

3229 6TH AVENUE

ALTOONA, PA 16602

PROPERTY SUMMARY



PROPERTY DESCRIPTION

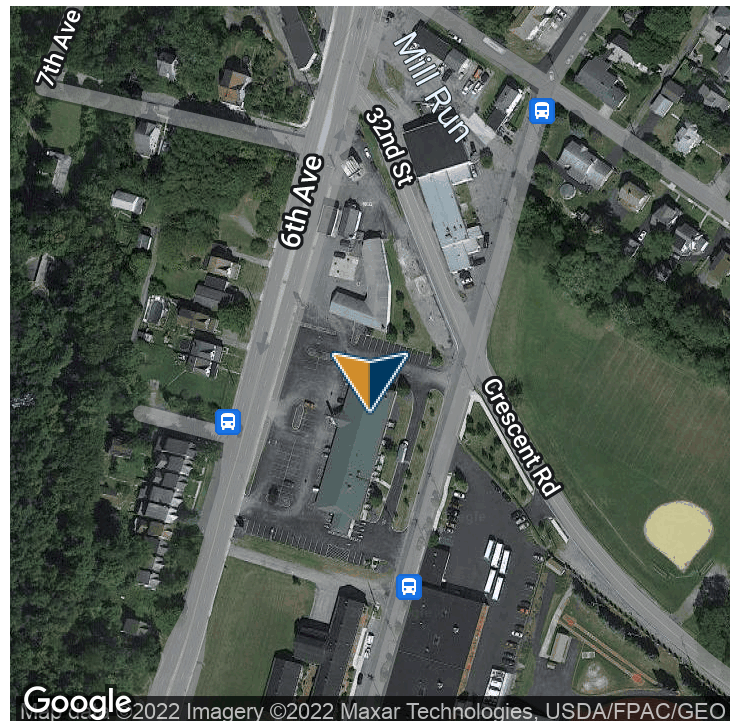
Located on the corner of intersecting 5th street and Crescent RD as well as down 6th street. With multiple ways of ingress and egress increasing accessibility. This former bank with an upgraded interior has limitless potential for its next tenant.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,100 SF
Building Size:	11,535 SF

SPACES	LEASE RATE	SPACE SIZE
3305D 6th Avenue	Negotiable	2,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,055	23,199	34,078
Total Population	11,883	56,965	83,914



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
http://legacypro.com

3229 6TH AVENUE

ALTOONA, PA 16602

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



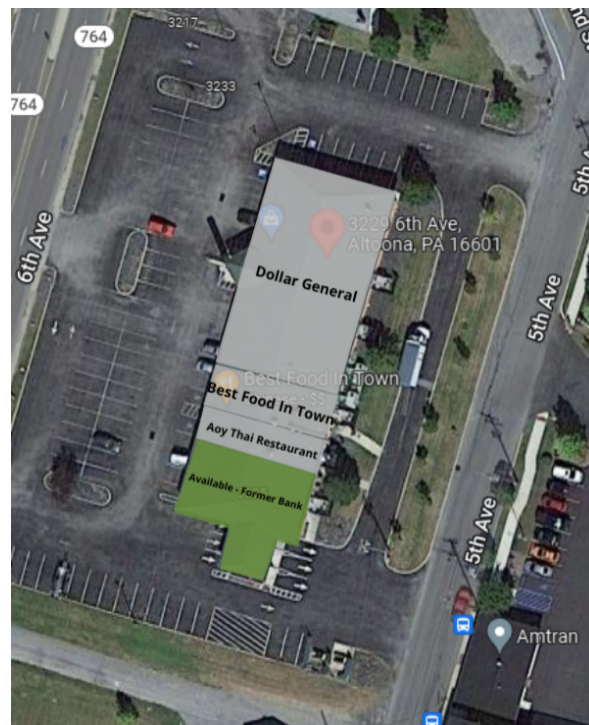
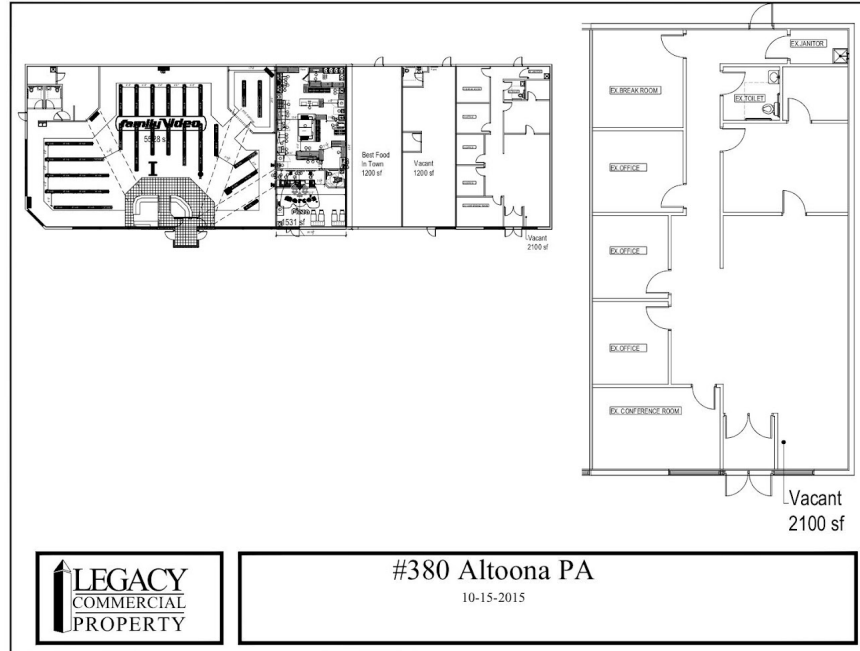
LEGACY
COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
<http://legacypro.com>

3229 6TH AVENUE

ALTOONA, PA 16602

SITE PLANS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
http://legacypro.com

3229 6TH AVENUE

ALTOONA, PA 16602

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING
3229A	Dollar General	7,060 SF	61.21%
3301B	Best Food In Town	1,200 SF	10.40%
3303C	Aoy Thai Restaurant	1,175 SF	10.19%
3305D	Available	2,100 SF	18.21%
TOTALS		11,535 SF	100.01%
AVERAGES		2,884 SF	25.00%



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
<http://legacypro.com>