

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



PLANK ROAD COMMONS
ALTOONA, PA.

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

- 2023 estimated average household income within 5 miles - \$78,699*
- 2023 estimated population within 5 miles - 64,511*

**Demographics obtained from Esri*



LEASING CONTACT

Vivienne Wraith
vwraith@gfdinc.com
Suite 205
6350 Quadrangle Drive
Chapel Hill, NC 27517

CURRENTLY AVAILABLE

- A19 +/- 1,200 Sq. Ft.
- A28 +/- 1,200 Sq. Ft.
- B33 +/- 1,400 Sq. Ft.



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>
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	LICARI BOUTIQUE	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	AVAILABLE	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	H&R BLOCK	3,090
A31-A32	T-MOBILE	1,921
B33	AVAILABLE	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

OPPORTUNITIES AVAILABLE

PLANK ROAD COMMONS
ALTOONA, PENNSYLVANIA

- Space B33
+/- 1,400 Sq. Ft.
- Space A28
+/- 1,200 Sq. Ft.
- Space A19
+/- 1,200 Sq. Ft.



ALTOONA N CPA LIMITED PARTNERSHIP
C/O GFD MANAGEMENT
1460 WESTON PARKWAY, SUITE 200, CARY, NC 27514
(919) 677 9400
DATE: 10/30/02
DESIGN: LNM
DRAWN: MJR
REVISIONS
SP-1

A B C D E F G H
1 2 3 4 5 6 7 8 9 10

A B C D E F G H
1 2 3 4 5 6 7 8 9 10

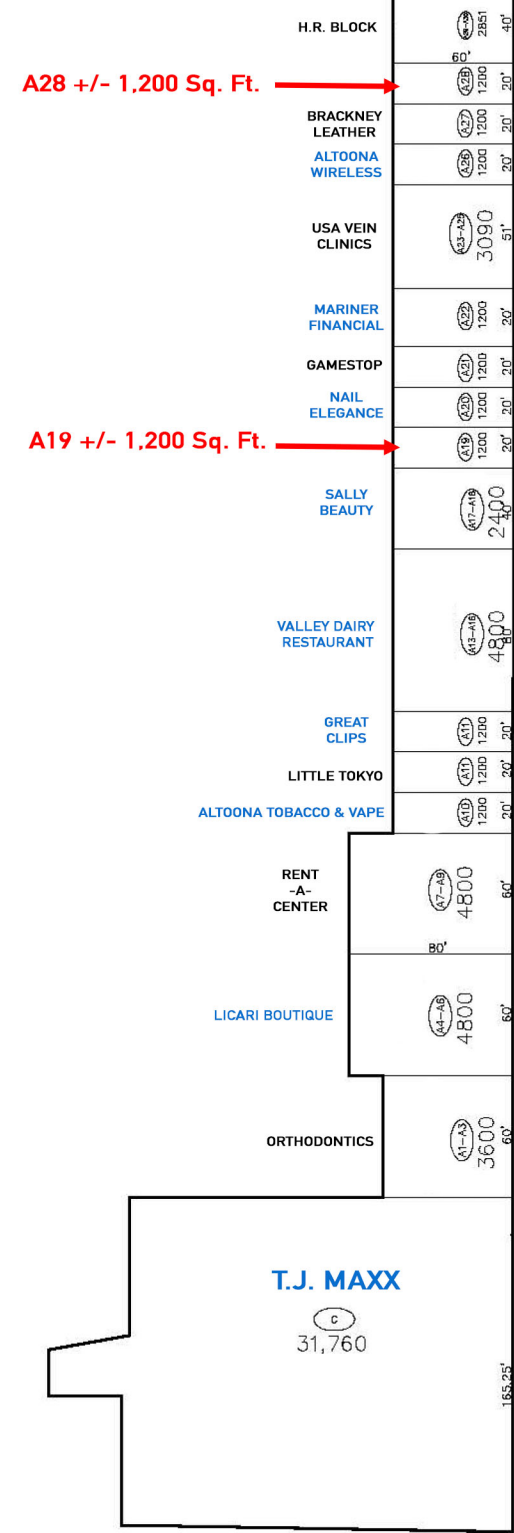


B33 +/- 1,400 Sq. Ft.

WEIGHT WATCHERS
ARMED FORCES CENTER

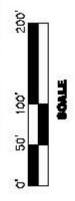
A28 +/- 1,200 Sq. Ft.

A19 +/- 1,200 Sq. Ft.

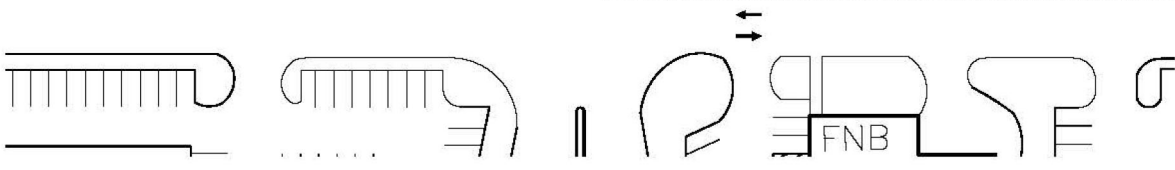


NOTE:
 THE SHOWN BUILDING FOOTPRINTS ARE THE APPROXIMATE LOCATIONS OF THE EXISTING STRUCTURES IN THE AREA. THE SHOWN BUILDING FOOTPRINTS ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE EXACT LOCATION OF THE BUILDINGS. THE SHOWN BUILDING FOOTPRINTS ARE FOR INFORMATIONAL PURPOSES ONLY. THE SHOWN BUILDING FOOTPRINTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE SHOWN BUILDING FOOTPRINTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE SHOWN BUILDING FOOTPRINTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

