- 4,800 Sq. Ft.
- *A19 +/- 1,200 Sq. Ft.
- A28 +/- 1,200- 2,400 Sq. Ft.
- A29, 30 +/- 3,090 Sq. Ft.
- *Currently occupied but can be made available

PROPERTY HIGHLIGHTS

- Easy access to the shopping center from I-99
- Centrally located with tremendous traffic
- Two traffic lights provide great accessibility into the center

LOCATION HIGHLIGHTS

- 2024 estimated average household income within 5 miles - \$79,983*
- 2024 estimated population within 5 miles - 64,058*

**Demographics obtained from Esri*



LEASING CONTACT

Vivienne Wraith
vwraith@gfdinc.com
222 Cloister Court
Chapel Hill, NC 27517



MORE INFO
www.gfdinc.com
919.448.1943



Scan this QR Code with your mobile phone's QR Reader to visit our website, and learn more about this property as well as others available for lease.

PLANK ROAD COMMONS
ALTOONA, PENNSYLVANIA
 Tenant List

<u>SPACE</u>	<u>TENANT</u>	<u>SQUARE FEET</u>
PKLT	HAPPY HOPPY COFFEE TRUCK	0
C	T.J. MAXX	31,760
D	WALMART SUPERCENTER	219,900
E	SAM'S WHOLESALE CLUB	135,393
A1-A3	ORTHODONTICS	3,600
A4-A6	AVAILABLE	4,800
A7-A9	RENT-A-CENTER	4,800
A10	ALTOONA TOBACCO & VAPE	1,200
A11	LITTLE TOKYO	1,200
A12	GREAT CLIPS	1,200
A13-A16	VALLEY DAIRY RESTAURANT	4,800
A17-A18	SALLY BEAUTY	2,400
A19	*LICARI BOUTIQUE	1,200
A20	NAIL ELEGANCE	1,200
A21	GAMESTOP	1,200
A22	MARINER FINANCE	1,710
A23-A25	USA VEIN CLINICS	3,090
A26	ALTOONA WIRELESS	1,200
A27	BRACKNEY LEATHER	1,200
A28	AVAILABLE	1,200
A29-A30	AVAILABLE	3,090
A31-A32	T-MOBILE	1,921
B33	H&R BLOCK	1,400
B34-B35	ARMED FORCES CAREER CENTER	3,130
E1-E3	MATTRESS WAREHOUSE	<u>10,000</u>
Shopping Center Total:		442,594

OUTPARCELS:

Sam's Fuel Center
 First National Bank
 The Music Emporium
 Primanti Brothers

*Occupied but can be made available

OPPORTUNITIES AVAILABLE

PLANK ROAD COMMONS
ALTOONA, PENNSYLVANIA



Space A29 & 30 +/- 3,090 Sq. Ft.

Space A28 +/- 1,200-2,400 Sq. Ft.

Space A19 +/- 1,200 Sq. Ft.

Space A4-6 +/- 4,800 Sq. Ft.



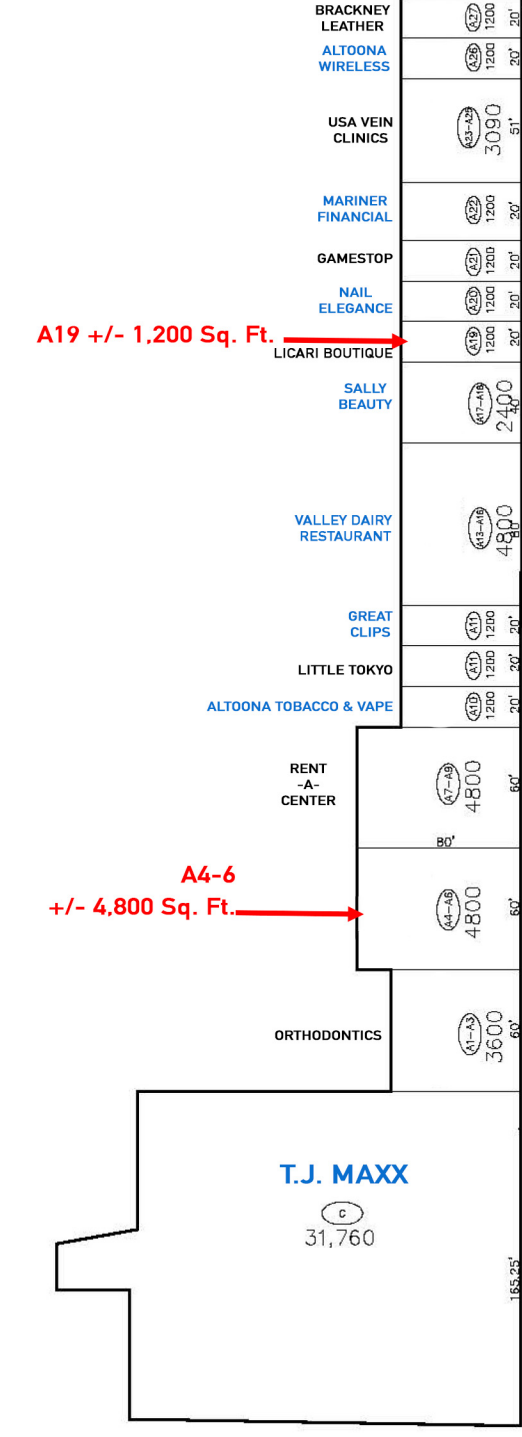
H&R BLOCK
ARMED FORCES CENTER

A29-30 +/- 3,090 Sq. Ft.

A28 +/- 1,200-2,400 Sq. Ft.

