

# OP Orchard Plaza

415 Orchard Avenue  
Altoona, PA 16601

For Lease

**Bob Varner**  
**PENNSWOOD**  
COMMERCIAL REALTY, LLC.  
814-942-6300



Altoona's Daily-Needs Retail Destination Anchored by **Academy**  
SPORTS+OUTDOORS

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# REPOSITIONED. REINVESTED. READY FOR RETAILERS!

OP  
Orchard Plaza

Orchard Plaza has undergone meaningful capital improvements to enhance the overall customer and retail experience—positioning the center for stronger tenant performance. Anchored by the region's only Academy Sports + Outdoors and located at the signalized intersection of Plank Road and I-99, the property offers retailers a compelling opportunity within Altoona's primary retail corridor.



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# ESTABLISHED CUSTOMER TRAFFIC, FURTHER EXPANDED BY **Academy** SPORTS+OUTDOORS

Orchard Plaza already generates consistent customer traffic from a broad trade area, driven by daily-needs retail and service-oriented uses. **The addition of Altoona's only Academy Sports + Outdoors will significantly expand that draw, establishing the center as a dominant retail destination.**

## VISITS W/O AN ANCHOR

OP  
**Orchard Plaza**

**128.9k Annual Visitors**

TTM Apr. 25 - Mar 26

MY SALON Suite

CosmoProf™

 American Red Cross

 Eat'n Park

THE  
SALON  
PROFESSIONAL  
ACADEMY



## EXPECTED ADDITIONAL ANCHOR DRAW

 Academy  
SPORTS+OUTDOORS

**582.1k Annual Visitors**

Avg. of all Stores Nationwide

**Stores in similar MSAs:**

**348.3k**

Store #382 - Albany, GA

**703.5k**

Store #182 - Dothan, AL

**847.7k**

Store #170 - Valdosta, GA



EXPECTED  
STABILIZED  
CUSTOMER VISITS

**~711k Annually**



***The combination of existing traffic and a new regional anchor creates strong cross-shopping potential and immediate opportunity for retailers entering the center.***

