

# GFD

MANAGEMENT INC.

222 CLOISTER COURT CHAPEL HILL, NC 27514

*Welcome to*

## PLANK ROAD COMMONS ALTOONA, PENNSYLVANIA



### ■ LOCATION HIGHLIGHTS

- Easy access to the shopping center from I-99
- Centrally located with tremendous traffic
- Two traffic lights provide great accessibility into the center
- 2025 estimated population within 5 miles- 64,122\*
- 2025 estimated average household income within 5 miles- \$73,701\*

\* Demographics obtained from Esri

### ■ CURRENTLY AVAILABLE

- Space A4, 5, 6 +/- 4,800 sq. ft.
- Space A27 +/- 1,200 sq. ft.
- Space A29, 30 +/- 3,090 sq. ft.



Scan this QR code to learn more about this property as well as others available for lease.

CALL US TODAY :

**(919) 401-1115**

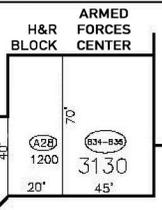
NATE CRETAROLO • [ncretarolo@gfdinc.com](mailto:ncretarolo@gfdinc.com)  
PA # AB069203



GET MORE INFO HERE :

[WWW.GFDINC.COM](http://WWW.GFDINC.COM)

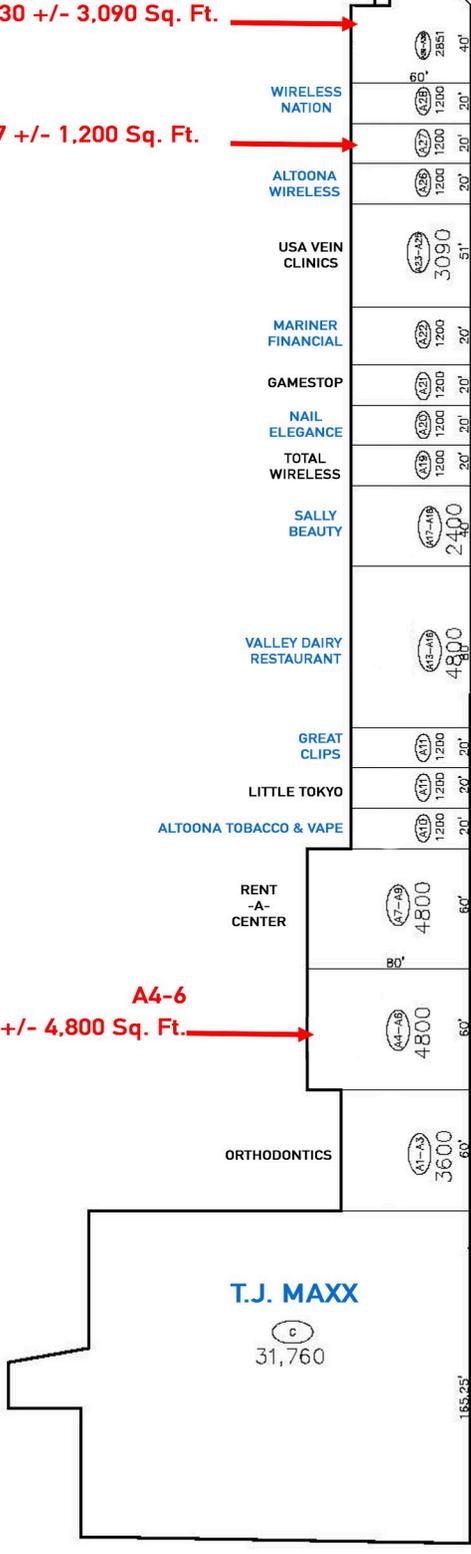




A29-30 +/- 3,090 Sq. Ft.

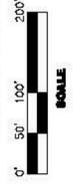
A27 +/- 1,200 Sq. Ft.

A4-6 +/- 4,800 Sq. Ft.



NOTE: THE SHOWN BUILDING FOOTPRINTS AND PARKING SPACES ARE FOR INFORMATIONAL PURPOSES ONLY. THE SHOWN BUILDING FOOTPRINTS AND PARKING SPACES ARE NOT GUARANTEED. THE SHOWN BUILDING FOOTPRINTS AND PARKING SPACES ARE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT. THE SHOWN BUILDING FOOTPRINTS AND PARKING SPACES ARE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT. THE SHOWN BUILDING FOOTPRINTS AND PARKING SPACES ARE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.

