

Prepared
for:
General



A2Z
REAL ESTATE

*For Lease -
College Plaza*

801-899 Hills Plaza, Ebensburg, PA 15931

JOE ANTHONY, ESQ.

Co-Founder & CEO

C: 814-242-7969

STEVE ZAMIAS JR.

Co-Founder & CFO

C: 814-525-2057



COLLEGE PLAZA

ADDRESS:

801-899 Hills Plaza
Ebensburg, PA 15931

MAJOR TENANTS:

Giant Eagle, Penn Highlands Community College, Big Lots, Tractor Supply, Anytime Fitness, Dairy Queen

HIGHLIGHTS:

Giant Eagle is the dominant grocer in the Western Pennsylvania market with over \$9 billion in annual sales and a strong history of renewal

Penn Highlands Community College has more than 2,800 students and has a strong history of renewal and strategic need to be in the market

39,000 CPD at intersection of Route 219 and Route 22

22,000 CPD on Rt 22

High household income over \$100,000





ABOUT THE AREA:

Ebensburg is a vibrant borough located in west-central Pennsylvania. The area prides itself on natural mountainous beauty, enticing entertainment options, and a family-friendly environment. Located approximately 66 miles east of Pittsburgh, and 25 miles north of Johnstown,

Ebensburg enjoys an abundance of vehicle traffic daily. There has also been an increase in property development within the area, most notably a new 41,500 square foot, \$22 million-dollar Conemaugh Ebensburg outpatient facility which is located adjacent to the Property.

\$19 million, 45,000 sf health facility by UPMC

Duke LifePoint Healthcare has opened a new, 41,500 square foot out-patient facility adjacent to the property.

Investments over the past 3 years on the Route corridor include: new Aldi, Starbucks, Taco Bell, KFC, La Fiesta Mexican, Coal Country Brewing, Dumm's Outfitters, Rankin's Rusty Scissors, Brouse Chiropractic and Nature's Farmacy expansion, High Street Body Shop, Double Play Baseball/Softball Training Center, Sandy Johns, new Dollar General store along North Center Street





BIG LOTS!