# AT THE CENTER OF ALTOONA'S ESTABLISHED RETAIL CORRIDOR

OP Orchard Plaza

## 3 Mile Demographics

Population



34,317

Daytime Employees



22,564

Households

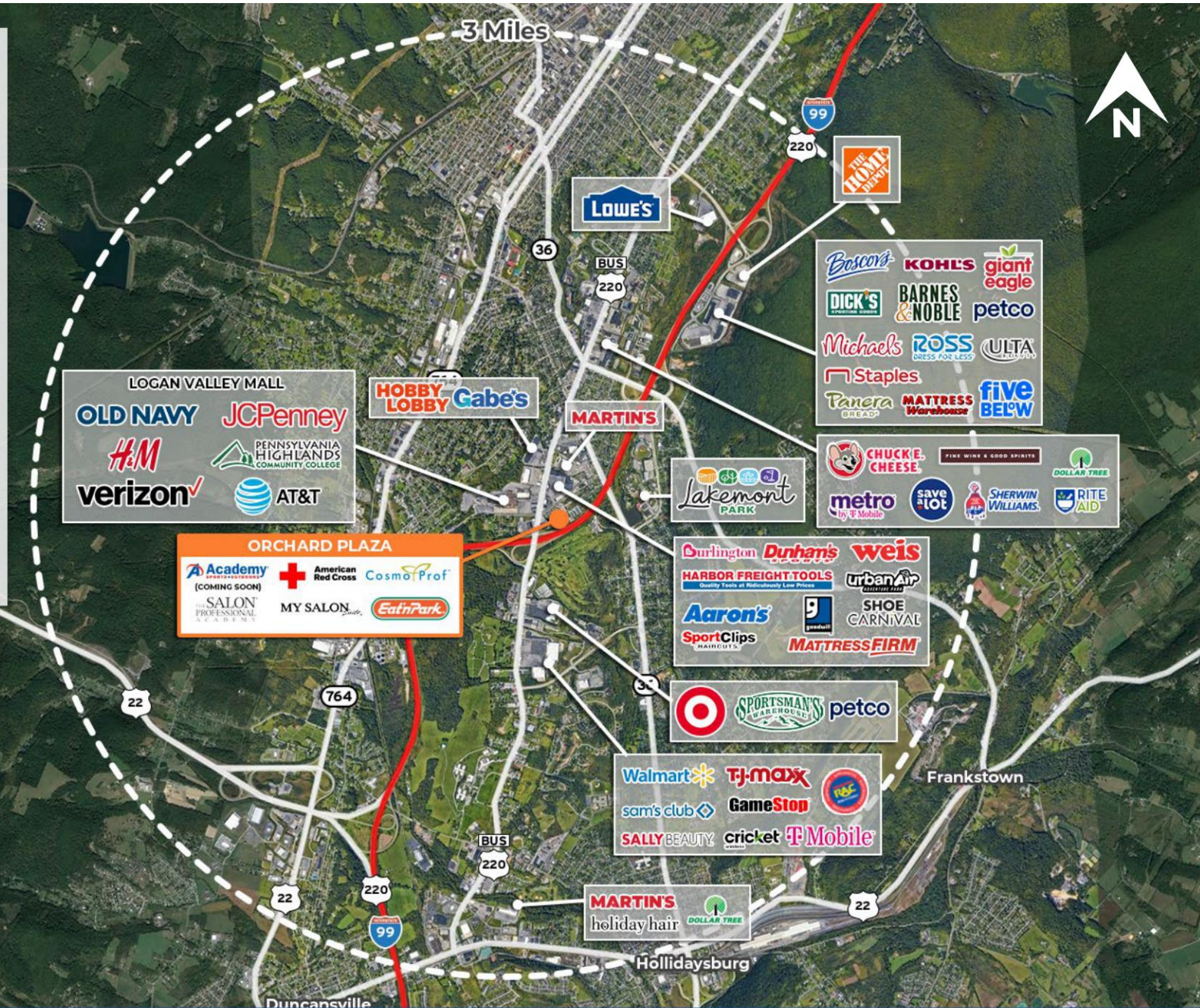


14,780

Avg. HH Income

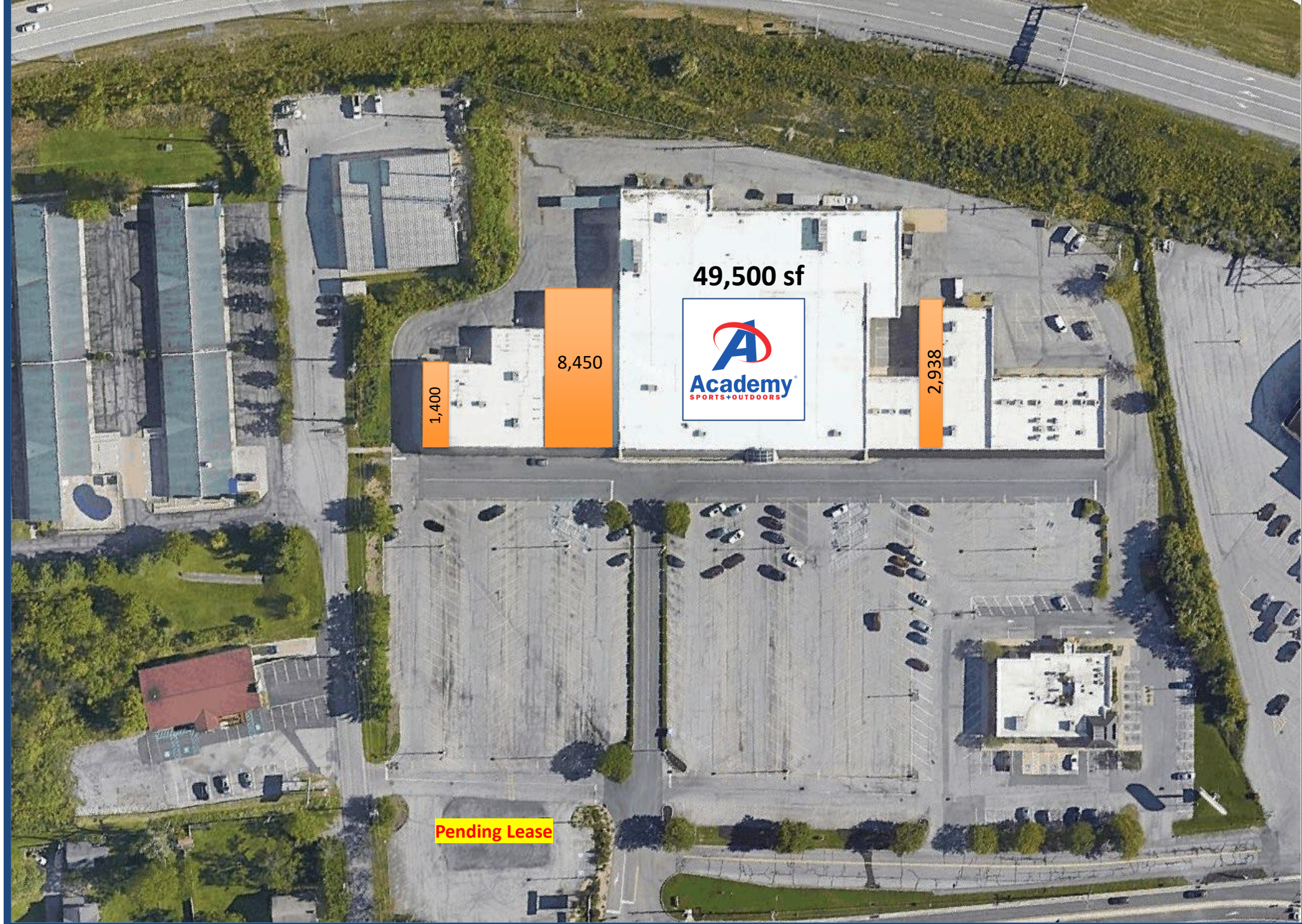


\$90,197



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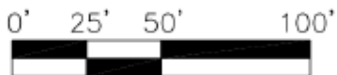


**Leasing by: Pennswood Commercial Realty LLC / Contact: [bvarner@pennswoodcommercial.com](mailto:bvarner@pennswoodcommercial.com)**

NOTE:  
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE DENIED PREMISES IN THE PROJECT. LESSOR RESERVES THE RIGHT TO CHANGE THE TENANTS NAMES & LOCATIONS OF OTHER TENANTS, PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSOR ALSO RESERVES THE RIGHT TO CHANGE PARKING ARRANGEMENTS, ENTRANCES, EXITS, SERVICE AREAS, ETC. LESSOR MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY COVENANTS WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.



DATE: AUGUST 18, 2026



SCALE

**LEASE PLAN**  
**ORCHARD PLAZA**  
415 ORCHARD AVENUE, ALTOONA, PA 16601

LEASED BY  
**PENNSWOOD COMMERCIAL REALTY LLC**  
116 Union Ave., Altoona Pa. 16602  
Phone: 814. 942.6300

# SIGNALIZED INTERSECTION WITH DRIVE-THRU OPPORTUNITY <sup>OP</sup> Orchard Plaza



## SITE ADVANTAGES:

- ✓ High-visibility corner location with full access
- ✓ Available for ground lease or sale
- ✓ Signalized intersection
- ✓ Up to ~3,200 SF approved building envelope recorded with the County
- ✓ Double drive-thru capability
- ✓ Utilities stubbed to site

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