A19 +/- 1,200 Sq. Ft.

A4-6 +/- 4,800 Sq. Ft.

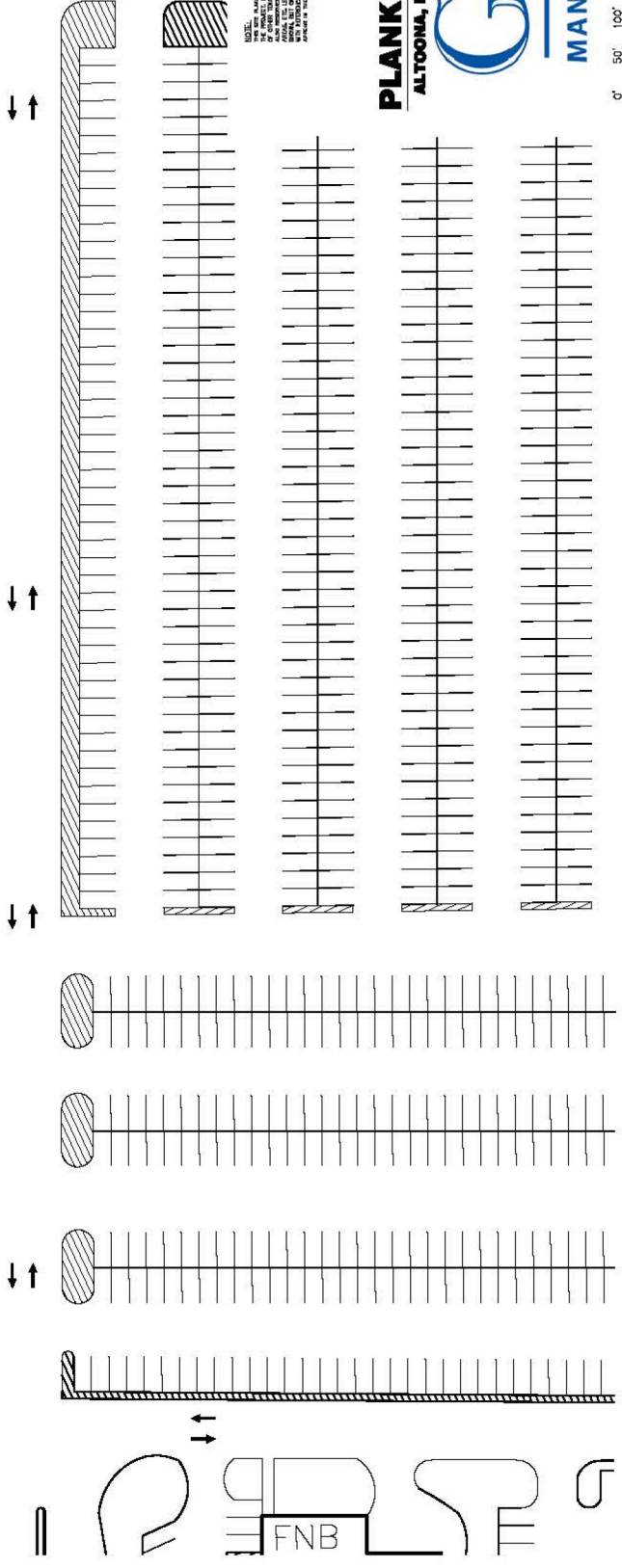


NOTE:
THIS PLAN SHOWS ONLY THE APPROXIMATE LOCATIONS OF THE EXISTING STRUCTURES IN THE AREA. THE EXACT LOCATIONS OF THE STRUCTURES ARE TO BE DETERMINED BY THE SURVEYOR. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES OR STRUCTURES IN THE AREA. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES OR STRUCTURES IN THE AREA. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES OR STRUCTURES IN THE AREA.

PLOT PLAN
PLANK ROAD COMMONS
ALTOONA, BLAIR COUNTY, PENNSYLVANIA
GFD
MANAGEMENT INC.



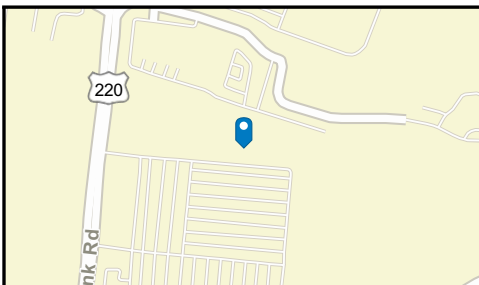
DATE: 03/18/13
PP-1



Traffic Count Map - Close Up

Plank Road Commons 2
 417-499 Parkview Ln, Altoona, Pennsylvania, 16601
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 40.45678
 Longitude: -78.40713



