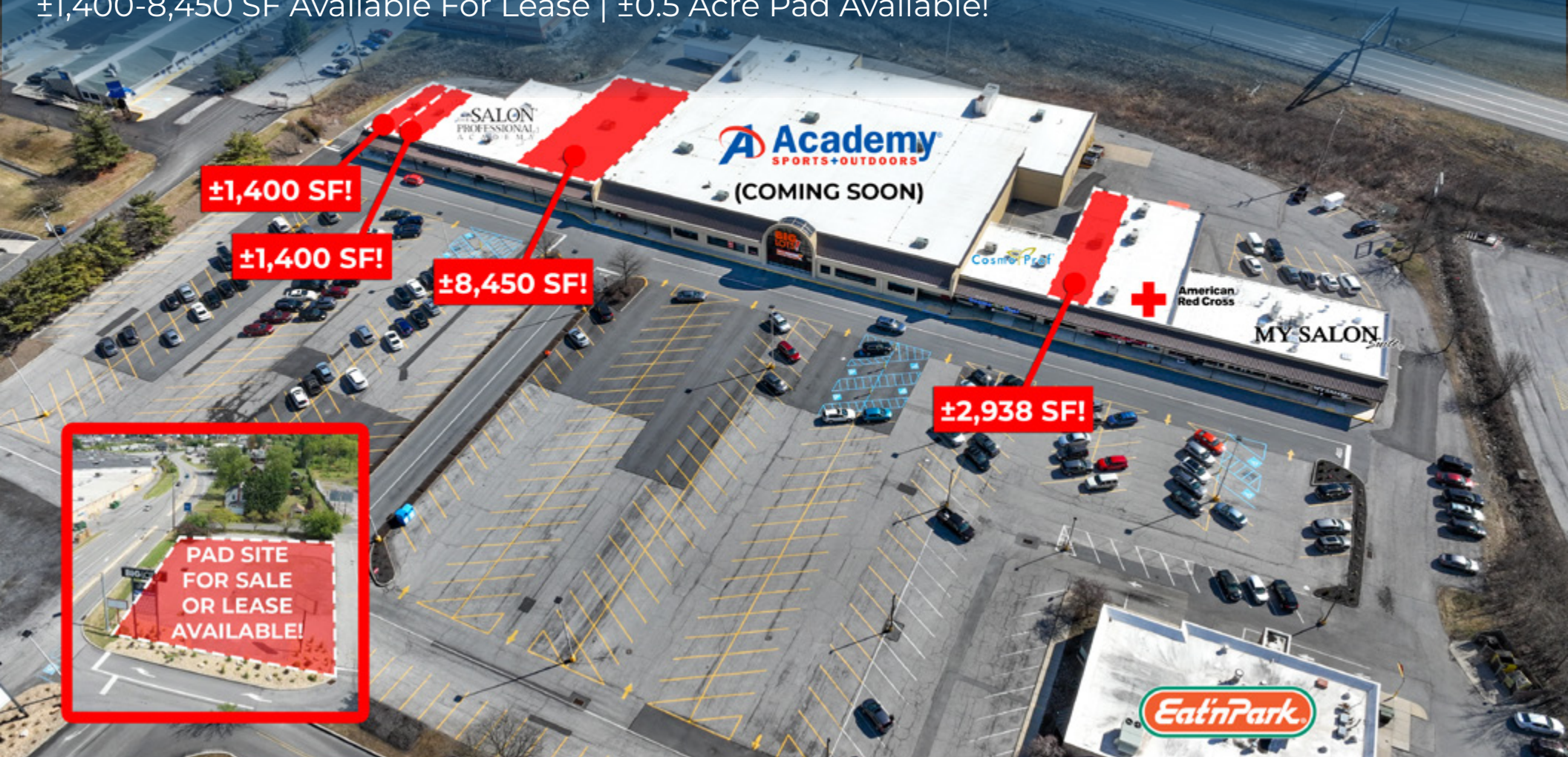


Orchard Plaza Shopping Center

415 Orchard Avenue, Altoona, PA 16601

±1,400-8,450 SF Available For Lease | ±0.5 Acre Pad Available!



Questions? Contact Us.

