

## DEVELOPMENT OPPORTUNITY

- For mixed-use/single use buildings with adequate parking
- 50k + vehicle count



Demographics	3 MILE	5 MILE	10 MILE
P.D.P Estimate (2017)	50,561	71,383	99,404
Avg. H.H. Income Estimate	\$53,228	\$58,330	\$60,629

## PROPERTY DETAILS

Type: Retail, Office, Medical  
 Lot: **Built to Suit,**  
**Zoned Commercial,**  
**AAA Location**

## CONTACT

**Reynolds Baldwin**

814.946.3686

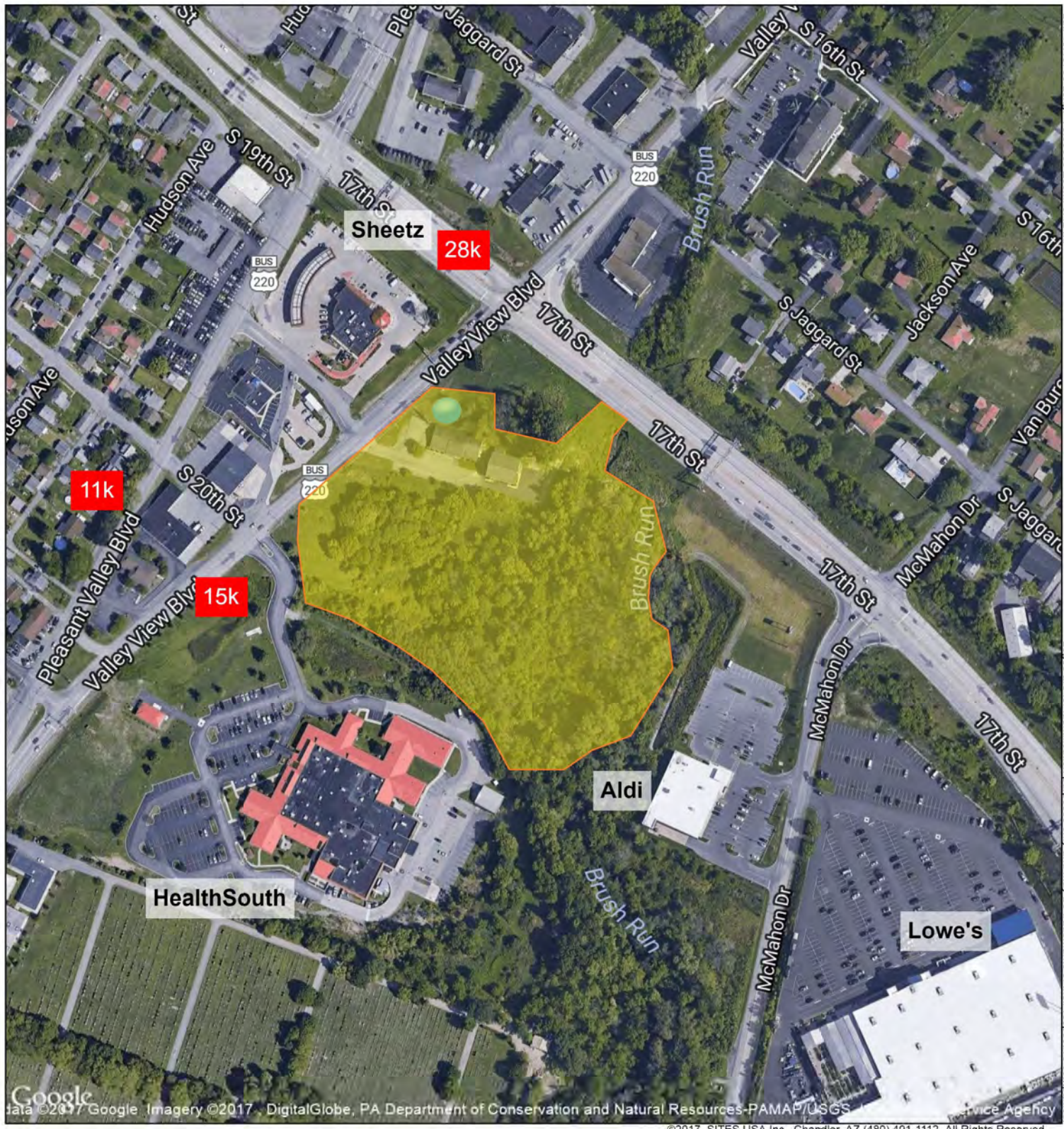
Reynolds@lsfiore.com

Please call to discuss all future development phases.