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

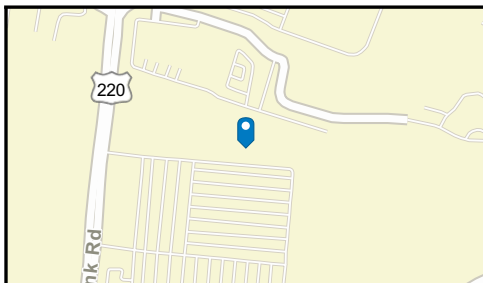
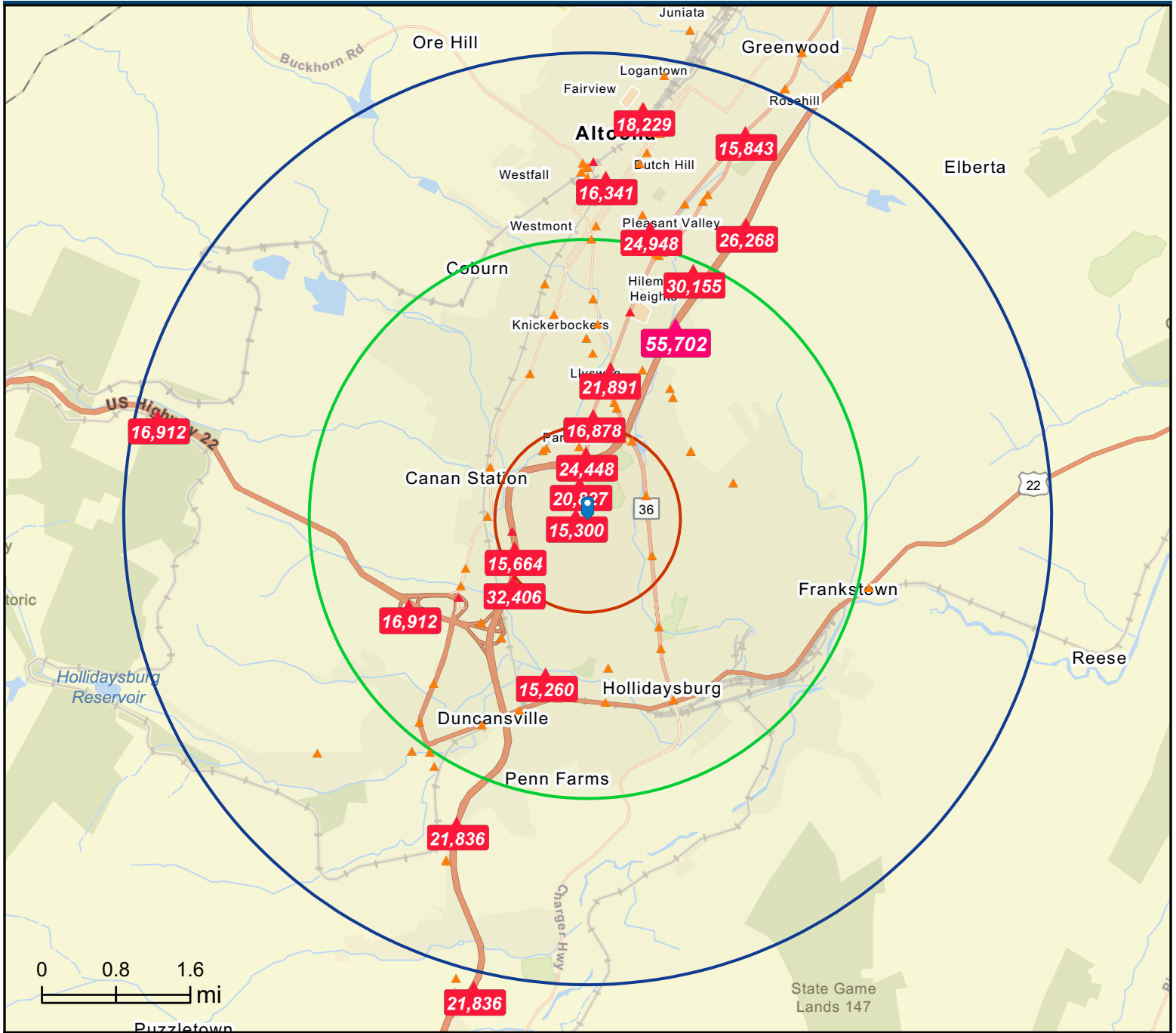


Source: ©2024 Kalibrate Technologies (Q3 2024).

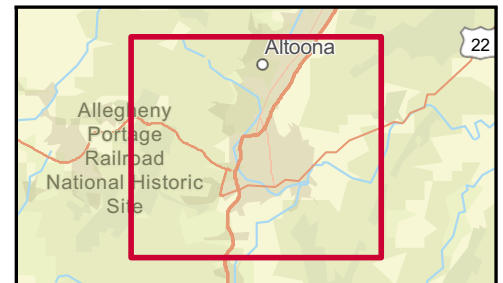
Traffic Count Map

Plank Road Commons 2
417-499 Parkview Ln, Altoona, Pennsylvania, 16601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.45678
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Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

Demographic and Income Profile

Plank Road Commons 2
417-499 Parkview Ln, Altoona, Pennsylvania, 16601
Ring: 1 mile radius

Prepared by Esri
Latitude: 40.45678
Longitude: -78.40713

Summary	Census 2010	Census 2020	2024	2029
Population	2,657	2,561	2,616	2,600
Households	996	910	926	936
Families	586	529	524	527
Average Household Size	2.21	2.24	2.23	2.19
Owner Occupied Housing Units	772	676	701	727
Renter Occupied Housing Units	223	234	225	210
Median Age	54.1	58.5	60.0	61.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.12%	0.00%	0.38%
Households	0.22%	0.29%	0.64%
Families	0.11%	0.22%	0.56%
Owner HHs	0.73%	0.46%	0.97%
Median Household Income	2.98%	2.91%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	160	17.3%	139	14.9%
\$15,000 - \$24,999	159	17.2%	151	16.1%
\$25,000 - \$34,999	65	7.0%	69	7.4%
\$35,000 - \$49,999	116	12.5%	102	10.9%
\$50,000 - \$74,999	115	12.4%	108	11.5%
\$75,000 - \$99,999	81	8.7%	82	8.8%
\$100,000 - \$149,999	84	9.1%	95	10.1%
\$150,000 - \$199,999	78	8.4%	103	11.0%
\$200,000+	69	7.5%	88	9.4%