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

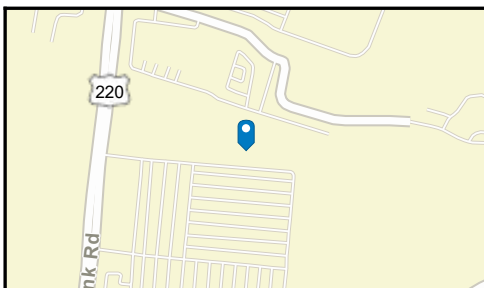
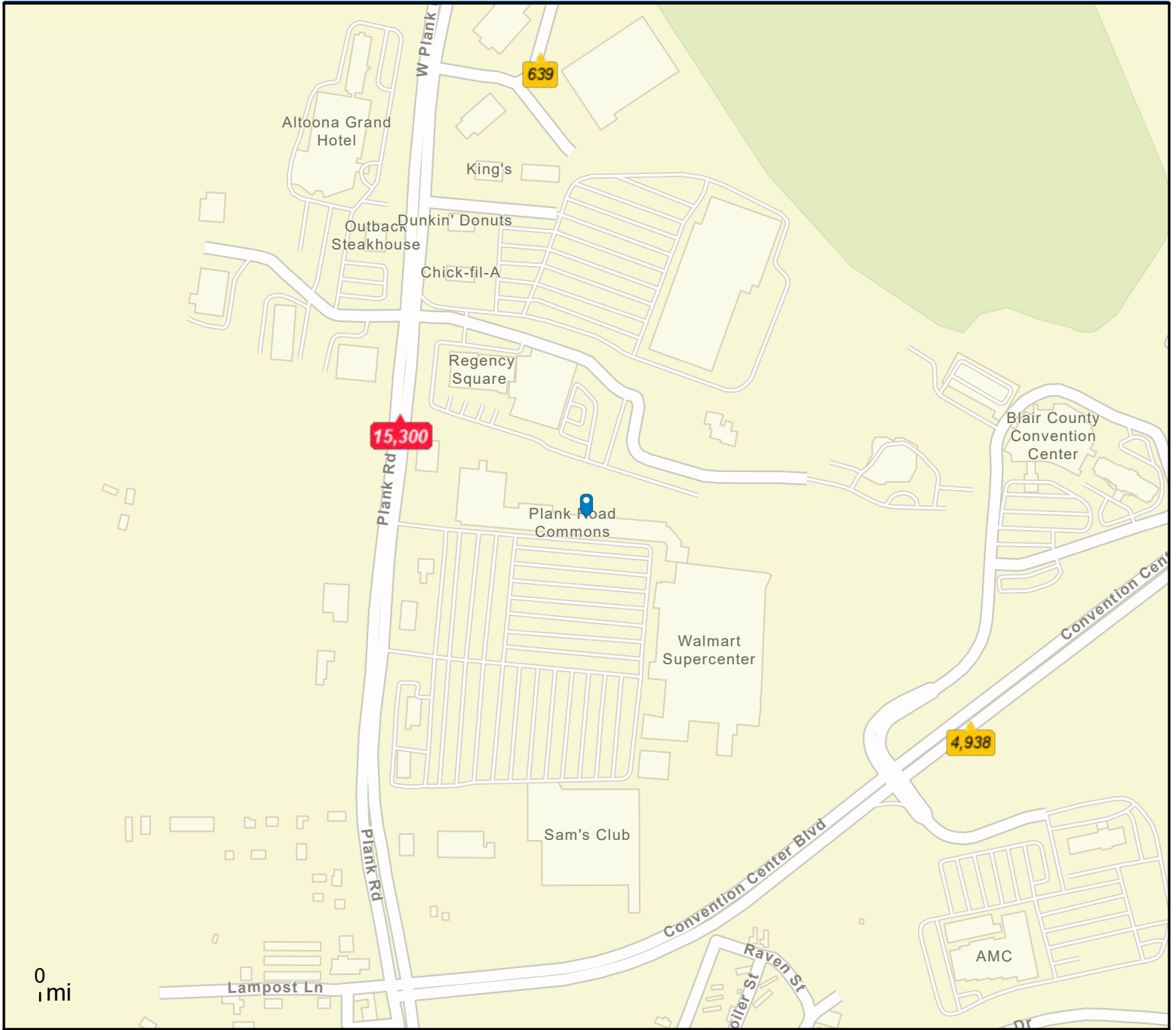


DATE: 03/18/13
PP-1

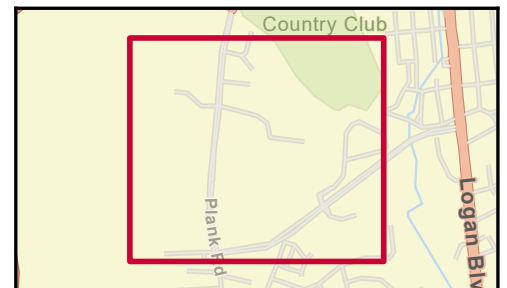


Plank Road Commons 2
 417-499 Parkview Ln, Altoona, Pennsylvania, 16601
 Rings: 1, 3, 5 mile radii