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



DATE: 03/18/13  
PP-1



# ▶ TENANT LIST

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<u>SPACE</u>	<u>STORE</u>	<u>SQ. FT.</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	<b>AVAILABLE</b>	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	Total Wireless	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	<b>AVAILABLE</b>	1,200
A28	Wireless Nation	1,200
A29 - A30	<b>AVAILABLE</b>	3,090
A31 - A32	T-Mobile	1,921
B33	H&R Block	1,400
B34 - B35	Armed Forces Career Center	3,130
E1 - E3	Mattress Warehouse	10,000

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## OUTPARCELS

Sam's Fuel Center  
 First National Bank  
 The Music Emporium  
 Primanti Brothers

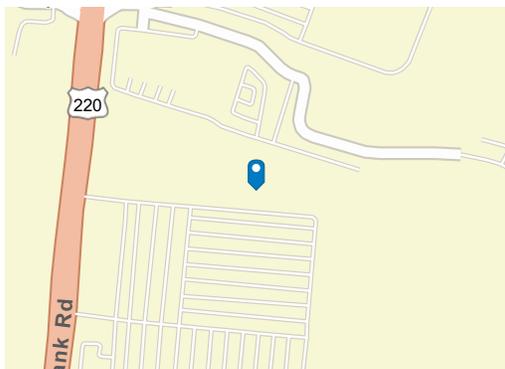


**GFD**  
 MANAGEMENT INC.

PLANK ROAD COMMONS, ALTOONA, PENNSYLVANIA

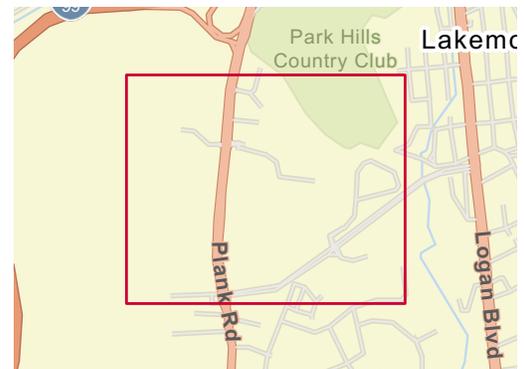
# Traffic Count Map - Close Up

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



## Average Daily Traffic Volume

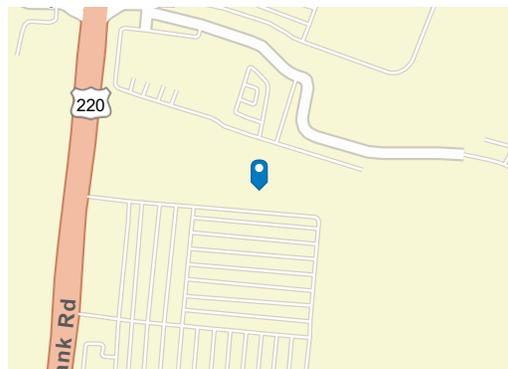
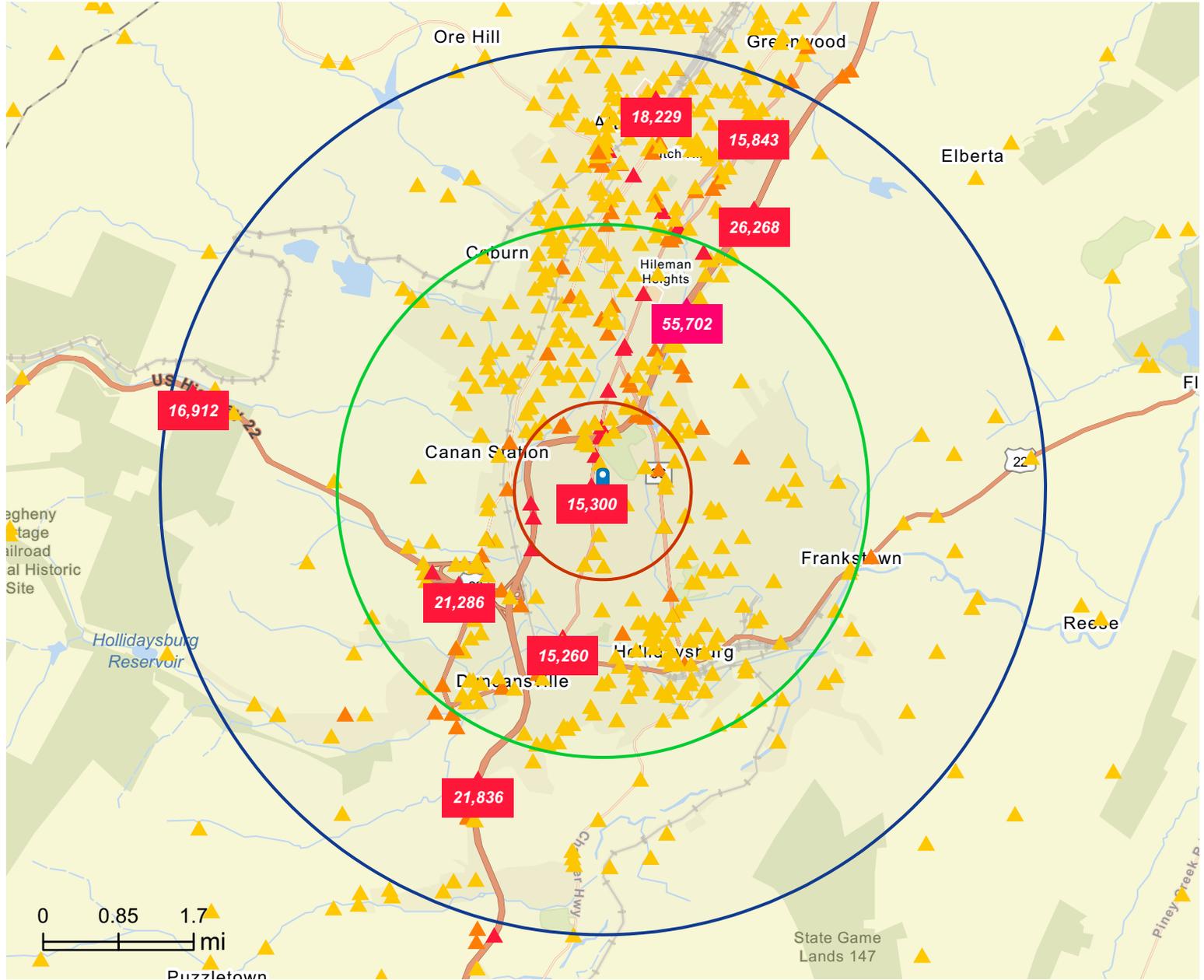
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