Median Household Income	\$44,269	\$51,267
Average Household Income	\$80,794	\$95,205
Per Capita Income	\$37,466	\$43,573

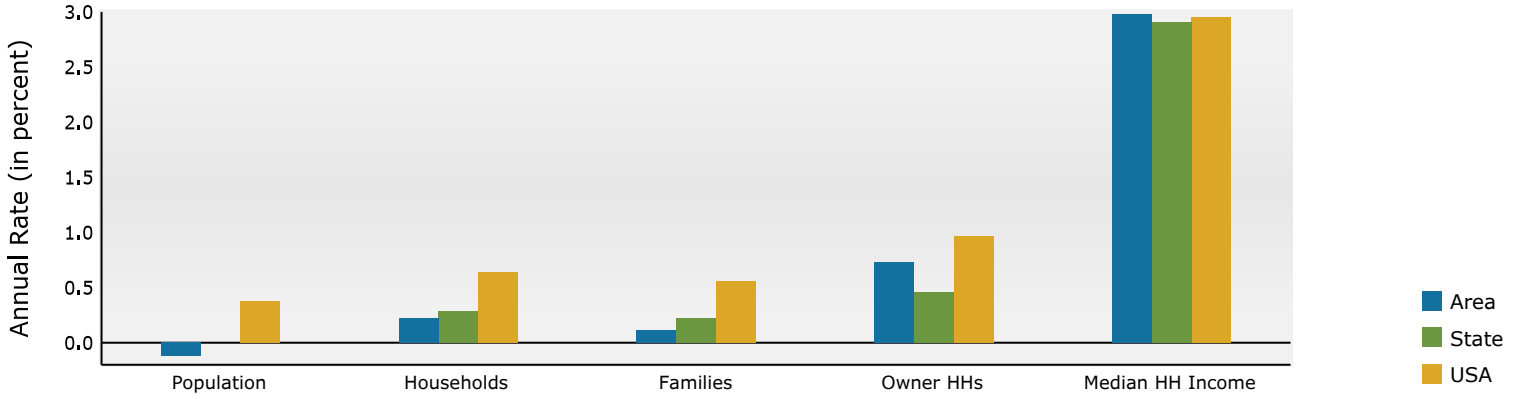
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	97	3.7%	59	2.3%	58	2.2%	60	2.3%
5 - 9	101	3.8%	105	4.1%	69	2.6%	58	2.2%
10 - 14	106	4.0%	98	3.8%	106	4.1%	69	2.7%
15 - 19	121	4.6%	112	4.4%	102	3.9%	105	4.0%
20 - 24	105	4.0%	91	3.6%	99	3.8%	83	3.2%
25 - 34	218	8.2%	210	8.2%	208	8.0%	206	7.9%
35 - 44	253	9.5%	223	8.7%	242	9.3%	247	9.5%
45 - 54	363	13.7%	262	10.2%	249	9.5%	246	9.5%
55 - 64	443	16.7%	393	15.3%	398	15.2%	363	14.0%
65 - 74	343	12.9%	425	16.6%	464	17.7%	484	18.6%
75 - 84	305	11.5%	281	11.0%	316	12.1%	374	14.4%
85+	202	7.6%	304	11.9%	305	11.7%	305	11.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,570	96.7%	2,379	92.9%	2,415	92.3%	2,382	91.7%
Black Alone	44	1.7%	46	1.8%	54	2.1%	58	2.2%
American Indian Alone	2	0.1%	1	0.0%	1	0.0%	1	0.0%
Asian Alone	22	0.8%	50	2.0%	52	2.0%	56	2.2%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	7	0.3%	19	0.7%	21	0.8%	22	0.8%
Two or More Races	13	0.5%	66	2.6%	73	2.8%	80	3.1%
Hispanic Origin (Any Race)	24	0.9%	38	1.5%	44	1.7%	49	1.9%

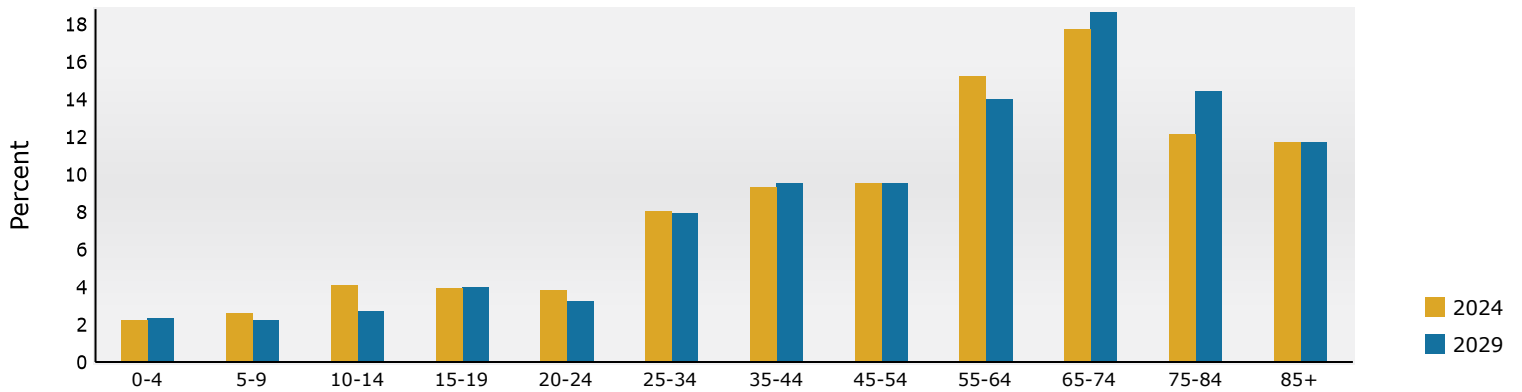
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

