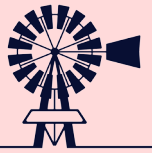




REFERRING BROKER:  
**GOODMAN**  
 REAL ESTATE SERVICES  
 GROUP LLC

# RURAL KING CO-TENANT OPPORTUNITY

Altoona, Pennsylvania



**RK** REAL ESTATE &  
 DEVELOPMENT



FEB 25

## HIGHLIGHTS

- Rural King store opening Spring 2025
- Located less than a mile off of Interstate 99 and adjacent to Logan Valley Mall and area retailers and restaurants including JCPenney, Macy's, Hobby Lobby, Burlington, Weis, Harbor Freight, Dunham's Sports, Starbucks, Arby's, Taco Bell, Panda Express, and more
- Due to the City of Altoona's central location along I-99, the market draws from a large trade area that extends to State College and Johnstown (over 40 miles)
- Over 100,000 people within 10 miles
- Excellent visibility and access to the main West Plank Road (19,922 VPD)
- **AVAILABLE:** 20,000 SF

## DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2030 Projection	72,251	103,788	137,411	184,488	341,775
2025 Estimate	72,054	103,336	136,457	183,011	339,335
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Average	\$80,606	\$82,741	\$83,132	\$82,368	\$78,735
2025 Median	\$58,787	\$62,307	\$63,731	\$63,517	\$60,118
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Employees	35,519	43,923	52,480	65,609	110,125

## LEASING INFORMATION

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Altoona, Pennsylvania

<b>KEY</b>	LEASED	NEGOTIATING
	AVAILABLE	NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Rural King	76,998
2	Available	20,000
<b>SITE SUMMARY</b>		<b>96,998</b>

## LEASING INFORMATION



### REFERRING BROKER:

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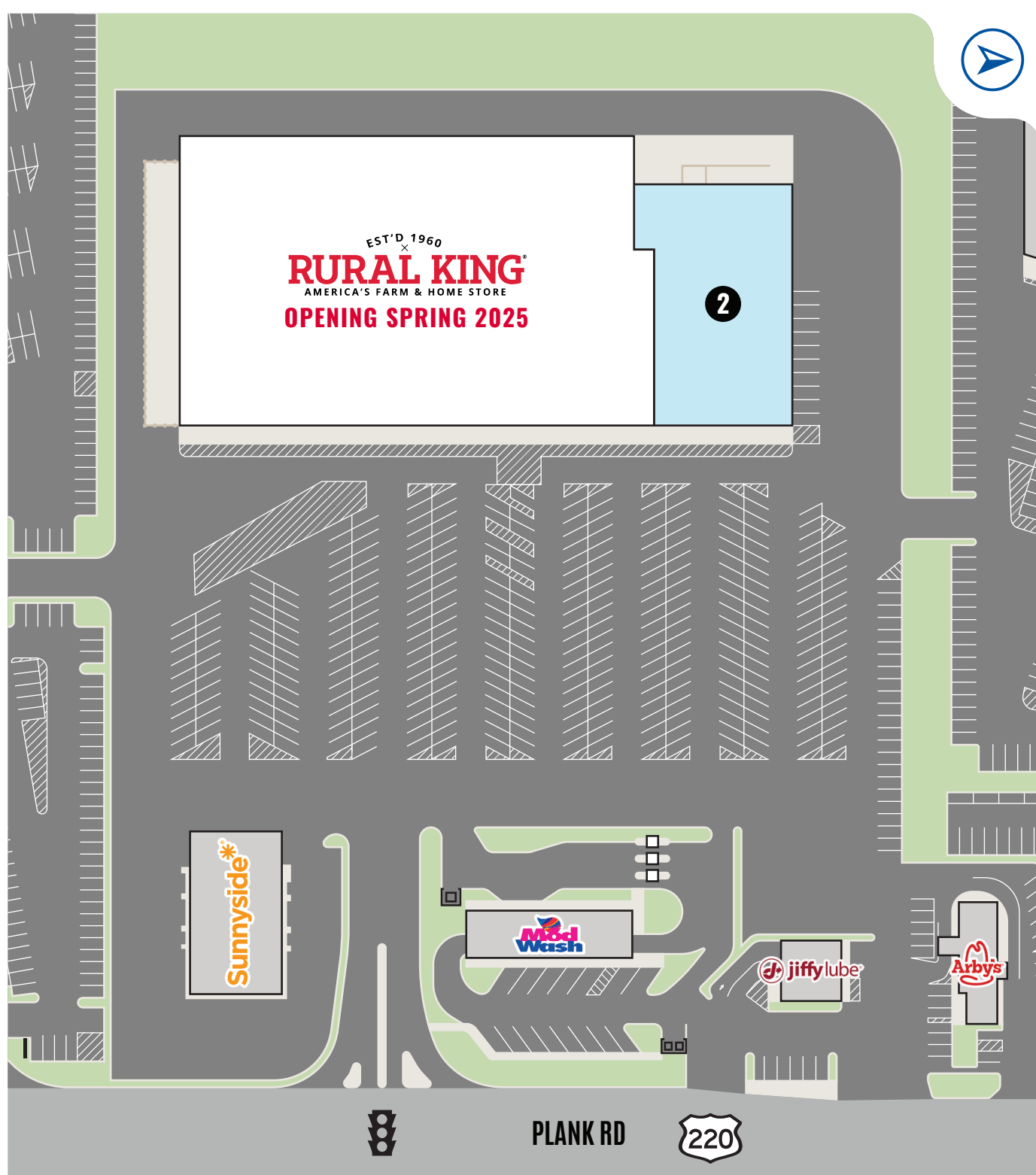
— in conjunction with State of Pennsylvania licensed broker —

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