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

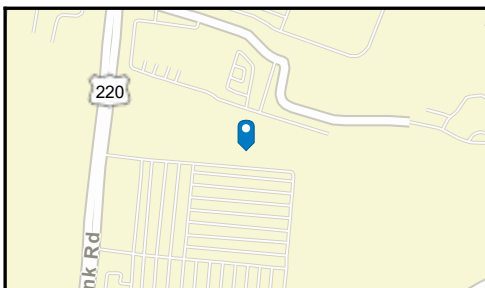
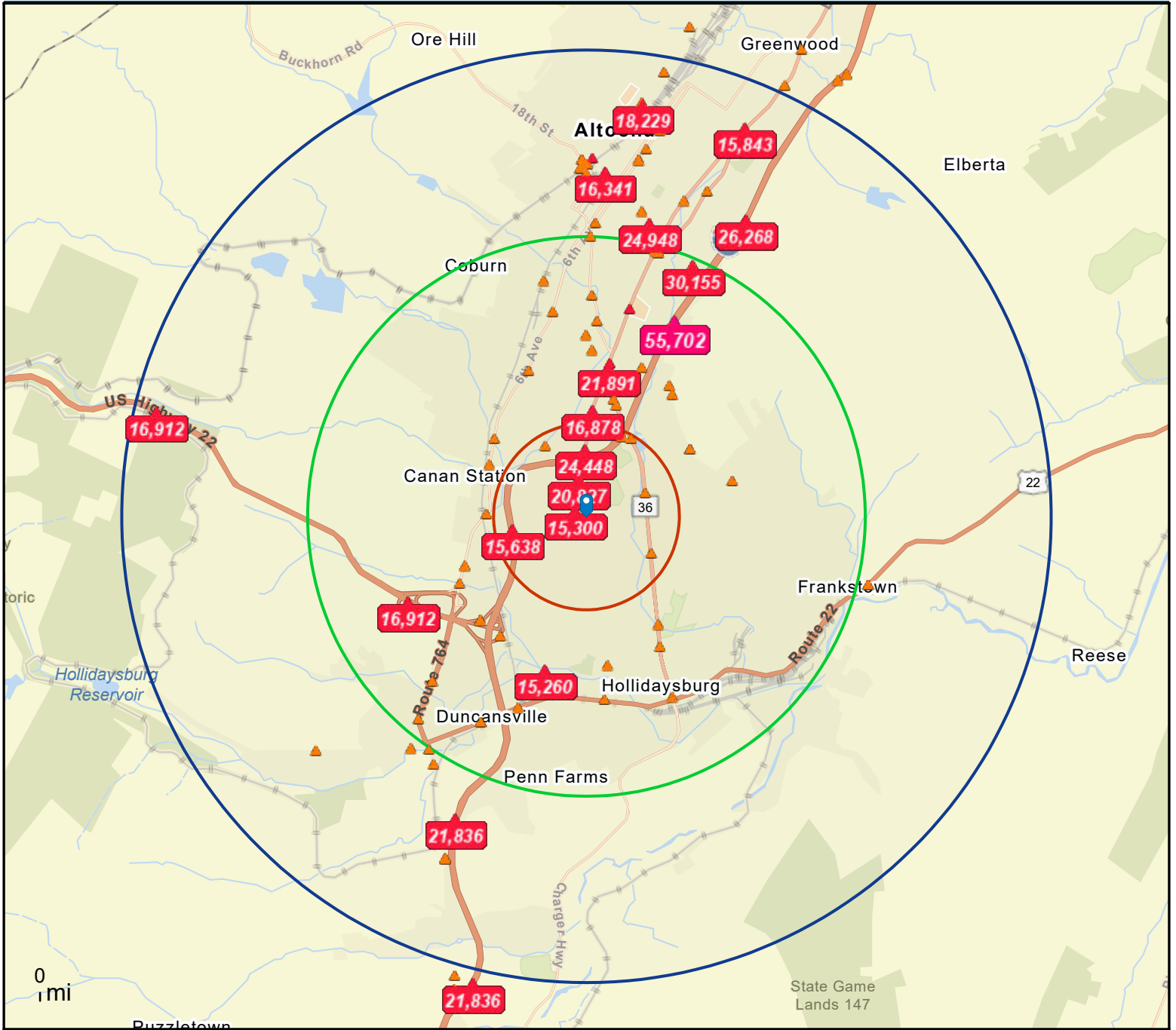


Source: ©2023 Kalibrate Technologies (Q3 2023).

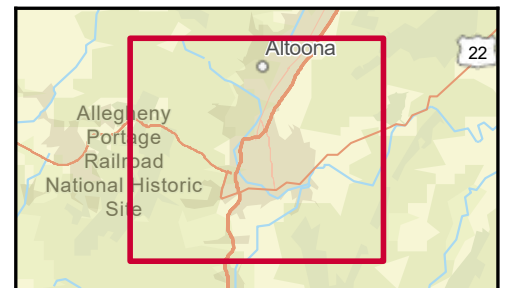
January 04, 2024

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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- 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: ©2023 Kalibrate Technologies (Q3 2023).