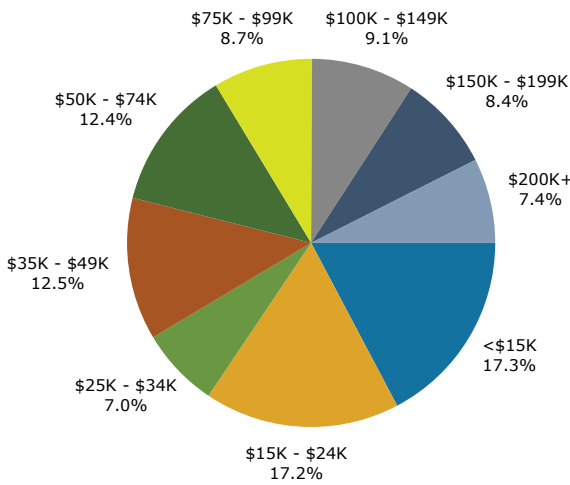
Trends 2024-2029



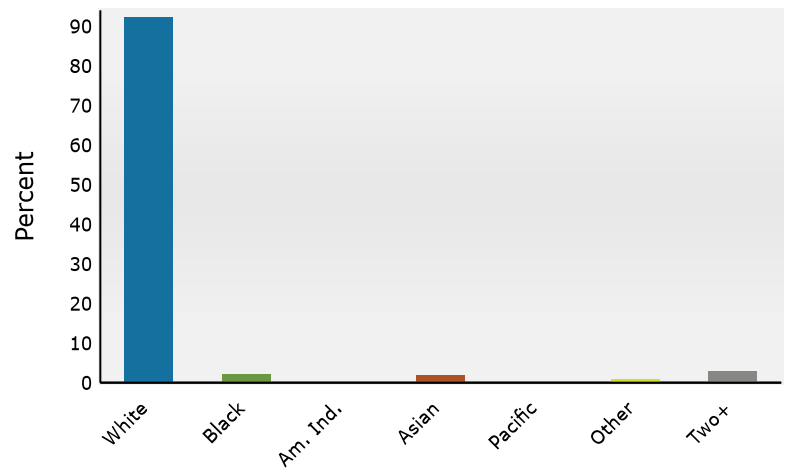
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 1.7%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

Plank Road Commons 2
417-499 Parkview Ln, Altoona, Pennsylvania, 16601
Ring: 3 mile radius

Prepared by Esri
Latitude: 40.45678
Longitude: -78.40713

Summary	Census 2010	Census 2020	2024	2029
Population	30,631	30,241	29,887	29,343
Households	13,055	13,134	13,057	13,056
Families	8,124	7,968	7,758	7,728
Average Household Size	2.24	2.20	2.18	2.14
Owner Occupied Housing Units	9,180	9,139	9,278	9,378
Renter Occupied Housing Units	3,875	3,995	3,779	3,678
Median Age	46.4	48.4	48.8	49.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.37%	0.00%	0.38%
Households	0.00%	0.29%	0.64%
Families	-0.08%	0.22%	0.56%
Owner HHs	0.21%	0.46%	0.97%
Median Household Income	2.57%	2.91%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,187	9.1%	988	7.6%
\$15,000 - \$24,999	914	7.0%	777	6.0%
\$25,000 - \$34,999	1,101	8.4%	982	7.5%
\$35,000 - \$49,999	1,493	11.4%	1,351	10.3%
\$50,000 - \$74,999	2,335	17.9%	2,224	17.0%
\$75,000 - \$99,999	1,889	14.5%	1,849	14.2%
\$100,000 - \$149,999	2,082	15.9%	2,309	17.7%
\$150,000 - \$199,999	1,236	9.5%	1,571	12.0%
\$200,000+	819	6.3%	1,006	7.7%

Median Household Income	\$67,926	\$77,123
Average Household Income	\$91,893	\$105,401
Per Capita Income	\$41,188	\$47,960

