

# 3301 6TH AVE.

3301 6TH AVE., ALTOONA, PA 16602

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:

## PROPERTY OVERVIEW

Strong visibility on the southeast corner of 6th Ave and 32nd St with up to 5528 Sq Ft available

## PROPERTY HIGHLIGHTS

Lease Rate:

Currently Occupied |  
Inquire if Interested

Building Size:

1,200 SF

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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ADDITIONAL PHOTOS



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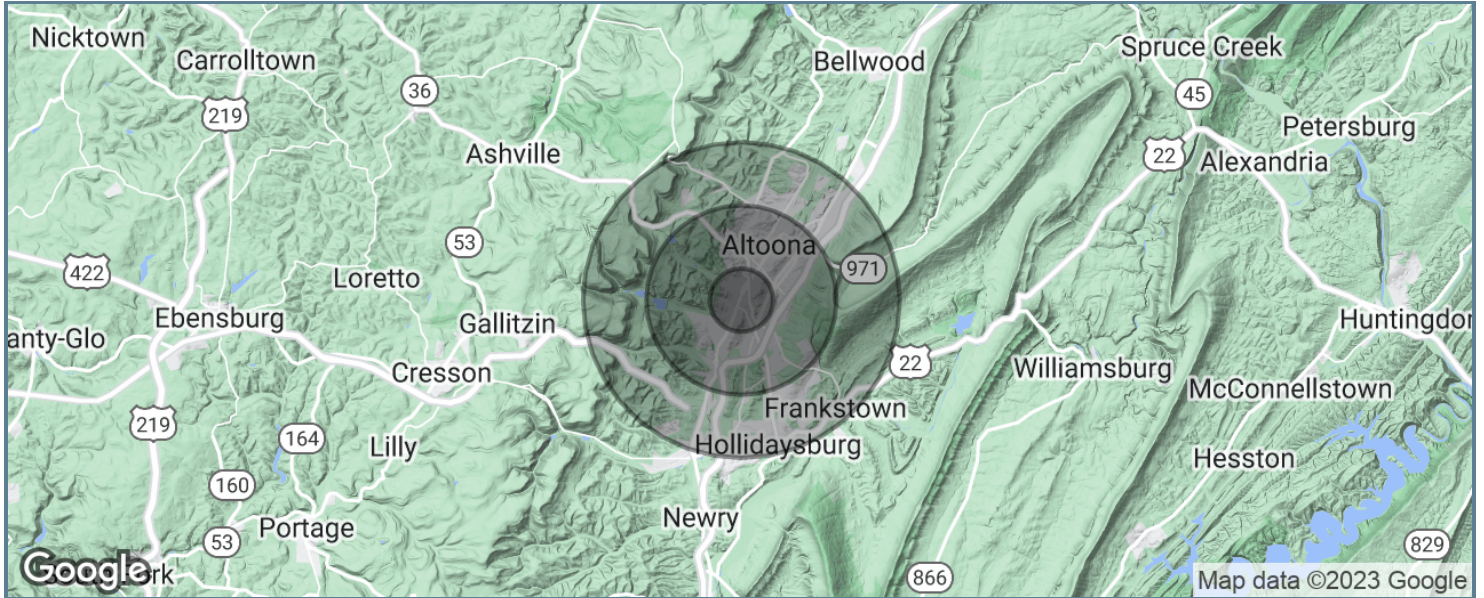
This is a Google Map of a residential neighborhood in Portland, Oregon. A green star marks the intersection of 32nd St and 5th Ave. The map displays a grid of streets, including 31st St, 33rd St, 37th St, 4th Ave, 5th Ave, and Logan Blvd. A large green area, possibly a park or undeveloped land, is located south of the star. Major roads like US-26 (Columbia Dr) and US-764 (Baker Blvd) are visible on the right. The Google logo is in the bottom left, and 'Map data ©2023' is in the bottom right.

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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,243	44,701	69,857
Median age	40.3	41.3	42.9
Median age (Male)	36.8	39.1	40.6
Median age (Female)	42.6	42.9	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,196	21,447	33,194
# of persons per HH	2.2	2.1	2.1
Average HH income	\$64,520	\$54,254	\$58,622
Average house value	\$103,100	\$97,031	\$119,917

\* Demographic data derived from 2020 ACS - US Census

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