

OP Orchard Plaza

415 Orchard Avenue
Altoona, PA 16601



Altoona's Daily-Needs Retail Destination Anchored by 

AXIOM

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REPOSITIONED. REINVESTED. READY FOR RETAILERS!

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.



Landscaping
Upgrades and
Clearing for
Better Visibility



Parking
Lot Overlay &
Restriping



Renovated
Facade



Upgraded Site
Lighting

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 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.

FLEXIBLE SHOP SPACE + DRIVE-THRU PAD OPPORTUNITY



SIGNALIZED INTERSECTION WITH DRIVE-THRU OPPORTUNITY ^{OP} 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



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