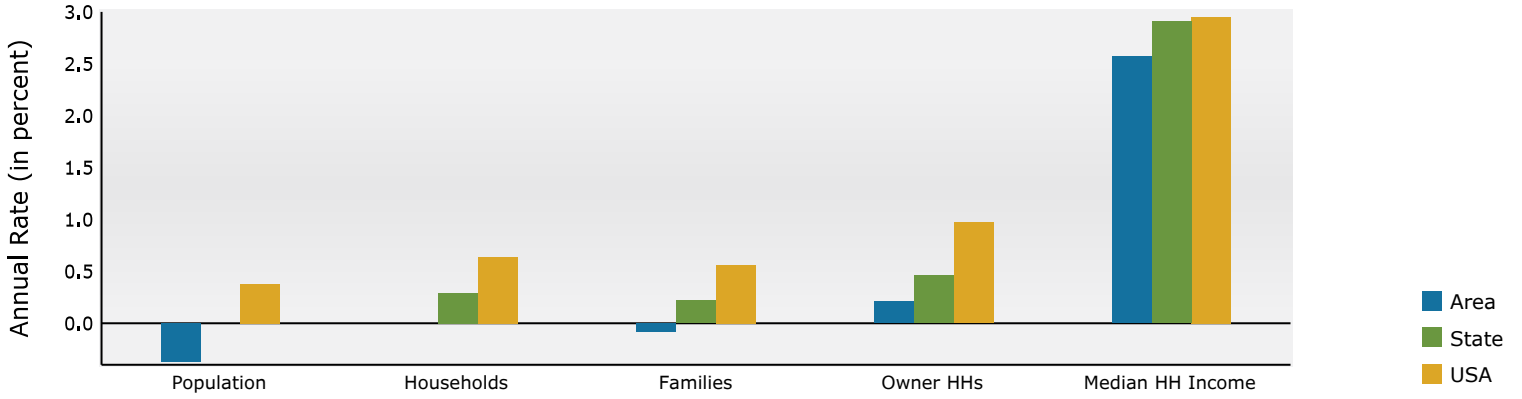
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,605	5.2%	1,234	4.1%	1,201	4.0%	1,165	4.0%
5 - 9	1,621	5.3%	1,467	4.9%	1,341	4.5%	1,185	4.0%
10 - 14	1,668	5.4%	1,645	5.4%	1,488	5.0%	1,338	4.6%
15 - 19	1,617	5.3%	1,597	5.3%	1,534	5.1%	1,382	4.7%
20 - 24	1,430	4.7%	1,403	4.6%	1,463	4.9%	1,356	4.6%
25 - 34	3,295	10.8%	3,191	10.6%	3,212	10.7%	3,235	11.0%
35 - 44	3,465	11.3%	3,431	11.3%	3,467	11.6%	3,376	11.5%
45 - 54	4,647	15.2%	3,582	11.8%	3,380	11.3%	3,357	11.4%
55 - 64	4,504	14.7%	4,515	14.9%	4,135	13.8%	3,689	12.6%
65 - 74	3,065	10.0%	4,250	14.1%	4,372	14.6%	4,344	14.8%
75 - 84	2,399	7.8%	2,528	8.4%	2,847	9.5%	3,337	11.4%
85+	1,315	4.3%	1,397	4.6%	1,446	4.8%	1,578	5.4%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	29,498	96.3%	28,230	93.4%	27,723	92.8%	27,034	92.1%
Black Alone	379	1.2%	430	1.4%	482	1.6%	508	1.7%
American Indian Alone	22	0.1%	31	0.1%	33	0.1%	34	0.1%
Asian Alone	342	1.1%	406	1.3%	420	1.4%	450	1.5%
Pacific Islander Alone	7	0.0%	5	0.0%	5	0.0%	5	0.0%
Some Other Race Alone	63	0.2%	157	0.5%	171	0.6%	185	0.6%
Two or More Races	321	1.0%	982	3.2%	1,053	3.5%	1,125	3.8%
Hispanic Origin (Any Race)	264	0.9%	410	1.4%	467	1.6%	505	1.7%

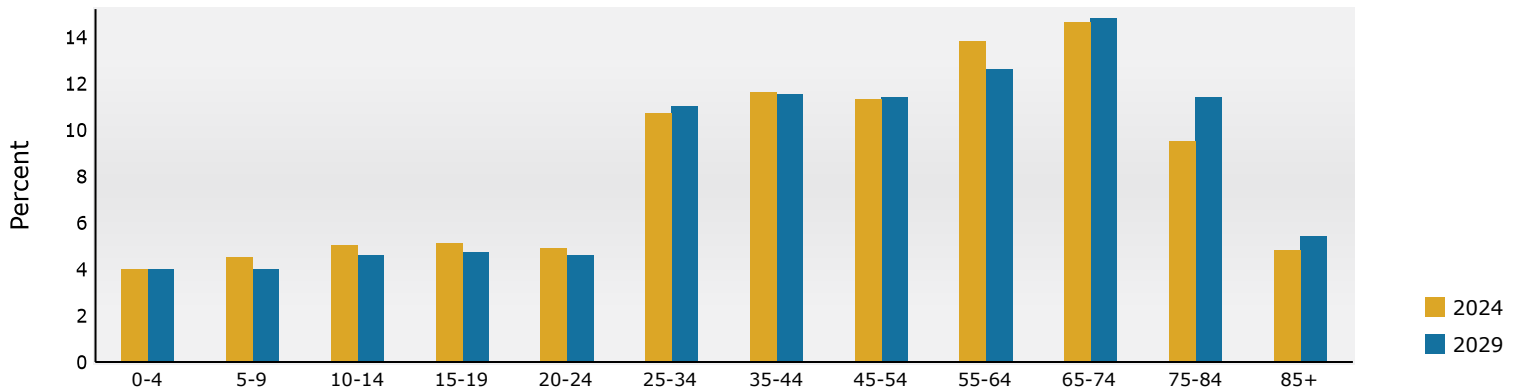
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