January 04, 2024



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	2023	2028
Population	2,595	2,502	2,547	2,570
Households	966	881	911	930
Families	567	510	510	517
Average Household Size	2.21	2.25	2.23	2.21
Owner Occupied Housing Units	750	654	696	722
Renter Occupied Housing Units	216	227	215	209
Median Age	54.3	58.8	58.7	60.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.18%	0.00%	0.30%
Households	0.41%	0.26%	0.49%
Families	0.27%	0.19%	0.44%
Owner HHs	0.74%	0.36%	0.66%
Median Household Income	3.85%	2.75%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	109	12.0%	100	10.8%
\$15,000 - \$24,999	150	16.5%	141	15.2%
\$25,000 - \$34,999	93	10.2%	84	9.0%
\$35,000 - \$49,999	105	11.5%	83	8.9%
\$50,000 - \$74,999	127	13.9%	120	12.9%
\$75,000 - \$99,999	76	8.3%	76	8.2%
\$100,000 - \$149,999	96	10.5%	105	11.3%
\$150,000 - \$199,999	82	9.0%	120	12.9%
\$200,000+	72	7.9%	102	11.0%

Median Household Income	\$49,625	\$59,932
Average Household Income	\$87,804	\$107,873
Per Capita Income	\$37,694	\$45,858

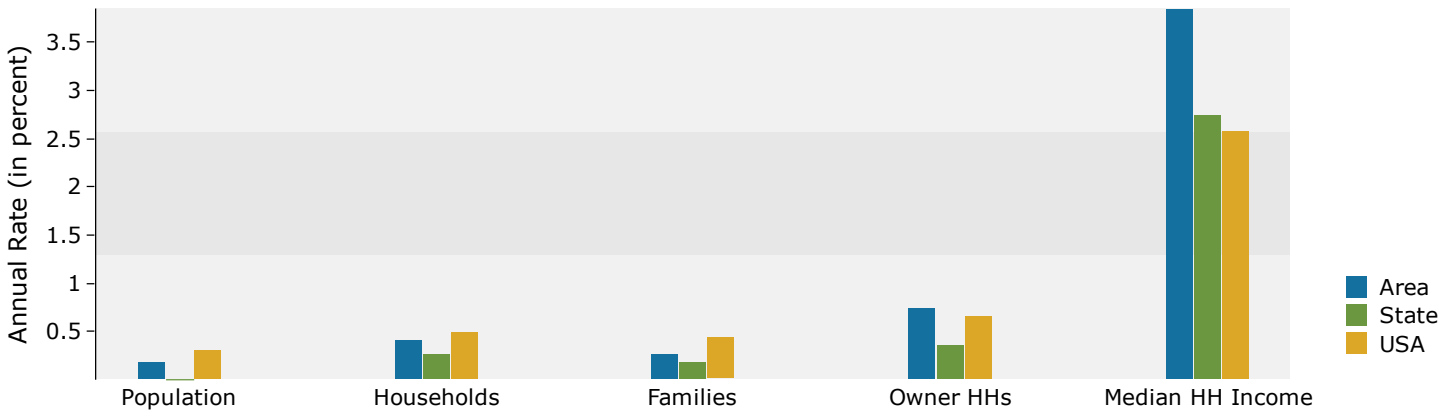
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	93	3.6%	56	2.2%	77	3.0%	74	2.9%
5 - 9	97	3.7%	102	4.1%	86	3.4%	83	3.2%
10 - 14	102	3.9%	95	3.8%	97	3.8%	96	3.7%
15 - 19	117	4.5%	108	4.3%	104	4.1%	107	4.2%
20 - 24	102	3.9%	87	3.5%	77	3.0%	73	2.8%
25 - 34	212	8.2%	203	8.1%	184	7.2%	156	6.1%
35 - 44	246	9.5%	217	8.7%	245	9.6%	239	9.3%
45 - 54	354	13.6%	254	10.2%	279	11.0%	281	10.9%
55 - 64	435	16.8%	383	15.3%	349	13.7%	326	12.7%
65 - 74	337	13.0%	417	16.7%	454	17.8%	448	17.4%
75 - 84	301	11.6%	277	11.1%	334	13.1%	408	15.9%
85+	200	7.7%	302	12.1%	260	10.2%	279	10.9%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,511	96.7%	2,324	92.9%	2,353	92.4%	2,353	91.6%
Black Alone	42	1.6%	44	1.8%	47	1.8%	52	2.0%
American Indian Alone	2	0.1%	1	0.0%	1	0.0%	1	0.0%
Asian Alone	22	0.8%	49	2.0%	55	2.2%	63	2.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	7	0.3%	19	0.8%	21	0.8%	24	0.9%
Two or More Races	12	0.5%	64	2.6%	70	2.7%	76	3.0%
Hispanic Origin (Any Race)	24	0.9%	38	1.5%	41	1.6%	48	1.9%

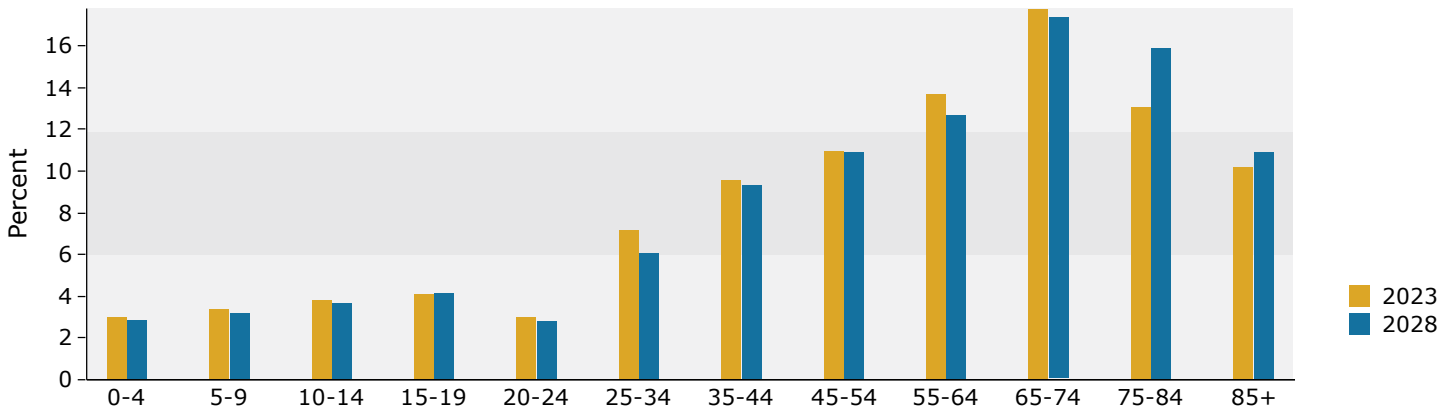
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

