

## Site Information

**Location:** 2461 Old Route 220 North - (across from Wal-Mart and Sam's Club)

**Neighbors:** King's, KFC, McDonald's, Red Lobster, Pizza Hut, Olive Garden, Wendys, Burger King, Taco Bell, Arby's, Sheetz, Ponderosa, Denny's, Eat N Park, Hoss's, Applebee's, Dollar General, Bi Lo, Giant Eagle, WalMart, Target, Sears, Kaufmanns, GNC, Eckerd, Rite Aid

**Size:** 3 acres – To be developed into retail strip center

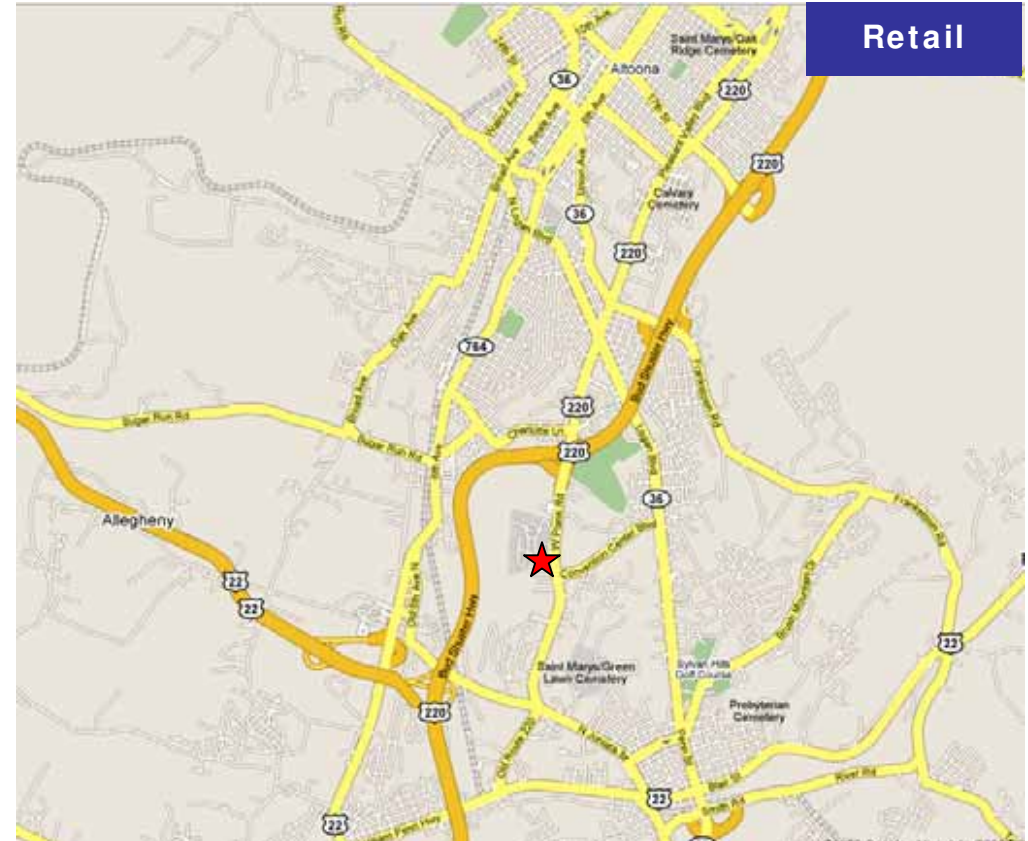
**Traffic Counts:** Old Route 220 North: 10,072 ADT  
Plank Road: 26,174 ADT

Demographics:	Zip Code	County
Population	15,279	129,144
Households	6,144	51,518
Per Capita Income	\$19,219	\$16,743
Median HH Income	\$39,144	\$32,861



