PLANK ROAD & I-99 · ALTOONA'S PRIMARY RETAIL CORRIDOR

ORCHARD PLAZA

415 Orchard Ave, Altoona, PA 16601

THREE VACANCIES — NEGOTIABLE RENTS

SPACE A · ±1,400 SF	SPACE D · ±8,450 SF	SPACE K · ±2,938 SF
20′ frontage — west endcap space	65′ × 130′ junior-anchor space beside Academy Sports + Outdoors	25′ × 118′ space between CosmoProf and American Red Cross
AVAILABLE · RENT NEGOTIABLE	AVAILABLE · RENT NEGOTIABLE	AVAILABLE · RENT NEGOTIABLE



Lease plan — Spaces A, D and K are highlighted in yellow.



Aerial — the three vacancies are highlighted in orange.

WHY ORCHARD PLAZA

Anchored by the region's only **Academy Sports + Outdoors** at the signalized Plank Rd & I-99 interchange. The center has been **repositioned and reinvested in** — renovated façade, parking lot overlay and restriping, upgraded site lighting, and landscaping cleared for visibility. Established draw of **128.9k annual visitors**, with **~711k stabilized visits expected** with Academy in place. Co-tenants include Eat'n Park, The Salon Professional Academy, CosmoProf, American Red Cross, and My Salon Suites.

3-MILE DEMOGRAPHICS	34,317	14,780	22,564	$90,197
	POPULATION	HOUSEHOLDS	DAYTIME EMPLOYEES	AVG. HH INCOME

Bob Varner, Broker of Record · Pennswood Commercial Realty LLC · (814) 942-6300 ·
bvarner@pennswoodcommercial.com

Information believed accurate but not guaranteed — verify independently. Lease plan & aerial: owner marketing materials. Prepared November 16, 2026.