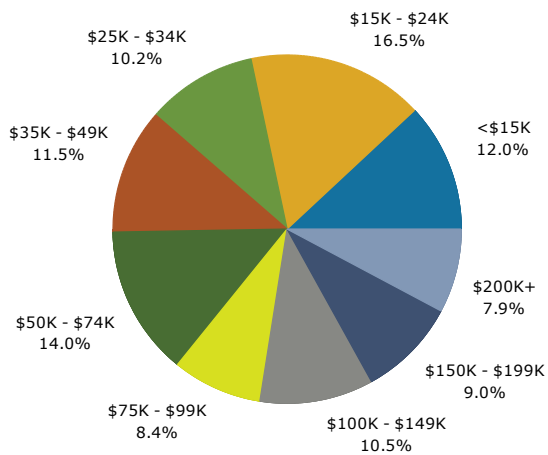
Trends 2023-2028



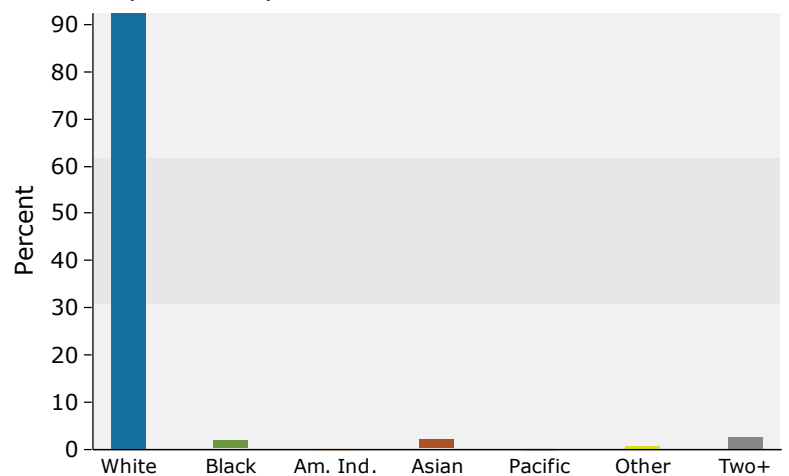
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 1.6%

Source: Esri forecasts for 2023 and 2028. 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	2023	2028
Population	30,403	30,029	29,993	29,740
Households	12,966	13,045	13,103	13,160
Families	8,061	7,908	7,814	7,819
Average Household Size	2.24	2.20	2.18	2.16
Owner Occupied Housing Units	9,109	9,065	9,121	9,257
Renter Occupied Housing Units	3,857	3,980	3,982	3,903
Median Age	46.4	48.4	49.3	49.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.17%	0.00%	0.30%
Households	0.09%	0.26%	0.49%
Families	0.01%	0.19%	0.44%
Owner HHs	0.30%	0.36%	0.66%
Median Household Income	3.04%	2.75%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	991	7.6%	904	6.9%
\$15,000 - \$24,999	1,070	8.2%	889	6.8%
\$25,000 - \$34,999	1,276	9.7%	1,092	8.3%
\$35,000 - \$49,999	1,500	11.4%	1,331	10.1%
\$50,000 - \$74,999	2,418	18.5%	2,225	16.9%
\$75,000 - \$99,999	1,945	14.8%	2,032	15.4%
\$100,000 - \$149,999	2,148	16.4%	2,417	18.4%
\$150,000 - \$199,999	1,063	8.1%	1,400	10.6%
\$200,000+	691	5.3%	870	6.6%

Median Household Income	\$65,647	\$76,263
Average Household Income	\$89,993	\$103,685
Per Capita Income	\$39,936	\$46,503