# Traffic Count Map

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



## Average Daily Traffic Volume

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# 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	2025	2030
Population	2,657	2,561	2,567	2,553
Households	996	910	910	902
Families	586	529	515	509
Average Household Size	2.21	2.24	2.25	2.25
Owner Occupied Housing Units	772	676	689	692
Renter Occupied Housing Units	223	234	221	210
Median Age	54.1	58.5	59.8	61.2

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.11%	0.10%	0.42%
Households	-0.18%	0.23%	0.64%
Families	-0.23%	0.17%	0.54%
Owner HHs	0.09%	0.37%	0.91%
Median Household Income	1.60%	2.28%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	158	17.4%	152	16.9%
\$15,000 - \$24,999	223	24.5%	214	23.7%
\$25,000 - \$34,999	63	6.9%	57	6.3%
\$35,000 - \$49,999	110	12.1%	105	11.6%
\$50,000 - \$74,999	123	13.5%	121	13.4%
\$75,000 - \$99,999	77	8.5%	78	8.6%
\$100,000 - \$149,999	61	6.7%	64	7.1%
\$150,000 - \$199,999	43	4.7%	49	5.4%
\$200,000+	51	5.6%	64	7.1%

Median Household Income	\$36,391	\$39,402
Average Household Income	\$66,924	\$72,777
Per Capita Income	\$25,822	\$27,958

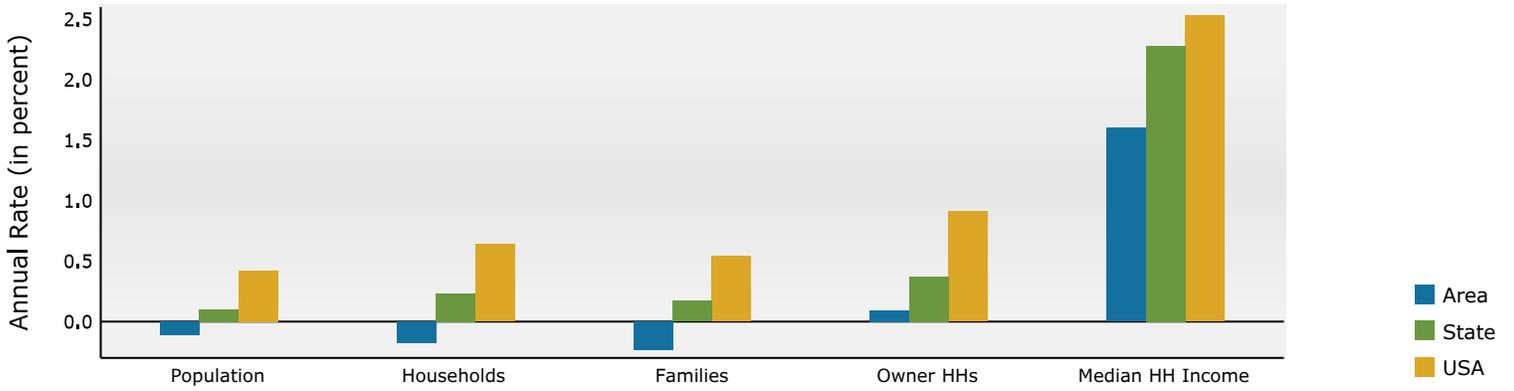
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	97	3.7%	59	2.3%	55	2.1%	56	2.2%
5 - 9	101	3.8%	105	4.1%	83	3.2%	76	3.0%
10 - 14	106	4.0%	98	3.8%	100	3.9%	76	3.0%
15 - 19	121	4.6%	112	4.4%	103	4.0%	105	4.1%
20 - 24	105	4.0%	91	3.6%	91	3.5%	82	3.2%
25 - 34	218	8.2%	210	8.2%	206	8.0%	183	7.2%
35 - 44	253	9.5%	223	8.7%	232	9.0%	249	9.7%
45 - 54	363	13.7%	262	10.2%	252	9.8%	260	10.2%
55 - 64	443	16.7%	393	15.3%	364	14.2%	335	13.1%
65 - 74	343	12.9%	425	16.6%	430	16.8%	415	16.2%
75 - 84	305	11.5%	281	11.0%	341	13.3%	387	15.2%
85+	202	7.6%	304	11.9%	309	12.0%	330	12.9%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,570	96.7%	2,379	92.9%	2,365	92.1%	2,337	91.5%
Black Alone	44	1.7%	46	1.8%	53	2.1%	55	2.2%
American Indian Alone	2	0.1%	1	0.0%	1	0.0%	1	0.0%
Asian Alone	22	0.8%	50	2.0%	52	2.0%	56	2.2%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	7	0.3%	19	0.7%	22	0.9%	24	0.9%
Two or More Races	13	0.5%	66	2.6%	74	2.9%	80	3.1%
Hispanic Origin (Any Race)	24	0.9%	38	1.5%	45	1.8%	50	2.0%