# CONVENTION POINTE

## Duncansville, PA



Retail

Retail Real Estate Available



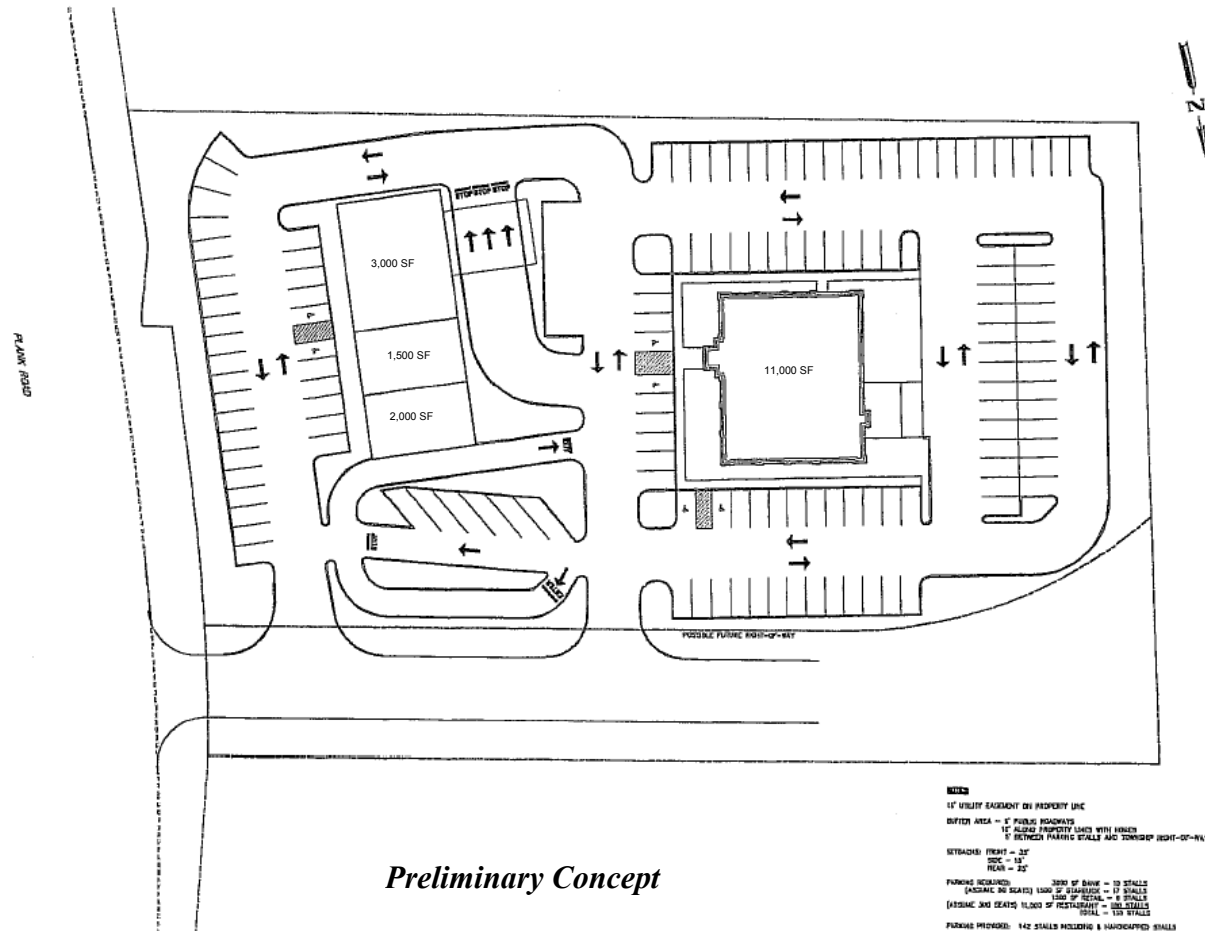
**BLAIR COMPANIES REAL ESTATE**  
101 Lakemont Park Boulevard  
Altoona, PA 16602

### Contact Information

Andrea Devorris Cohen  
814-949-8280  
814-934-9959 cell  
814-949-8286 fax  
acohen@blaircompanies.com

# CONVENTION POINTE

Duncansville, PA



*Preliminary Concept*

**NOTES**  
1' UTILITY EASEMENT ON PROPERTY LINE  
DRIVEWAY AREA - 8' PUBLIC ROADWAYS  
1' ALIGNED PROPERTY LINES WITH BORDERS  
5' BETWEEN PARKING STALLS AND TOWNSHIP RIGHT-OF-WAY  
SEWERAGE: FRONT - 24"  
SIDE - 18"  
REAR - 24"  
PARKING REQUIRED: 3000 SF DRIVE - 10 STALLS  
(ASPHALT AND SEAS) 1500 SF STAMPEDE - 10 STALLS  
SIDE OF DRIVE - 8 STALLS  
(ASPHALT AND SEAS) 1000 SF RESTAURANT - 100 STALLS  
TOTAL - 130 STALLS  
PARKING PROVIDED: 142 STALLS INCLUDING 8 HANDICAPPED STALLS



**BLAIR COMPANIES REAL ESTATE**  
101 Lakemont Park Boulevard  
Altoona, PA 16602

## Contact Information

Andrea Devorris Cohen  
814-949-8280  
814-934-9959 cell  
814-949-8286 fax  
acohen@blaircompanies.com