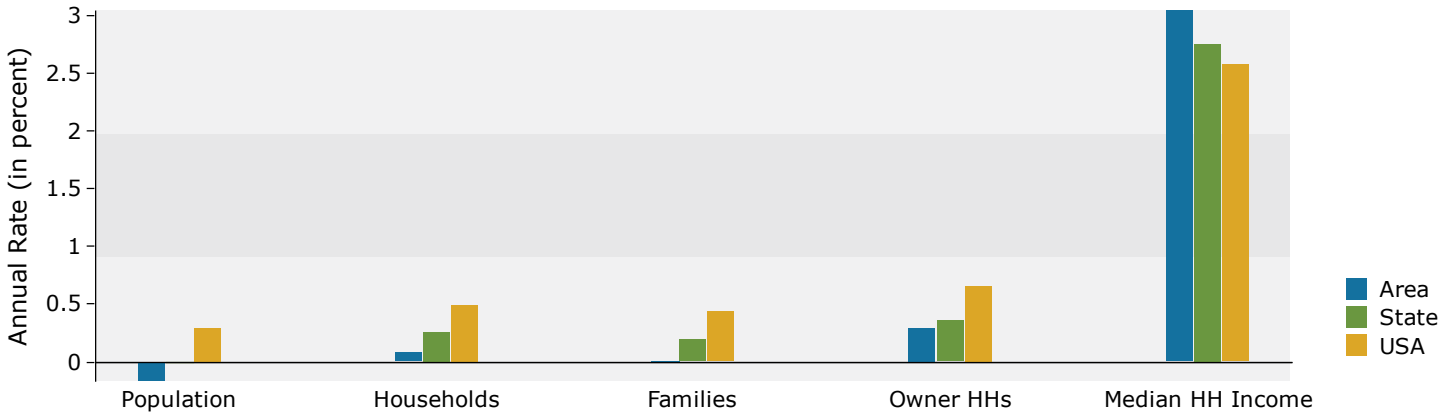
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,593	5.2%	1,224	4.1%	1,323	4.4%	1,293	4.3%
5 - 9	1,606	5.3%	1,458	4.9%	1,447	4.8%	1,406	4.7%
10 - 14	1,653	5.4%	1,634	5.4%	1,551	5.2%	1,549	5.2%
15 - 19	1,603	5.3%	1,584	5.3%	1,485	5.0%	1,494	5.0%
20 - 24	1,419	4.7%	1,392	4.6%	1,299	4.3%	1,251	4.2%
25 - 34	3,268	10.7%	3,171	10.6%	3,044	10.1%	2,759	9.3%
35 - 44	3,434	11.3%	3,406	11.3%	3,425	11.4%	3,365	11.3%
45 - 54	4,613	15.2%	3,554	11.8%	3,514	11.7%	3,504	11.8%
55 - 64	4,468	14.7%	4,483	14.9%	4,363	14.5%	3,814	12.8%
65 - 74	3,045	10.0%	4,218	14.0%	4,451	14.8%	4,559	15.3%
75 - 84	2,388	7.9%	2,513	8.4%	2,710	9.0%	3,219	10.8%
85+	1,312	4.3%	1,392	4.6%	1,382	4.6%	1,527	5.1%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	29,277	96.3%	28,028	93.3%	27,868	92.9%	27,416	92.2%
Black Alone	378	1.2%	429	1.4%	443	1.5%	471	1.6%
American Indian Alone	22	0.1%	31	0.1%	31	0.1%	32	0.1%
Asian Alone	340	1.1%	405	1.3%	443	1.5%	500	1.7%
Pacific Islander Alone	7	0.0%	5	0.0%	5	0.0%	5	0.0%
Some Other Race Alone	63	0.2%	156	0.5%	165	0.6%	182	0.6%
Two or More Races	318	1.0%	975	3.2%	1,038	3.5%	1,134	3.8%
Hispanic Origin (Any Race)	263	0.9%	408	1.4%	448	1.5%	511	1.7%

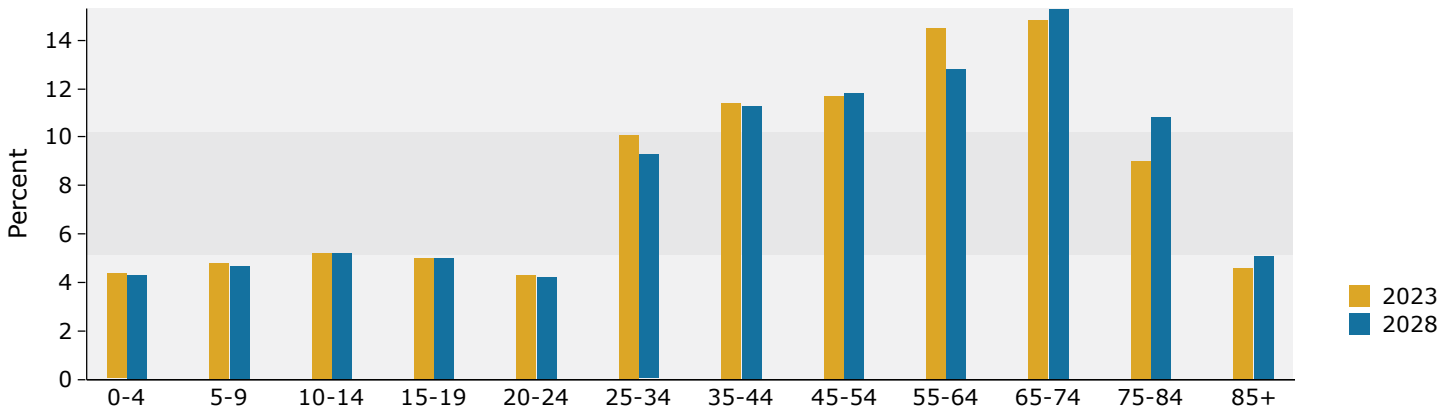
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