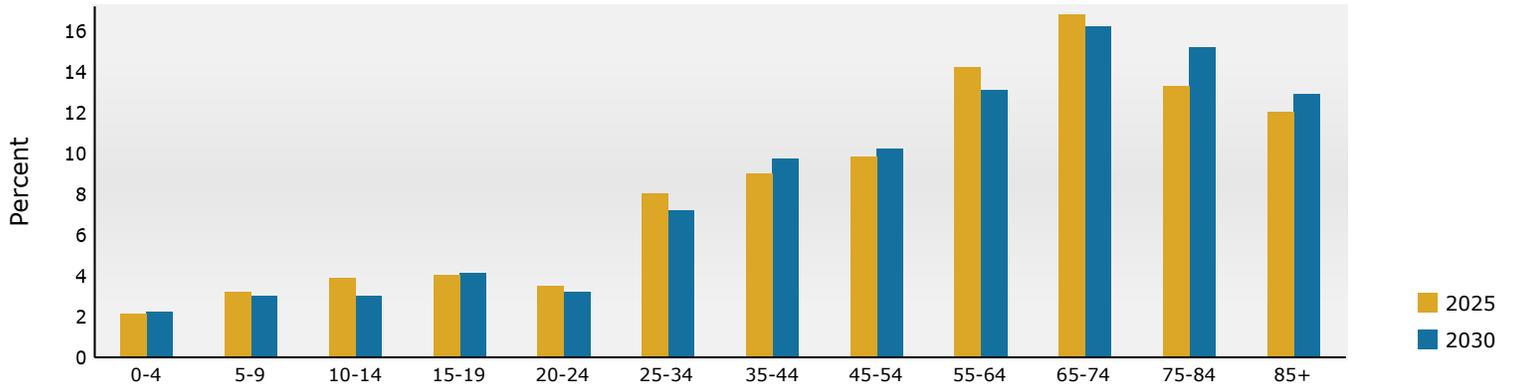
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

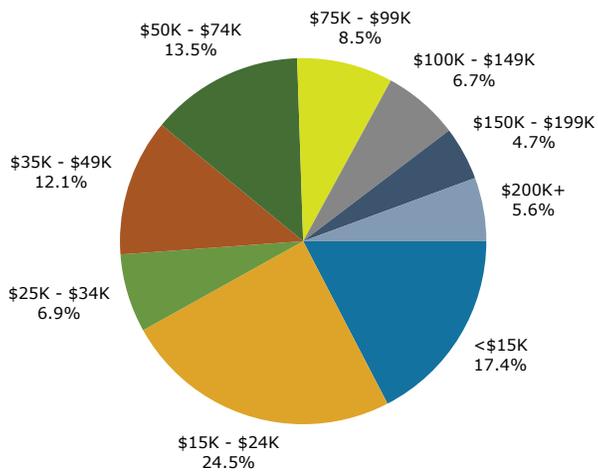
## Trends 2025-2030



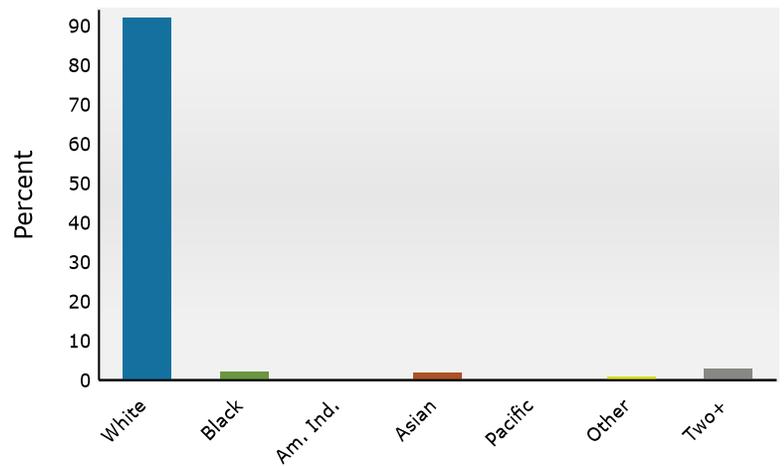
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 1.8%