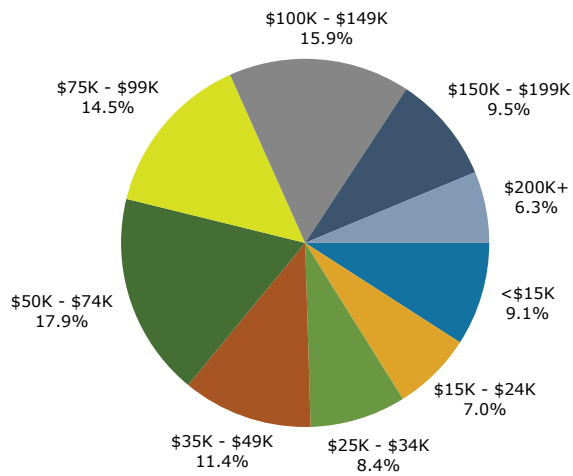
Trends 2024-2029



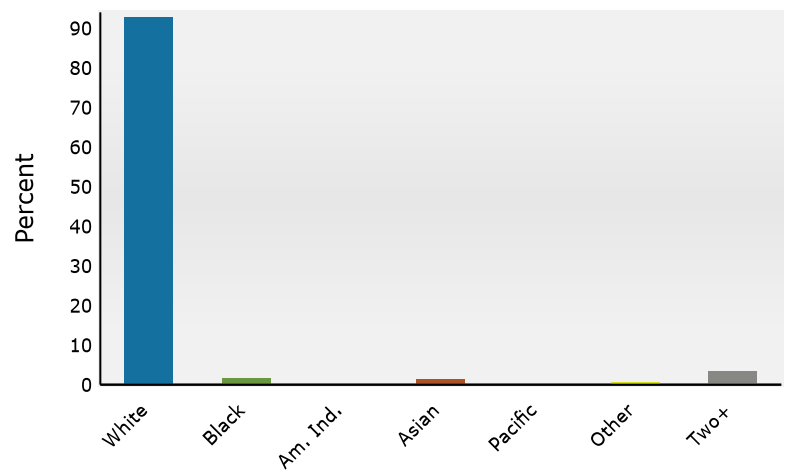
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 1.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

Plank Road Commons 2
417-499 Parkview Ln, Altoona, Pennsylvania, 16601
Ring: 5 mile radius

Prepared by Esri
Latitude: 40.45678
Longitude: -78.40713

Summary	Census 2010	Census 2020	2024	2029
Population	66,701	65,171	64,058	62,708
Households	28,060	27,913	27,706	27,650
Families	17,394	16,840	16,385	16,296
Average Household Size	2.30	2.26	2.23	2.19
Owner Occupied Housing Units	19,045	18,457	18,714	18,815
Renter Occupied Housing Units	9,015	9,456	8,992	8,835
Median Age	42.9	44.9	45.1	46.3

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.43%	0.00%	0.38%
Households	-0.04%	0.29%	0.64%
Families	-0.11%	0.22%	0.56%
Owner HHs	0.11%	0.46%	0.97%
Median Household Income	2.51%	2.91%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	3,407	12.3%	2,891	10.5%
\$15,000 - \$24,999	2,248	8.1%	1,906	6.9%
\$25,000 - \$34,999	2,589	9.3%	2,292	8.3%
\$35,000 - \$49,999	3,619	13.1%	3,343	12.1%
\$50,000 - \$74,999	4,964	17.9%	4,856	17.6%
\$75,000 - \$99,999	3,688	13.3%	3,722	13.5%
\$100,000 - \$149,999	4,002	14.4%	4,546	16.4%
\$150,000 - \$199,999	1,938	7.0%	2,529	9.1%
\$200,000+	1,252	4.5%	1,564	5.7%

Median Household Income	\$57,792	\$65,403
Average Household Income	\$79,983	\$92,244
Per Capita Income	\$35,214	\$41,314

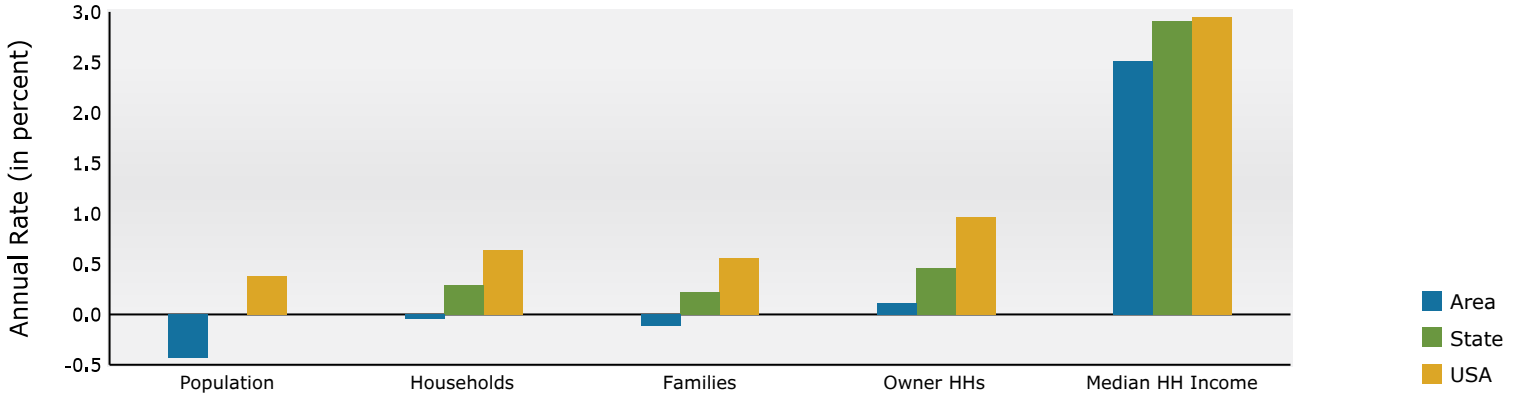
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,876	5.8%	3,079	4.7%	2,988	4.7%	2,881	4.6%
5 - 9	3,910	5.9%	3,554	5.5%	3,255	5.1%	2,866	4.6%
10 - 14	3,955	5.9%	3,809	5.8%	3,515	5.5%	3,157	5.0%
15 - 19	3,916	5.9%	3,731	5.7%	3,543	5.5%	3,255	5.2%
20 - 24	3,588	5.4%	3,336	5.1%	3,496	5.5%	3,252	5.2%
25 - 34	7,716	11.6%	7,573	11.6%	7,440	11.6%	7,350	11.7%
35 - 44	8,129	12.2%	7,614	11.7%	7,722	12.1%	7,616	12.1%
45 - 54	9,991	15.0%	8,055	12.4%	7,579	11.8%	7,396	11.8%
55 - 64	9,253	13.9%	9,610	14.7%	8,867	13.8%	7,931	12.6%
65 - 74	5,901	8.8%	8,199	12.6%	8,474	13.2%	8,654	13.8%
75 - 84	4,328	6.5%	4,474	6.9%	4,953	7.7%	5,901	9.4%
85+	2,138	3.2%	2,138	3.3%	2,225	3.5%	2,450	3.9%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	63,394	95.0%	59,260	90.9%	57,771	90.2%	56,093	89.4%
Black Alone	1,547	2.3%	1,901	2.9%	2,075	3.2%	2,144	3.4%
American Indian Alone	80	0.1%	97	0.1%	103	0.2%	105	0.2%
Asian Alone	462	0.7%	583	0.9%	599	0.9%	643	1.0%
Pacific Islander Alone	19	0.0%	9	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	163	0.2%	421	0.6%	444	0.7%	469	0.7%
Two or More Races	1,037	1.6%	2,901	4.5%	3,058	4.8%	3,247	5.2%
Hispanic Origin (Any Race)	702	1.1%	981	1.5%	1,107	1.7%	1,188	1.9%