Greg Jones

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Highlights

- Prime location that is highly visible to the signaled intersection of Plank Road (21,975 AADT) as well as adjacent to I-99
- Great PAD site opportunity available for a built-to-suit with utilities stubbed to PAD (0.5 AC)
- Located adjacent to several national tenants including Starbucks as well as across the street from the Logan Valley Mall

JOIN

Academy
SPORTS+OUTDOORS
Coming Soon



American
Red Cross

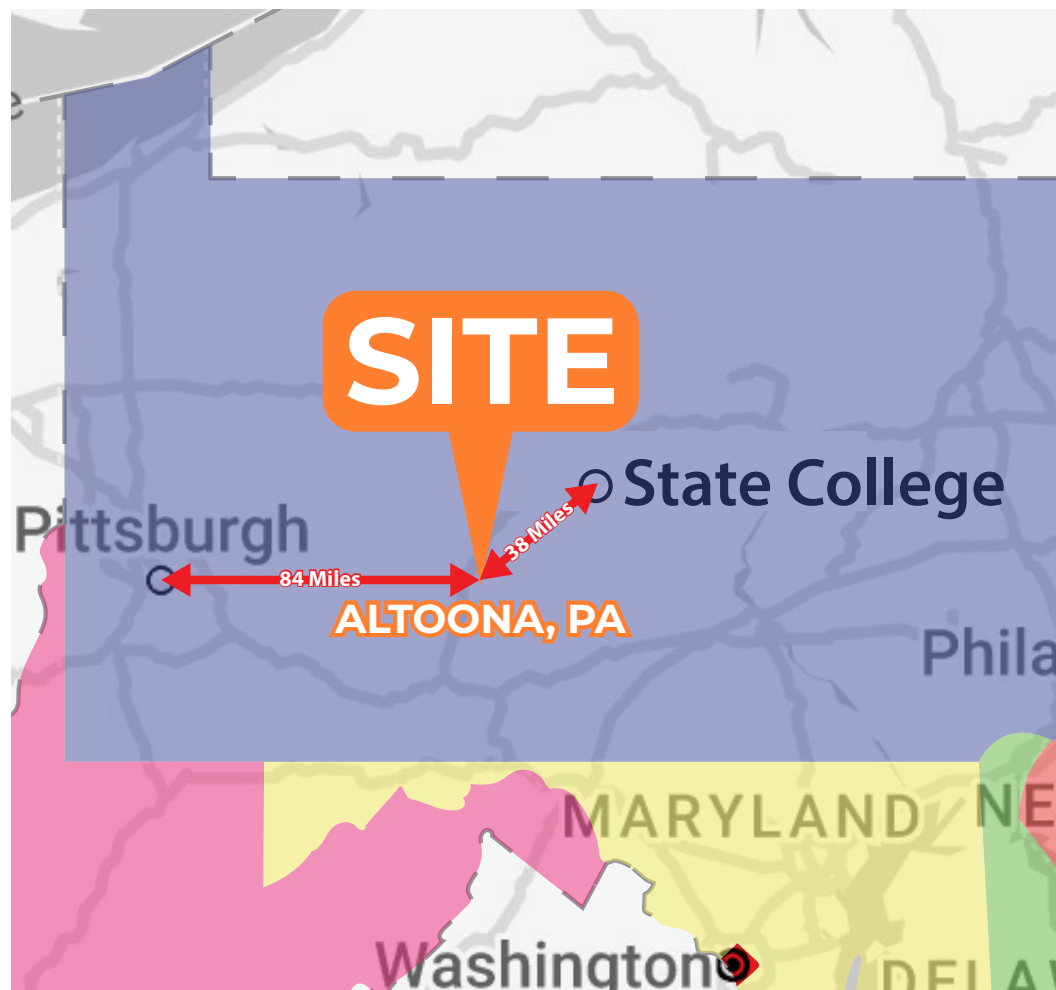
MY SALON
Suite

THE SALON
PROFESSIONAL
ACADEMY

CosmoProf

EatinPark

Demographic	1 Mile	3 Miles	Hills	5 Miles
Population	3,882	34,317		70,102
Households	1,747	14,780		30,014
Avg HH Income	\$81,923	\$90,197		\$84,305
Daytime Employees	3,878	22,564		35,855



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Orchard Plaza

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Unit	Tenant	Square Footage
A	AVAILABLE	±1,400 SF
B	AVAILABLE	±1,400 SF
C	The Salon Prof. Academy	±6,400 SF
D	AVAILABLE	±8,450 SF
E	Academy Sports	±49,408 SF
F	Cosmo Prof	±2,700 SF
G	AVAILABLE	±2,938 SF
H	American Red Cross	±4,742 SF
I	My Salon Suites	±6,000 SF
PAD1	AVAILABLE	±0.5 AC
PAD2	Eat N' Park	
Total SF		±83,438 SF