Source: Esri forecasts for 2025 and 2030. 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	2025	2030
Population	30,631	30,241	29,979	29,692
Households	13,055	13,134	12,943	12,789
Families	8,124	7,968	7,693	7,577
Average Household Size	2.24	2.20	2.21	2.21
Owner Occupied Housing Units	9,180	9,139	9,207	9,256
Renter Occupied Housing Units	3,875	3,995	3,736	3,533
Median Age	46.4	48.4	48.8	49.5

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.19%	0.10%	0.42%
Households	-0.24%	0.23%	0.64%
Families	-0.30%	0.17%	0.54%
Owner HHs	0.11%	0.37%	0.91%
Median Household Income	1.59%	2.28%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	1,251	9.7%	1,171	9.2%
\$15,000 - \$24,999	1,248	9.6%	1,098	8.6%
\$25,000 - \$34,999	1,118	8.6%	980	7.7%
\$35,000 - \$49,999	1,517	11.7%	1,408	11.0%
\$50,000 - \$74,999	2,589	20.0%	2,498	19.5%
\$75,000 - \$99,999	1,543	11.9%	1,524	11.9%
\$100,000 - \$149,999	1,874	14.5%	1,966	15.4%
\$150,000 - \$199,999	958	7.4%	1,095	8.6%
\$200,000+	844	6.5%	1,049	8.2%

Median Household Income	\$60,278	\$65,220
Average Household Income	\$84,593	\$91,725
Per Capita Income	\$36,776	\$39,766

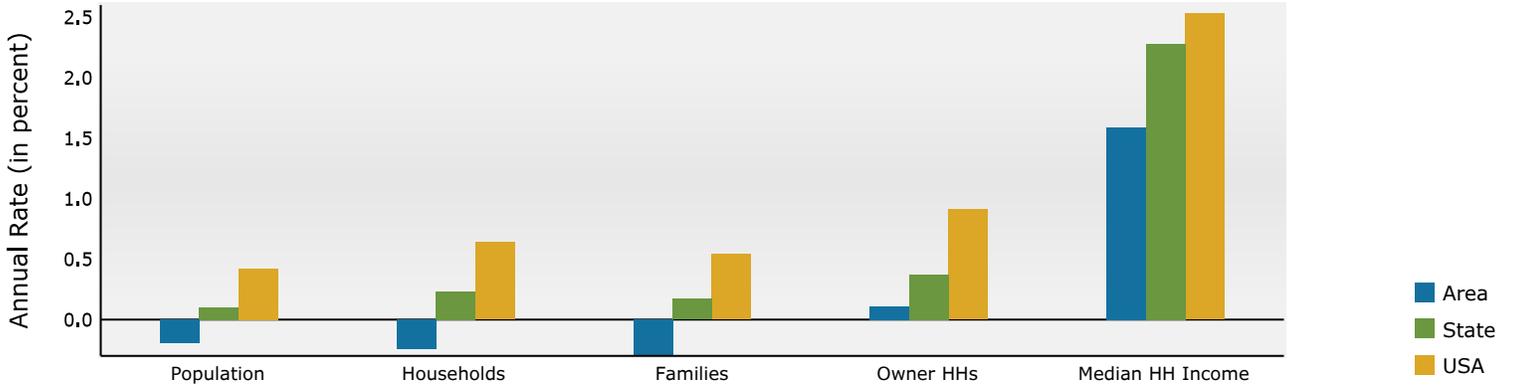
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,605	5.2%	1,234	4.1%	1,192	4.0%	1,161	3.9%
5 - 9	1,621	5.3%	1,467	4.9%	1,336	4.5%	1,237	4.2%
10 - 14	1,668	5.4%	1,645	5.4%	1,470	4.9%	1,343	4.5%
15 - 19	1,617	5.3%	1,597	5.3%	1,556	5.2%	1,401	4.7%
20 - 24	1,430	4.7%	1,403	4.6%	1,397	4.7%	1,387	4.7%
25 - 34	3,295	10.8%	3,191	10.6%	3,262	10.9%	3,201	10.8%
35 - 44	3,465	11.3%	3,431	11.3%	3,513	11.7%	3,415	11.5%
45 - 54	4,647	15.2%	3,582	11.8%	3,435	11.5%	3,592	12.1%
55 - 64	4,504	14.7%	4,515	14.9%	3,972	13.3%	3,632	12.2%
65 - 74	3,065	10.0%	4,250	14.1%	4,394	14.7%	4,261	14.4%
75 - 84	2,399	7.8%	2,528	8.4%	2,997	10.0%	3,399	11.4%
85+	1,315	4.3%	1,397	4.6%	1,453	4.8%	1,662	5.6%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	29,498	96.3%	28,230	93.4%	27,782	92.7%	27,334	92.1%
Black Alone	379	1.2%	430	1.4%	489	1.6%	509	1.7%
American Indian Alone	22	0.1%	31	0.1%	31	0.1%	31	0.1%
Asian Alone	342	1.1%	406	1.3%	418	1.4%	453	1.5%
Pacific Islander Alone	7	0.0%	5	0.0%	6	0.0%	7	0.0%
Some Other Race Alone	63	0.2%	157	0.5%	174	0.6%	186	0.6%
Two or More Races	321	1.0%	982	3.2%	1,079	3.6%	1,170	3.9%
Hispanic Origin (Any Race)	264	0.9%	410	1.4%	480	1.6%	530	1.8%

