

# GENDRON

COMMERCIAL BOSTON

# FOR SALE

## 600 Chestnut Avenue Altoona, PA



### Retail Space for Sale!

- Location, Location, Location!
- 11,533+/- SF
- 1.687 AC
- Former Rite Aid site reported strong sales for a number of years, showing that the site draws a lot of traffic.
- 106 +/- Parking Spaces
- Altoona's largest field of employment is healthcare with numerous health care facilities, nursing homes, and doctors offices in the area!
- 2025 Taxes - \$15,436
- Price for Sale – Upon Request

### Demographic:

Mile 1 – 17,792  
Mile 3 – 47,939  
Mile 5 – 61,488

### Median-Income:

Mile 1 - \$40,297  
Mile 3 - \$53,225  
Mile 5 - \$56,056

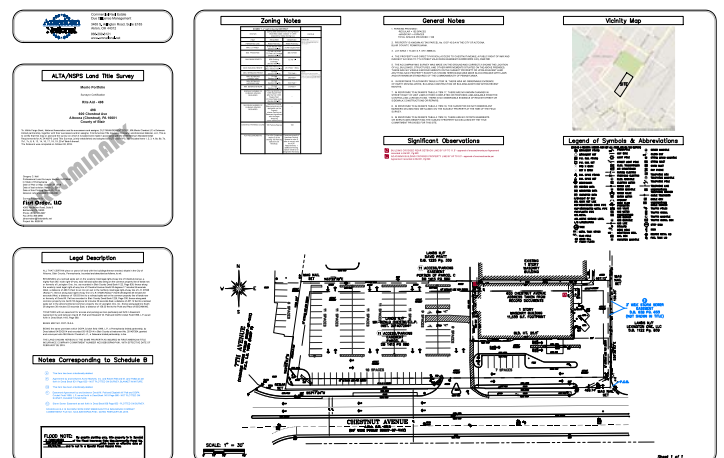
**Traffic Count:** 18,229 cars a day!

Contact *John Gendron, CCIM*  
for further information:

207-939-8500  
[johngendron@me.com](mailto:johngendron@me.com)  
[www.gendroncommercial.com](http://www.gendroncommercial.com)

Broker of Record:

Brian Brockman- Broker  
License #: RM423816  
Bang Realty-Pennsylvania Inc  
[Bob@bangrealty.com](mailto:Bob@bangrealty.com)  
513-898-1551



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## 600 Chestnut Avenue Altoona, PA Sales Report - 2024



11011-01 - Altoona, PA

As required by the provisions of the lease agreement for the above referenced location, we hereby submit our sales figures for the current cycle. If you have questions regarding these figures please email [salesreports@riteaid.com](mailto:salesreports@riteaid.com).

<b>Period</b>	<b>Amount</b>
04/2024	\$996,987.00
05/2024	\$1,304,441.00
06/2024	\$946,118.00
07/2024	\$1,019,898.00
08/2024	\$1,247,288.00
09/2024	\$1,080,679.00
10/2024	\$1,136,438.00
11/2024	\$1,365,104.00
12/2024	\$1,037,715.00
01/2025	\$1,059,939.00
02/2025	\$1,037,775.00
03/2025	\$1,097,908.00
Sales Total :	\$13,330,290.00

I certify that the above information is a true and correct statement of sales from the premises at the above location for the reported period of time.

Jennifer Armermann  
Manager, Lease Accounting

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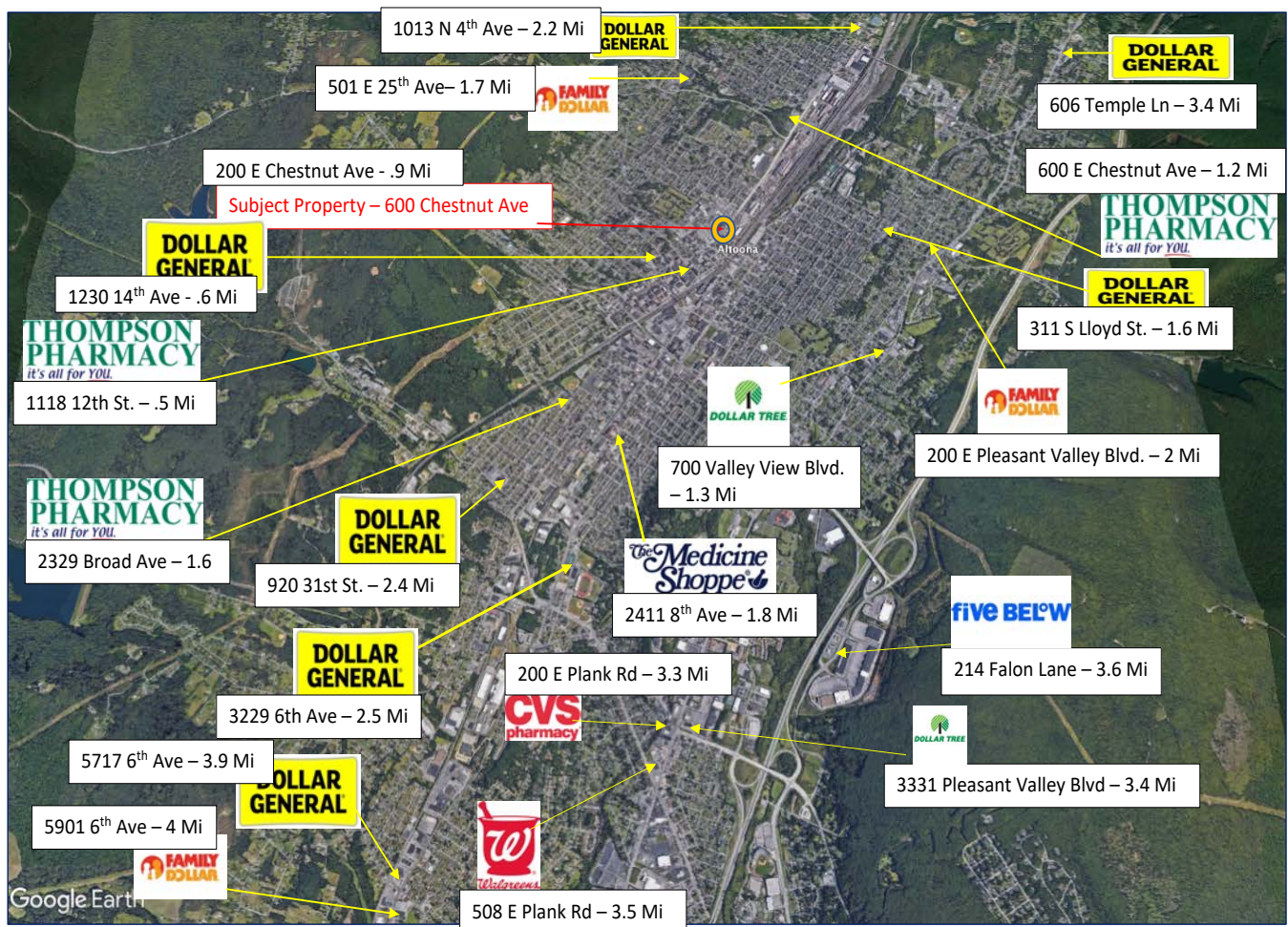
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## 600 Chestnut Avenue Altoona, PA Competition Map

### ALTOONA, PA – COMPETITION MAP (DRUG & DOLLAR STORES)



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## 600 Chestnut Avenue Altoona, PA

### Competition Map Cont.

#### ALTOONA, PA – COMPETITION MAP (BANK & AUTO STORES)



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