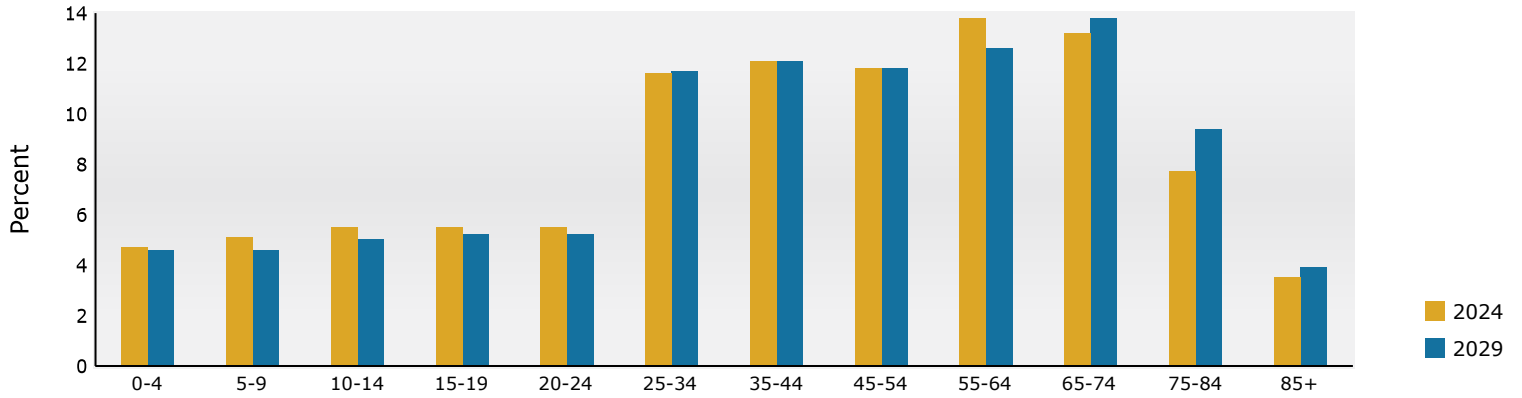
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

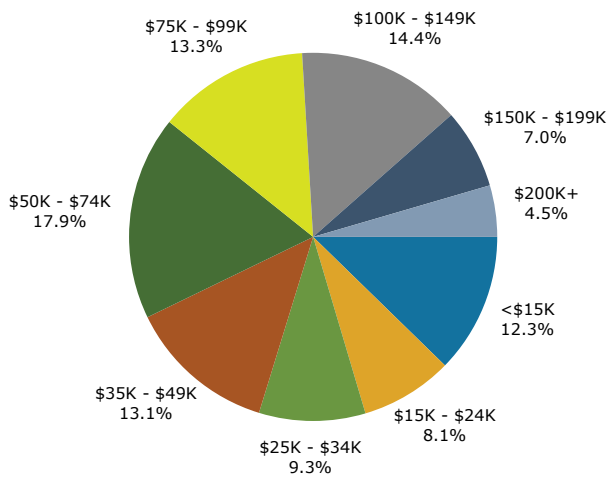
Trends 2024-2029



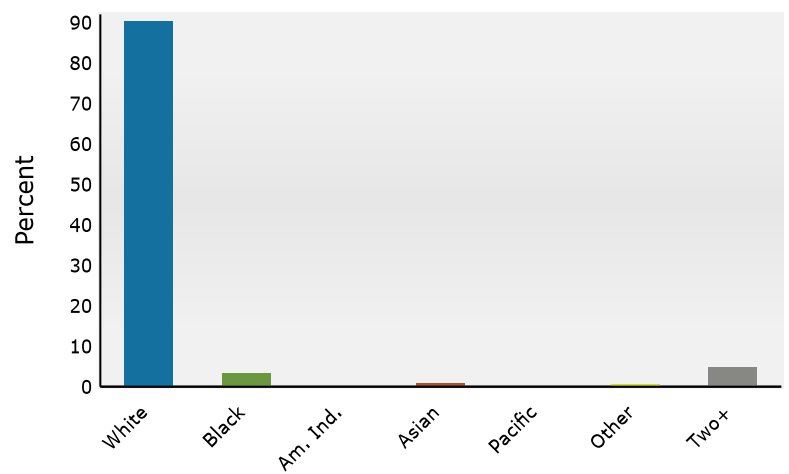
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 1.7%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.