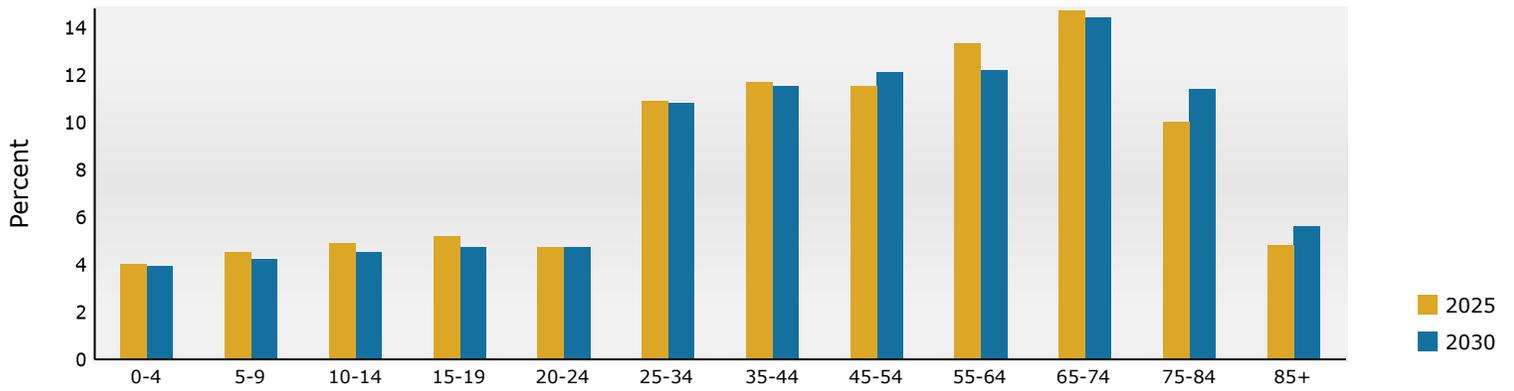
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

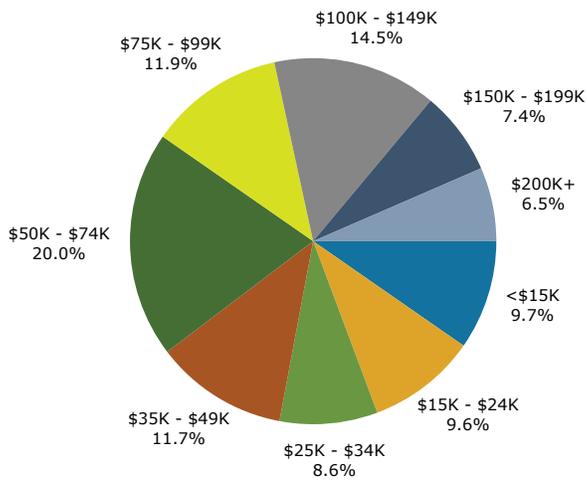
## Trends 2025-2030



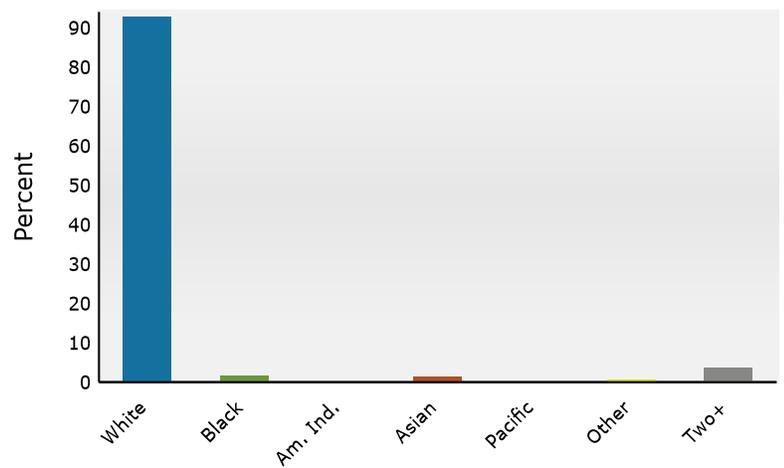
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 1.6%