## NEARBY RETAILERS INCLUDE



Lat: 40.49783 Long: -78.39003 Zoom: 0.42 m  
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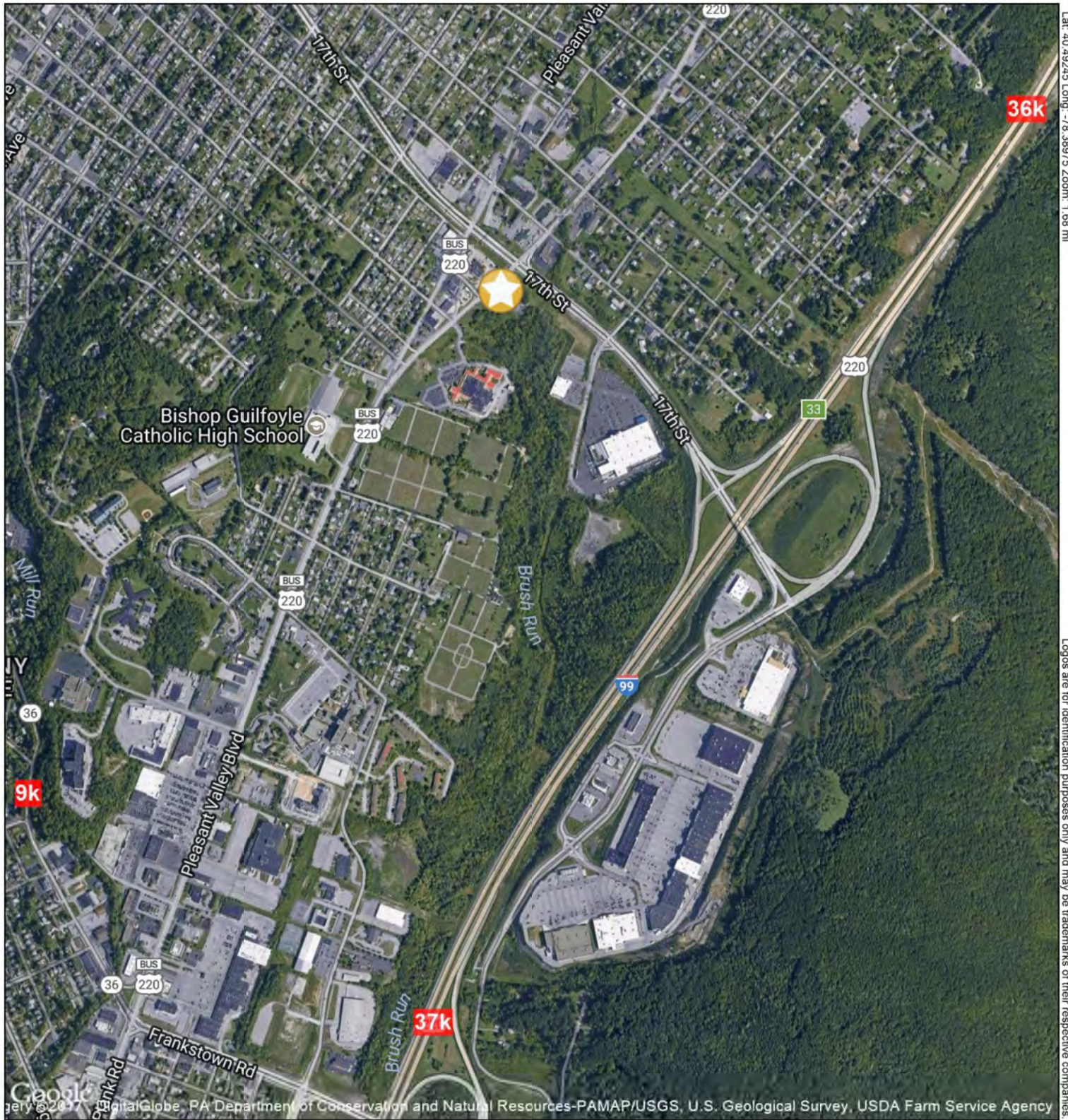
# 1915 Valley View Blvd

