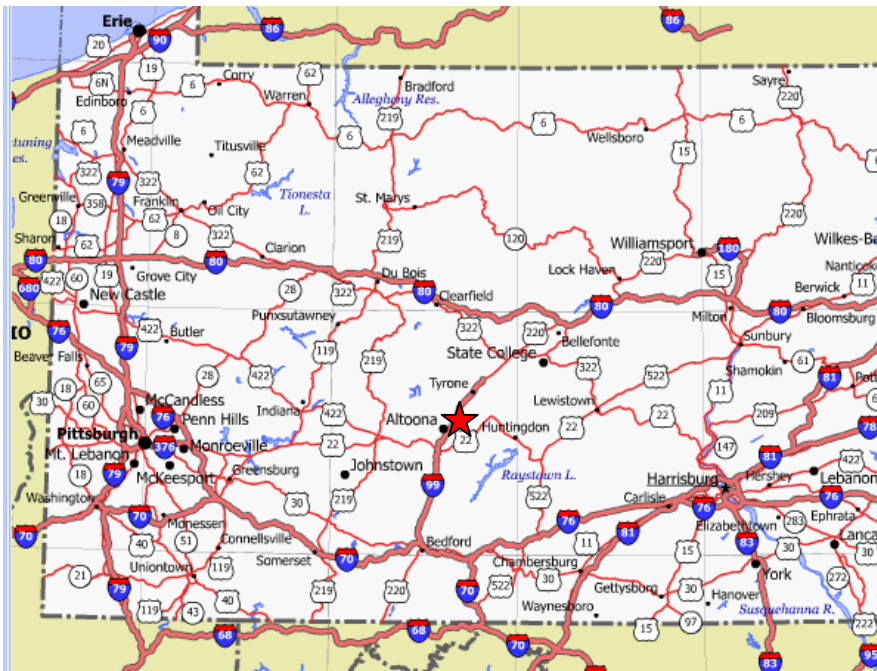


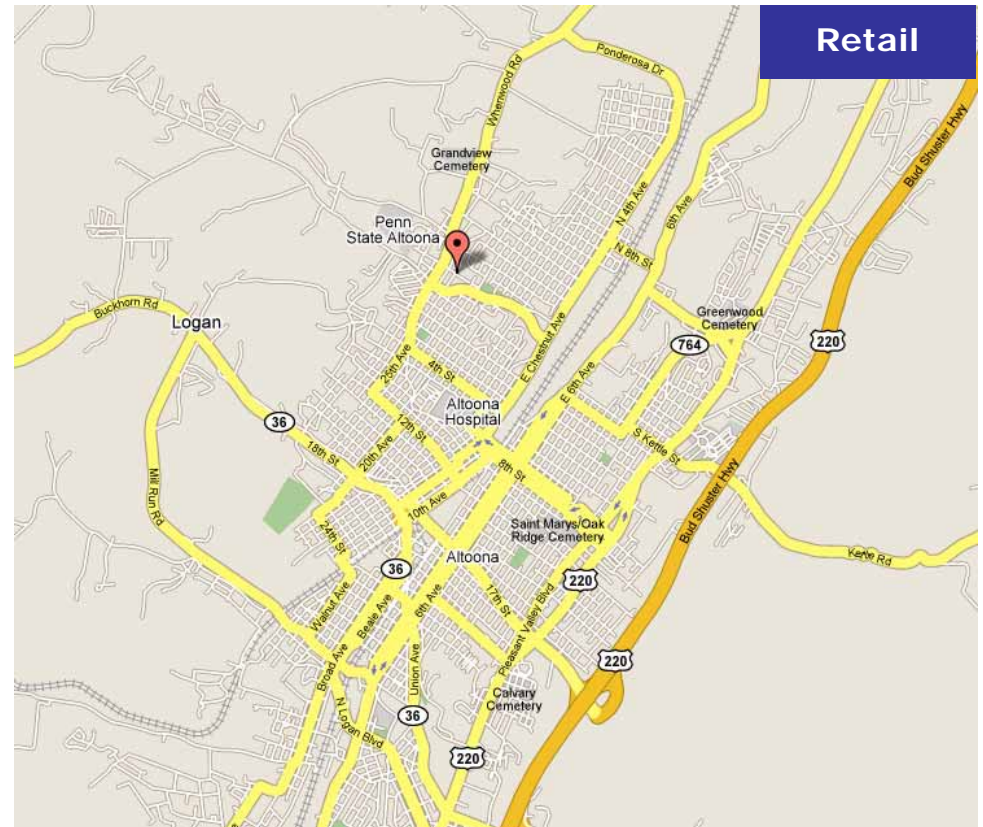
## Site Information

<b>Location:</b>	Ivyside Drive and 25th Avenue 0.2 miles from Penn State University, Altoona Campus	
<b>Size:</b>	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	
<b>Size:</b>	33,141 SF plaza / 1 outparcel available for 3000 SF building.	
<b>Traffic Counts:</b>	25 <sup>th</sup> Avenue: Juniata Gap Road: Ivyside Drive:	5,234 ADT 22,878 ADT 1,422 ADT
<b>Demographics:</b>	<u>Zip Code</u>	<u>County</u>
Population	31,708	129,144
Households	12,922	51,518
Per Capita Income	\$16,051	\$16,743
Median HH Income	\$31,024	\$32,861



# IVYSIDE PLAZA

## Altoona, PA



Retail

Retail Real Estate Available



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

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