Source: Esri forecasts for 2025 and 2030. 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	2025	2030
Population	66,701	65,171	64,122	63,251
Households	28,060	27,913	27,393	26,973
Families	17,394	16,840	16,200	15,900
Average Household Size	2.30	2.26	2.26	2.27
Owner Occupied Housing Units	19,045	18,457	18,522	18,548
Renter Occupied Housing Units	9,015	9,456	8,871	8,425
Median Age	42.9	44.9	45.5	46.7

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.27%	0.10%	0.42%
Households	-0.31%	0.23%	0.64%
Families	-0.37%	0.17%	0.54%
Owner HHs	0.03%	0.37%	0.91%
Median Household Income	1.50%	2.28%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	3,429	12.5%	3,188	11.8%
\$15,000 - \$24,999	3,035	11.1%	2,669	9.9%
\$25,000 - \$34,999	2,476	9.0%	2,169	8.0%
\$35,000 - \$49,999	3,735	13.6%	3,502	13.0%
\$50,000 - \$74,999	5,194	19.0%	5,030	18.6%
\$75,000 - \$99,999	3,039	11.1%	3,058	11.3%
\$100,000 - \$149,999	3,727	13.6%	4,018	14.9%
\$150,000 - \$199,999	1,551	5.7%	1,819	6.7%
\$200,000+	1,206	4.4%	1,519	5.6%

Median Household Income	\$53,472	\$57,604
Average Household Income	\$73,701	\$80,092
Per Capita Income	\$31,703	\$34,376

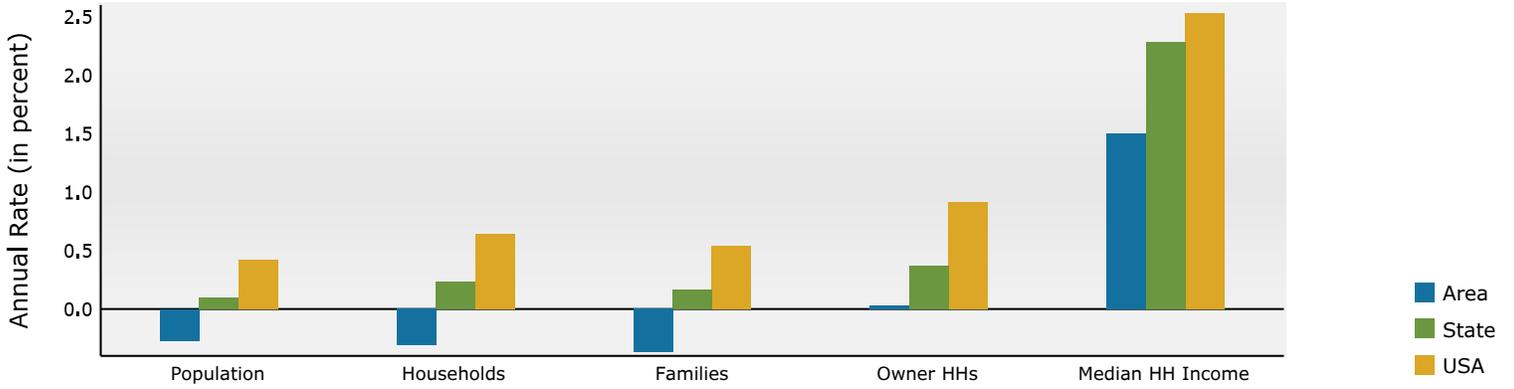
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,876	5.8%	3,079	4.7%	2,940	4.6%	2,840	4.5%
5 - 9	3,910	5.9%	3,554	5.5%	3,152	4.9%	2,894	4.6%
10 - 14	3,955	5.9%	3,809	5.8%	3,469	5.4%	3,113	4.9%
15 - 19	3,916	5.9%	3,731	5.7%	3,509	5.5%	3,238	5.1%
20 - 24	3,588	5.4%	3,336	5.1%	3,399	5.3%	3,247	5.1%
25 - 34	7,716	11.6%	7,573	11.6%	7,467	11.6%	7,252	11.5%
35 - 44	8,129	12.2%	7,614	11.7%	7,762	12.1%	7,682	12.1%
45 - 54	9,991	15.0%	8,055	12.4%	7,692	12.0%	7,822	12.4%
55 - 64	9,253	13.9%	9,610	14.7%	8,590	13.4%	7,920	12.5%
65 - 74	5,901	8.8%	8,199	12.6%	8,622	13.4%	8,526	13.5%
75 - 84	4,328	6.5%	4,474	6.9%	5,293	8.3%	6,140	9.7%
85+	2,138	3.2%	2,138	3.3%	2,227	3.5%	2,576	4.1%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	63,394	95.0%	59,260	90.9%	57,742	90.0%	56,507	89.3%
Black Alone	1,547	2.3%	1,901	2.9%	2,098	3.3%	2,159	3.4%
American Indian Alone	80	0.1%	97	0.1%	101	0.2%	104	0.2%
Asian Alone	462	0.7%	583	0.9%	597	0.9%	644	1.0%
Pacific Islander Alone	19	0.0%	9	0.0%	10	0.0%	11	0.0%
Some Other Race Alone	163	0.2%	421	0.6%	461	0.7%	485	0.8%
Two or More Races	1,037	1.6%	2,901	4.5%	3,114	4.9%	3,342	5.3%
Hispanic Origin (Any Race)	702	1.1%	981	1.5%	1,136	1.8%	1,242	2.0%