Altoona, PA 16602

**Fiore Brothers**  
MANAGEMENT, LLC



June 2017



Lat: 40.49245 Long: -78.38975 Zoom: 1.68 mi

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**1915 Valley View Blvd**

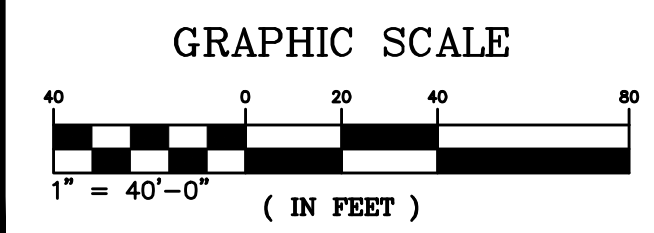
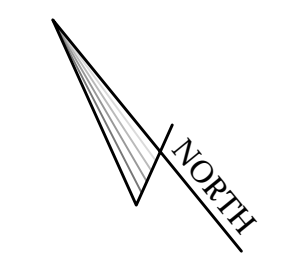
**Altoona, PA 16602**

**Fiore Brothers**  
MANAGEMENT, LLC



June 2017

17TH STREET EXTENSION (L.R. 07076, SEC. A03)



**STIFFLER McGRAW**  
Engineers • Surveyors • Architects

BLAIR COUNTY  
1731 N. Juniata Street  
Hollidaysburg, PA 16648  
Phone: 814.696.6280 Fax: 814.696.6240

With Offices In:  
Bedford County • Bradford County • Warren County

Sheet Title:	EXISTING CONDITIONS PLAN
DRAWN BY:	CSF
SCALE:	AS SHOWN
DATE:	
PROJECT NO.:	
Drawing:	E1



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**PARKING SUMMARY:**

BASED ON BUILDING TYPE: OFFICE (MEDICAL OR DENTAL)  
 "1 SPACE PER EACH 250 SF OF ENCLOSED GROSS FLOOR AREA"

BUILDING SIZE: 2 @ 20,000± SF GROSS FLOOR AREA (40,000± SF TOTAL)  
 PARKING REQUIRED: 160 SPACES (6 HANDICAP)  
 PARKING PROVIDED: 160 SPACES (8 HANDICAP)

BASED ON BUILDING TYPE: RESTAURANT (FAST FOOD)  
 "1 SPACE PER EACH 100 SF OF ENCLOSED GROSS FLOOR AREA"