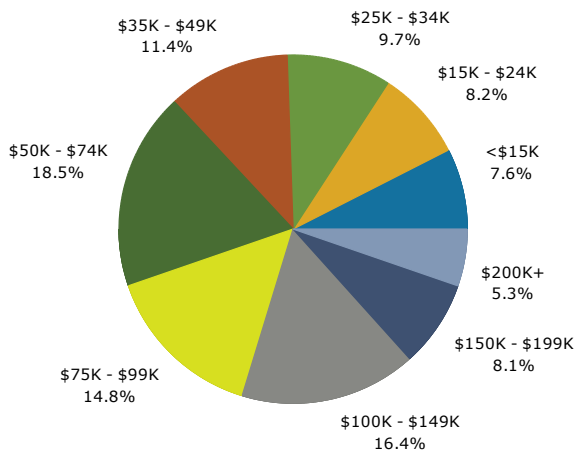
Trends 2023-2028



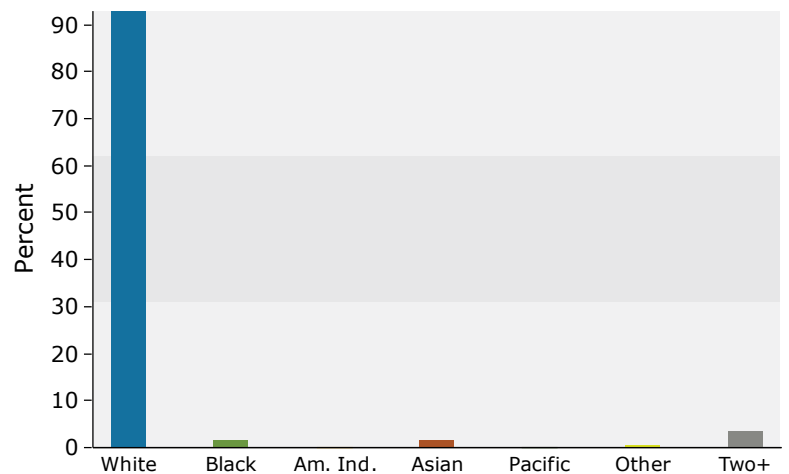
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 1.5%

Source: Esri forecasts for 2023 and 2028. 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	2023	2028
Population	66,595	65,071	64,511	63,696
Households	27,994	27,848	27,865	27,878
Families	17,341	16,791	16,598	16,545
Average Household Size	2.31	2.26	2.24	2.21
Owner Occupied Housing Units	18,987	18,397	19,073	19,192
Renter Occupied Housing Units	9,007	9,451	8,792	8,685
Median Age	42.9	44.8	45.3	46.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.25%	0.00%	0.30%
Households	0.01%	0.26%	0.49%
Families	-0.06%	0.19%	0.44%
Owner HHs	0.12%	0.36%	0.66%
Median Household Income	2.37%	2.75%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,969	10.7%	2,810	10.1%
\$15,000 - \$24,999	2,733	9.8%	2,328	8.4%
\$25,000 - \$34,999	3,008	10.8%	2,596	9.3%
\$35,000 - \$49,999	3,561	12.8%	3,241	11.6%
\$50,000 - \$74,999	5,217	18.7%	4,886	17.5%
\$75,000 - \$99,999	3,692	13.2%	3,922	14.1%
\$100,000 - \$149,999	3,992	14.3%	4,576	16.4%
\$150,000 - \$199,999	1,571	5.6%	2,102	7.5%
\$200,000+	1,122	4.0%	1,416	5.1%
Median Household Income	\$55,934		\$62,873	
Average Household Income	\$78,699		\$90,397	
Per Capita Income	\$34,395		\$39,975	

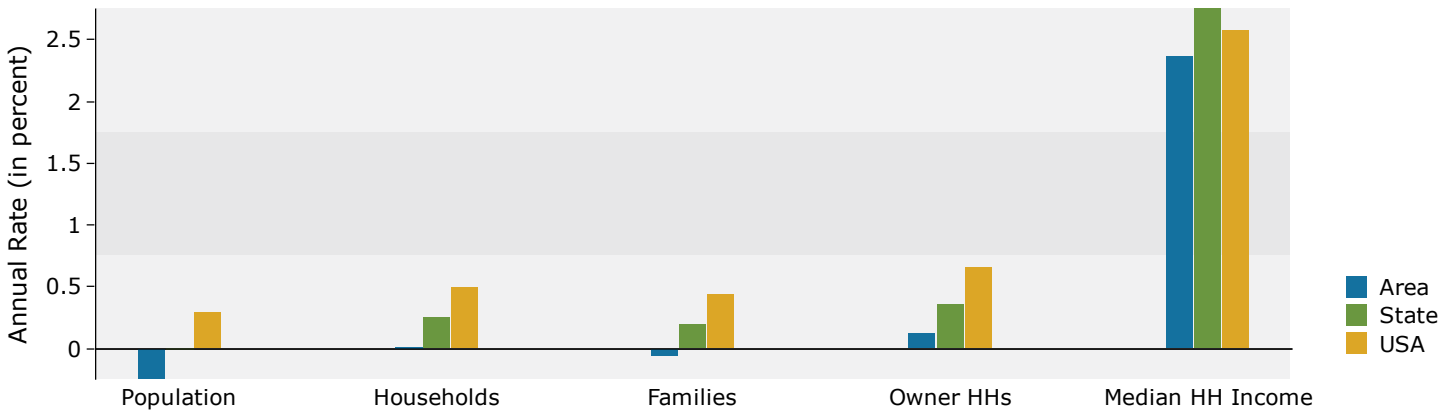
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,870	5.8%	3,075	4.7%	3,216	5.0%	3,151	4.9%
5 - 9	3,903	5.9%	3,549	5.5%	3,452	5.4%	3,355	5.3%
10 - 14	3,945	5.9%	3,802	5.8%	3,574	5.5%	3,595	5.6%
15 - 19	3,910	5.9%	3,723	5.7%	3,437	5.3%	3,396	5.3%
20 - 24	3,582	5.4%	3,332	5.1%	3,194	5.0%	3,075	4.8%
25 - 34	7,708	11.6%	7,566	11.6%	7,483	11.6%	6,774	10.6%
35 - 44	8,110	12.2%	7,602	11.7%	7,708	11.9%	7,678	12.1%
45 - 54	9,974	15.0%	8,041	12.4%	7,790	12.1%	7,653	12.0%
55 - 64	9,240	13.9%	9,593	14.7%	9,121	14.1%	8,146	12.8%
65 - 74	5,891	8.8%	8,185	12.6%	8,451	13.1%	8,680	13.6%
75 - 84	4,324	6.5%	4,467	6.9%	4,847	7.5%	5,736	9.0%
85+	2,138	3.2%	2,136	3.3%	2,240	3.5%	2,457	3.9%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	63,287	95.0%	59,164	90.9%	58,362	90.5%	57,101	89.6%
Black Alone	1,547	2.3%	1,901	2.9%	1,933	3.0%	2,019	3.2%
American Indian Alone	80	0.1%	96	0.1%	99	0.2%	103	0.2%
Asian Alone	461	0.7%	582	0.9%	629	1.0%	707	1.1%
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%	443	0.7%	485	0.8%
Two or More Races	1,038	1.6%	2,898	4.5%	3,038	4.7%	3,272	5.1%
Hispanic Origin (Any Race)	702	1.1%	980	1.5%	1,071	1.7%	1,206	1.9%