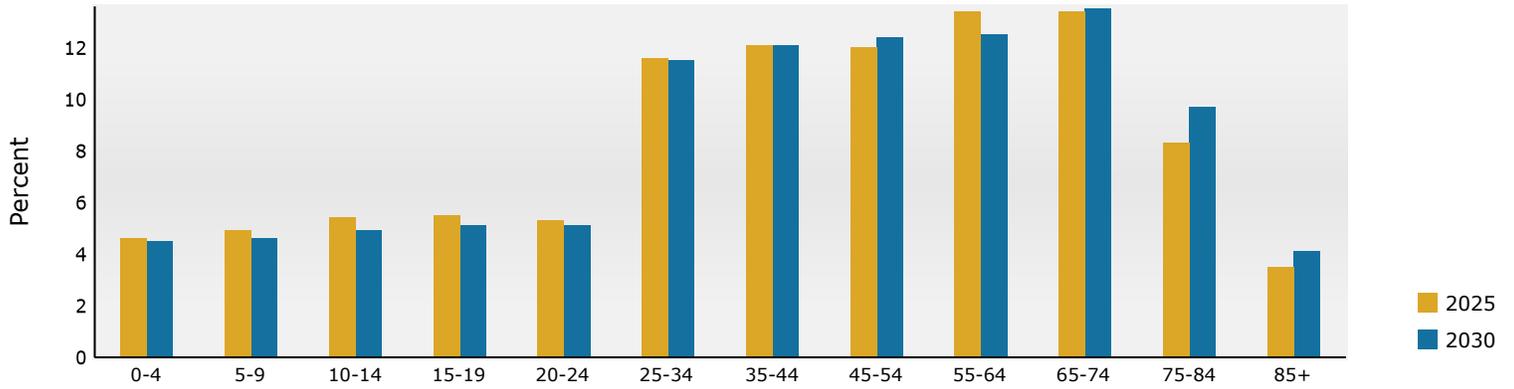
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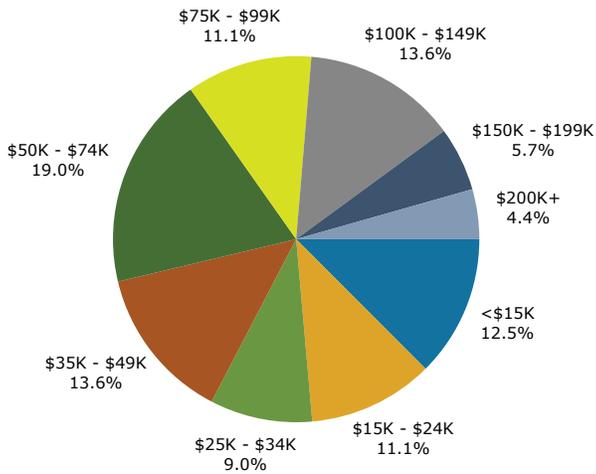
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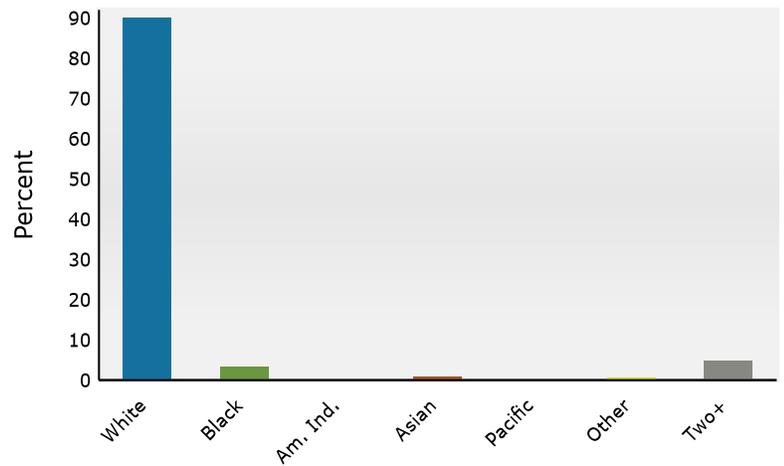
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 1.8%

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