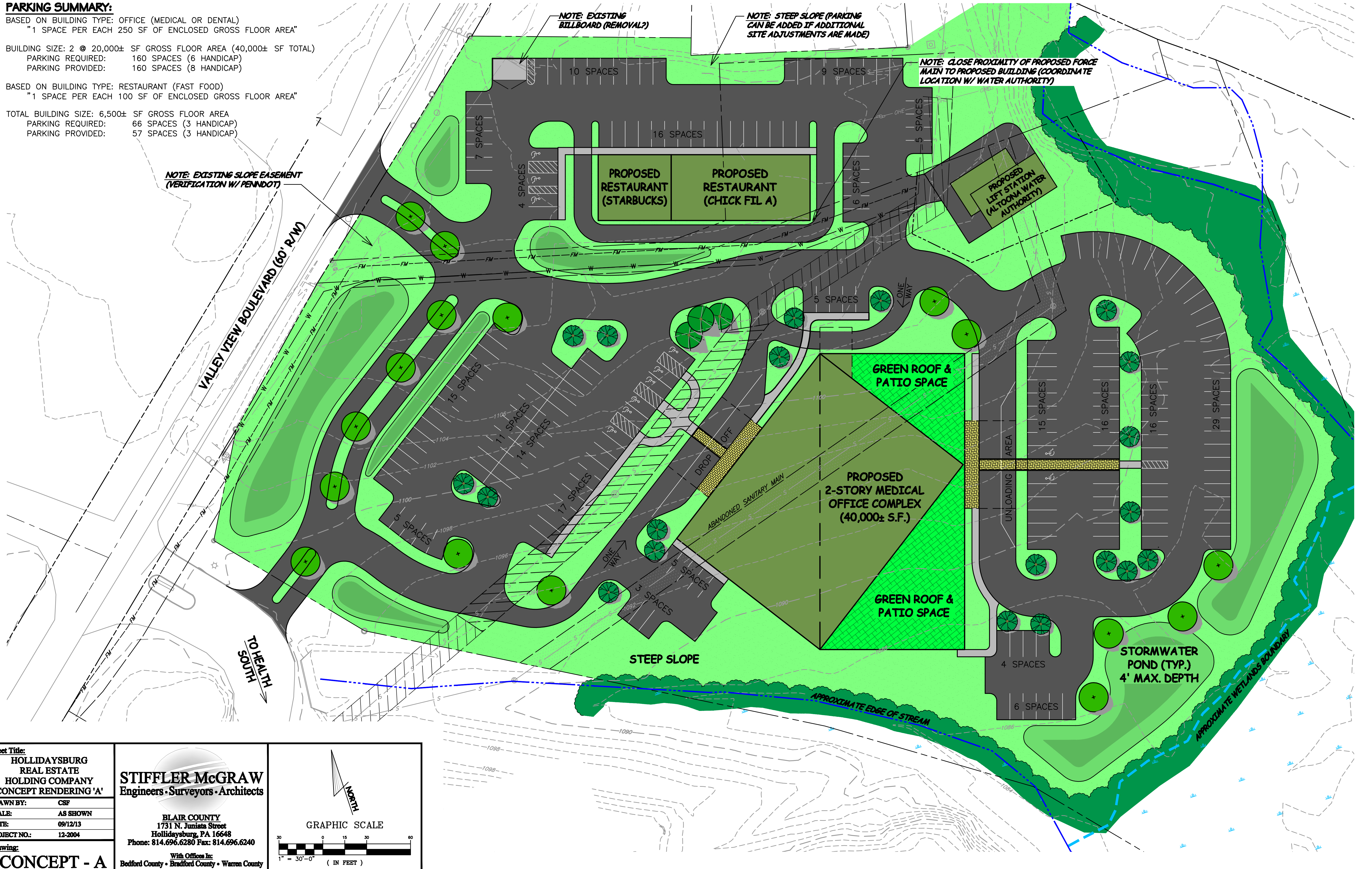
TOTAL BUILDING SIZE: 6,500± SF GROSS FLOOR AREA  
 PARKING REQUIRED: 66 SPACES (3 HANDICAP)  
 PARKING PROVIDED: 57 SPACES (3 HANDICAP)

NOTE: EXISTING SLOPE EASEMENT  
 (VERIFICATION W/ PENNDOT)

NOTE: EXISTING  
 BILLBOARD (REMOVAL?)

NOTE: STEEP SLOPE (PARKING  
 CAN BE ADDED IF ADDITIONAL  
 SITE ADJUSTMENTS ARE MADE)

NOTE: CLOSE PROXIMITY OF PROPOSED FORCE  
 MAIN TO PROPOSED BUILDING (COORDINATE  
 LOCATION W/ WATER AUTHORITY)



Sheet Title:  
**HOLLIDAYSBURG  
 REAL ESTATE  
 HOLDING COMPANY  
 CONCEPT RENDERING 'A'**

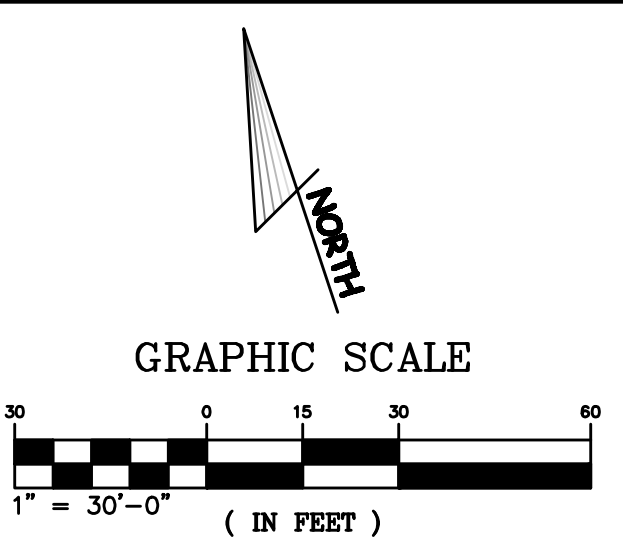
DRAWN BY: CSF  
 SCALE: AS SHOWN  
 DATE: 09/12/13  
 PROJECT NO.: 12-2004

Drawing:  
**CONCEPT - A**

**STIFFLER McGRAW**  
 Engineers • Surveyors • Architects

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 1731 N. Junista Street  
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**BIRDS-EYE  
PERSPECTIVE**