Site Plan



**0.5 AC PAD
FOR SALE
OR LEASE**

Available Pad



Concept Plan

±1,400 SF

3-1816

NO
PARKING
FIRE
LANE

Asian Massage

9AM-1PM
\$60-100
9AM-1PM
\$60-100
9AM-1PM
\$60-100
9AM-1PM
\$60-100
9AM-1PM
\$60-100

J.C. BAR
JC BAR Properties
Space
Available
610-254-6491

OPEN

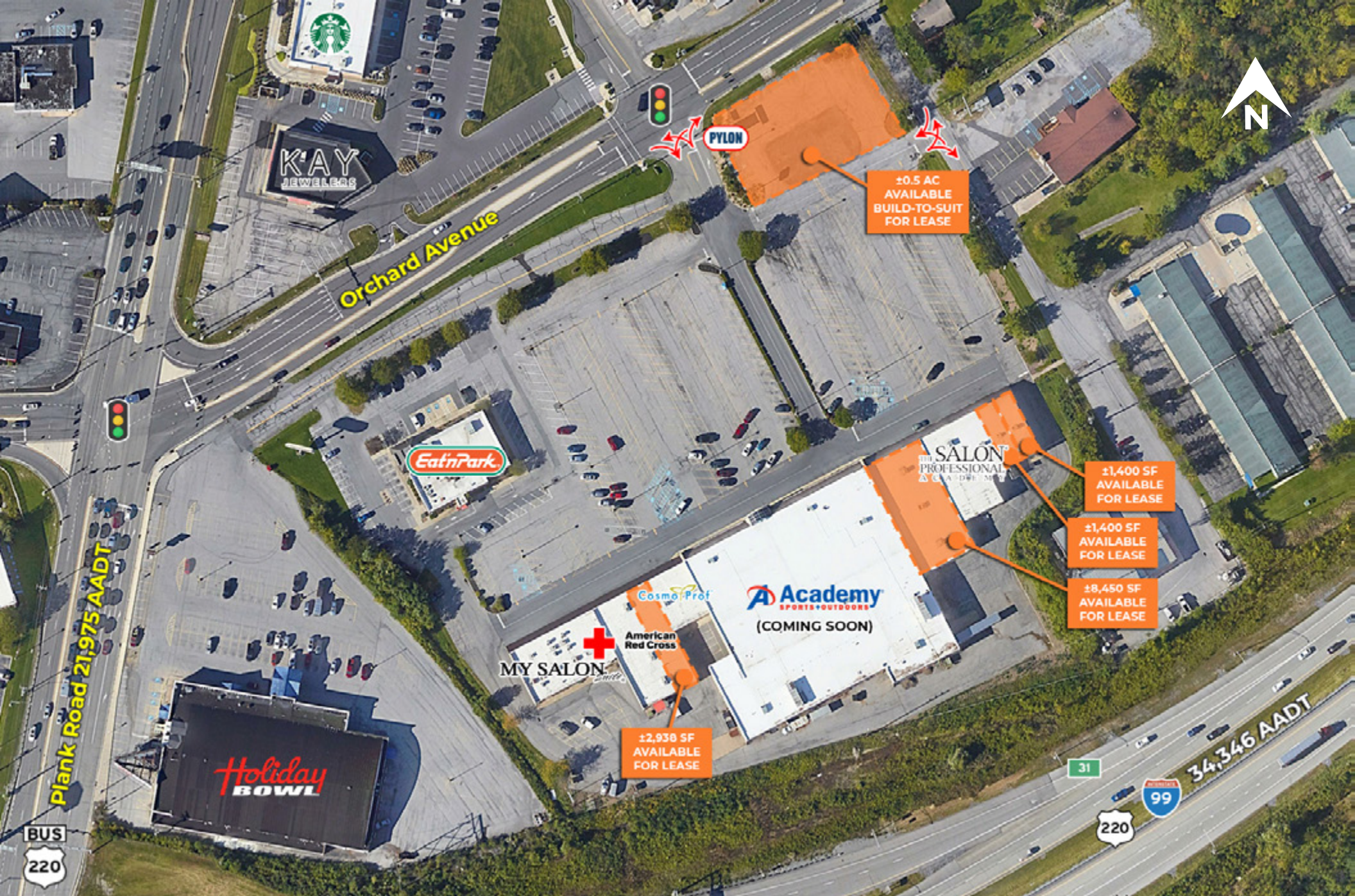
HAIRCUTS
SALON PROFESSIONAL ACADEMY

Suite B

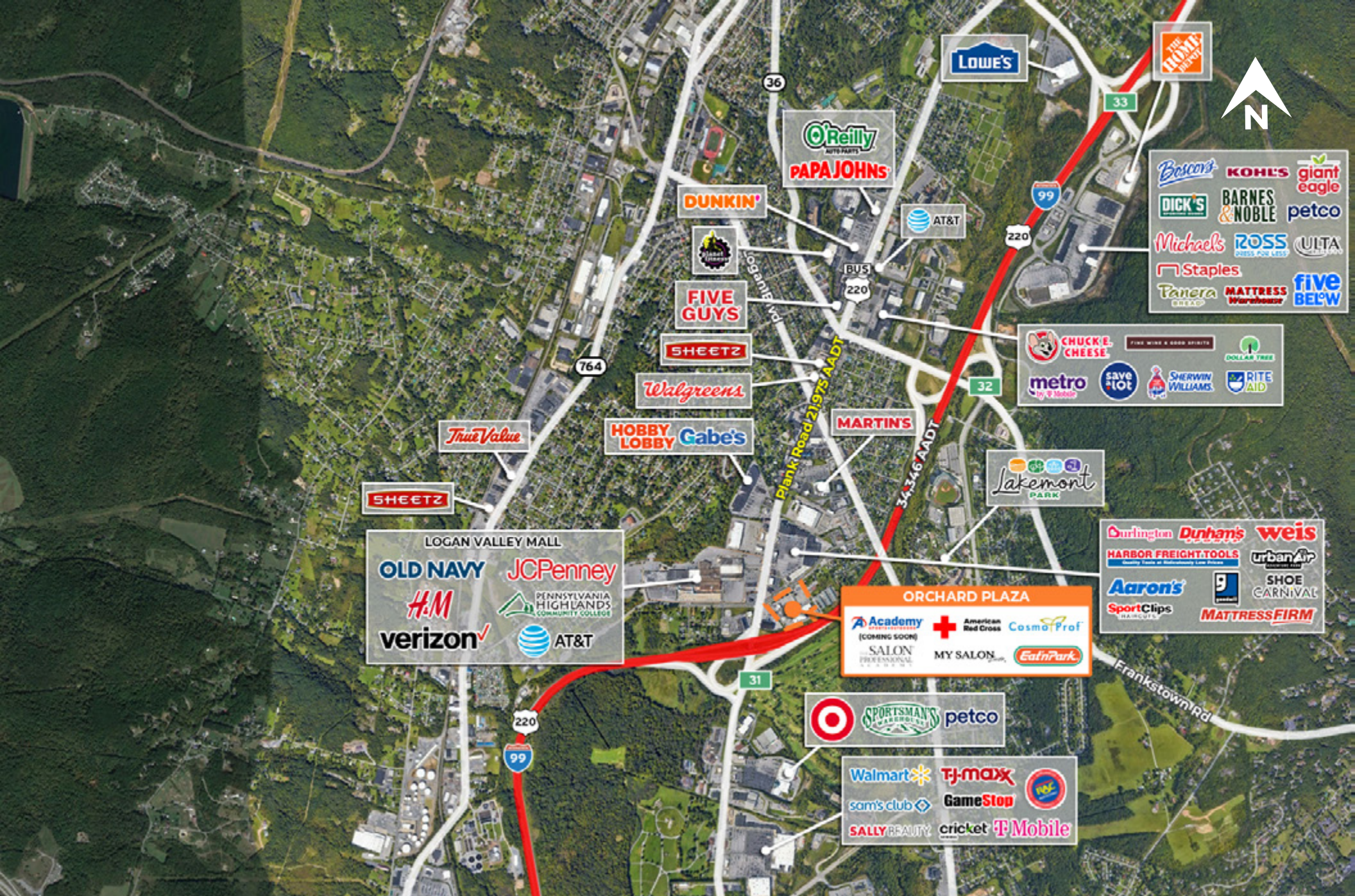
±2,938 SF



Suite G



Local Aerial



Local Aerial



Market Aerial



Site Photos