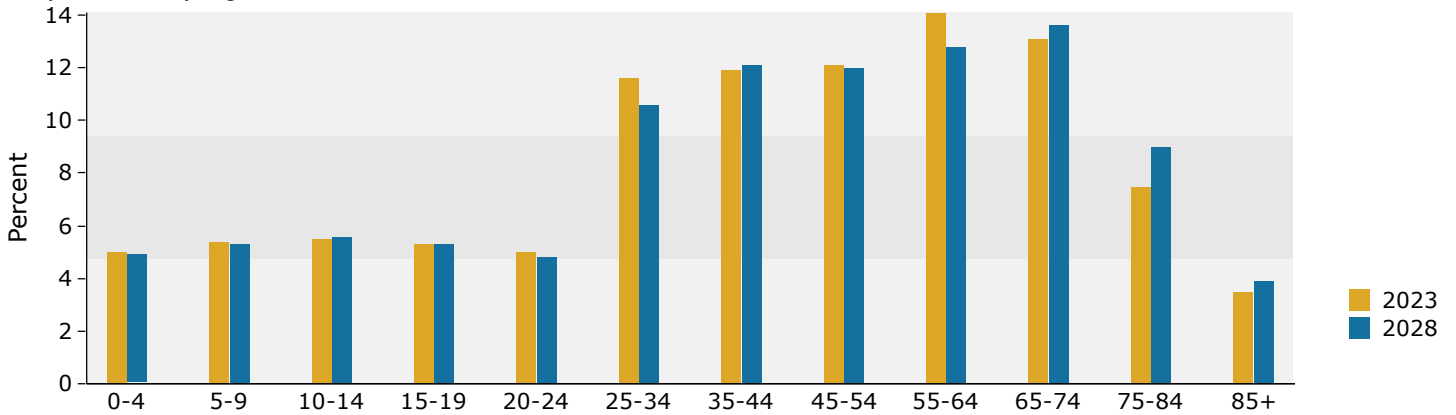
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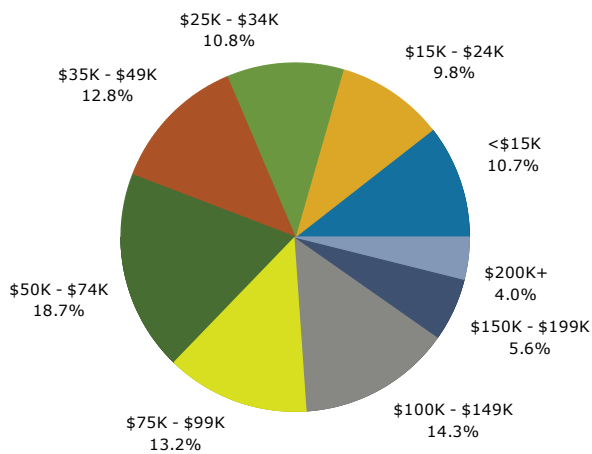
Trends 2023-2028



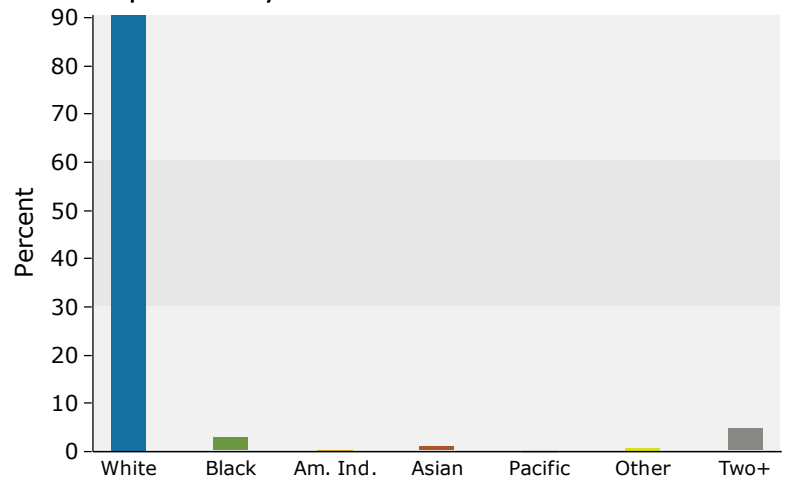
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 1.7%