**STIFFLER McGRAW**  
Engineers • Surveyors • Architects

**HOLLIDAYSBURG  
REAL ESTATE  
HOLDING COMPANY  
CONCEPT RENDERING 'A'**

**BLAIR COUNTY**  
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By: CSF Date: 09/12/13

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Sheet Title:  
**HOLLIDAYSBURG  
 REAL ESTATE  
 HOLDING COMPANY  
 CONCEPT RENDERING 'B'**

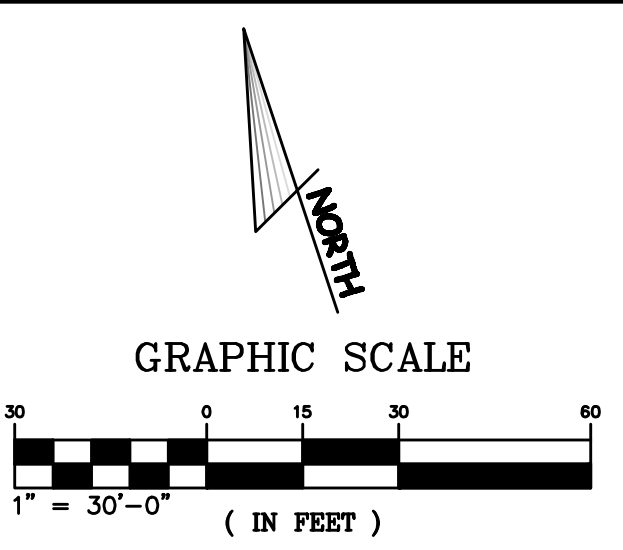
DRAWN BY: CSF  
 SCALE: AS SHOWN  
 DATE: 09/13/13  
 PROJECT NO.: 12-2004

Drawing:  
**CONCEPT - B**

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# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.4993/-78.3912

RS1

1915 Pleasant Valley Blvd Altoona, PA 16602		3 mi radius	5 mi radius	10 mi radius
POPULATION	2017 Estimated Population	50,561	71,383	99,404
	2022 Projected Population	50,090	70,233	97,055
	2010 Census Population	52,014	72,841	102,136
	2000 Census Population	55,388	75,998	104,860
	Projected Annual Growth 2017 to 2022	-0.2%	-0.3%	-0.5%
	Historical Annual Growth 2000 to 2017	-0.5%	-0.4%	-0.3%
	2017 Median Age	40.5	41.4	42.1
HOUSEHOLDS	2017 Estimated Households	21,790	30,248	41,795
	2022 Projected Households	22,548	31,073	42,627
	2010 Census Households	21,818	30,057	41,601
	2000 Census Households	22,495	30,517	41,497
	Projected Annual Growth 2017 to 2022	0.7%	0.5%	0.4%
	Historical Annual Growth 2000 to 2017	-0.2%	-0.1%	-
RACE AND ETHNICITY	2017 Estimated White	93.2%	93.8%	94.7%
	2017 Estimated Black or African American	3.5%	3.0%	2.4%
	2017 Estimated Asian or Pacific Islander	0.7%	0.9%	0.9%
	2017 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
	2017 Estimated Other Races	2.6%	2.2%	1.9%
	2017 Estimated Hispanic	1.5%	1.5%	1.3%
INCOME	2017 Estimated Average Household Income	\$53,228	\$58,330	\$60,629
	2017 Estimated Median Household Income	\$43,238	\$47,818	\$50,525
	2017 Estimated Per Capita Income	\$23,116	\$25,014	\$25,780
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.0%	1.9%
	2017 Estimated Some High School (Grade Level 9 to 11)	8.1%	7.2%	6.8%
	2017 Estimated High School Graduate	48.6%	46.2%	46.9%
	2017 Estimated Some College	14.6%	14.5%	14.3%
	2017 Estimated Associates Degree Only	8.4%	8.9%	9.0%
	2017 Estimated Bachelors Degree Only	12.6%	13.9%	14.0%
	2017 Estimated Graduate Degree	5.6%	7.3%	7.0%
BUSINESS	2017 Estimated Total Businesses	2,802	3,810	4,718
	2017 Estimated Total Employees	36,352	50,944	58,956
	2017 Estimated Employee Population per Business	13.0	13.4	12.5
	2017 Estimated Residential Population per Business	18.0	18.7	21.1

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