Small Shops



Specialty Promotions



39,058 CPD

22,000 CPD



ROOM KEY

0000 — UNIT SQUARE FOOTAGE

⓪⓪⓪ — UNIT NUMBER

COLOR KEY

OCCUPIED

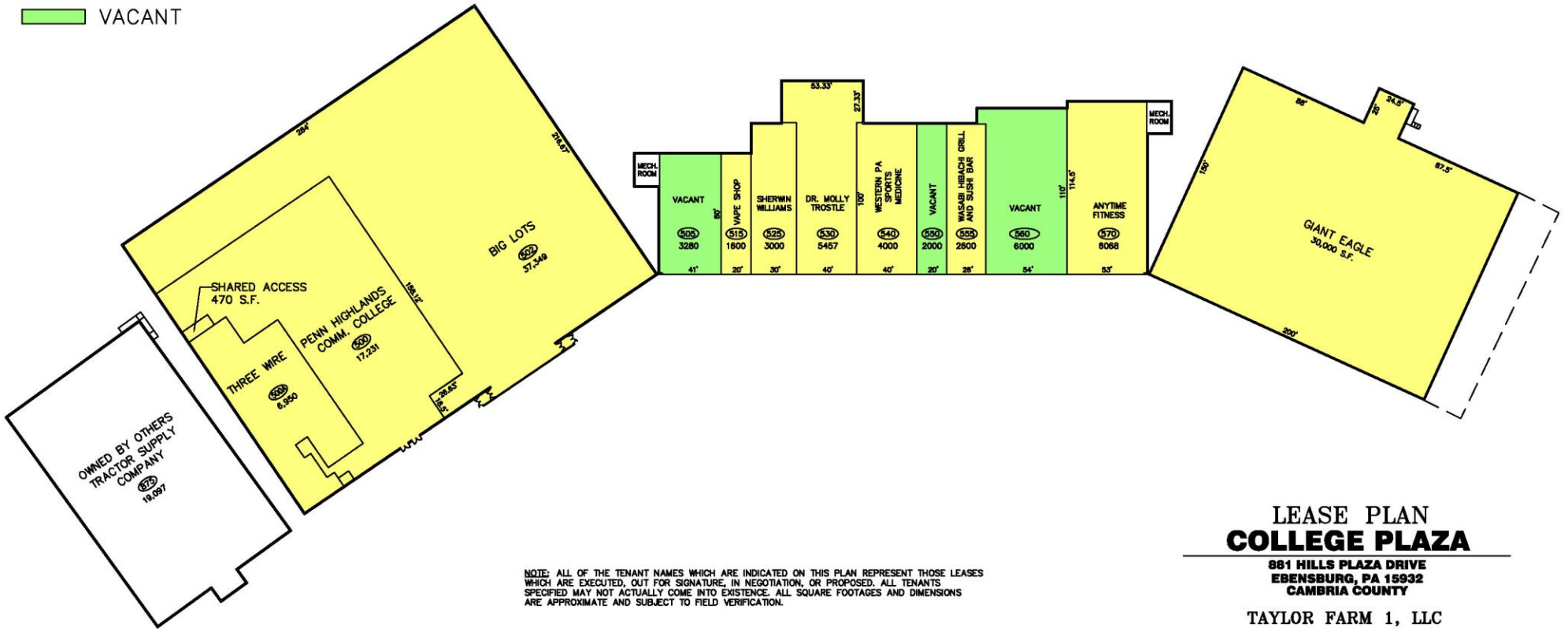
VACANT

PERIPHERAL PARCELS

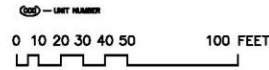
MCDONALDS (SELF OWNED)
 DAIRY QUEEN (LEASED)
 ADVANCED AUTO (SELF OWNED)
 WENDY'S (SELF OWNED)
 SPECIALTY PROMOTIONS (SELF OWNED)

DEVELOPMENT DATA

PENN HIGHLANDS COMMUNITY COLLEGE — 17,231 S.F.
 THREE WIRE — 6,980 S.F.
 PENN HIGHLAND/THREE WIRE SHARED ACCESS — 470 S.F.
 BIG LOTS — 37,349 S.F.
 GIANT EAGLE — 30,000 S.F.
 TOTAL ANCHORS — 92,000 S.F.
 TOTAL SMALL SHOPS — 34,005 S.F.
 TOTAL LEASABLE AREA — 126,005 S.F.
 DAIRY QUEEN GRILL N CHILL (OUTPARCEL) — 3,940 S.F.
 OVERALL LEASABLE AREA — 129,945 S.F.



NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.



SCALE
DATE: 05/01/2023

LEASE PLAN COLLEGE PLAZA

881 HILLS PLAZA DRIVE
 EBENSBURG, PA 15932
 CAMBRIA COUNTY

TAYLOR FARM 1, LLC

MANAGED BY
A2Z
 REAL ESTATE
 231 MARKET STREET
 JOHNSTOWN, PA 15901
 (814) 254-4004
 a2zreinc.com
 info@a2zreinc.com

LP-1

SITE PLAN COLLEGE PLAZA

881 HILLS PLAZA DRIVE
EBENSBURG, PA 15932
CAMBRIA COUNTY

TAYLOR FARM I, LLC

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DEVELOPMENT DATA

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THREE WIRE	6,850 S.F.
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BIG LOTS	37,348 S.F.
GIANT EAGLE	30,000 S.F.
TOTAL ANCHORS	92,000 S.F.
TOTAL SMALL SHOPS	34,005 S.F.
TOTAL LEASABLE AREA	126,005 S.F.
DARY QUEEN GRILL N CHILL (OUTPARCEL)	3,840 S.F.
OVERALL LEASABLE AREA	129,945 S.F.
ACTUAL NUMBER OF PARKING SPACES PROVIDED	854 CARS
TOTAL LAND AREA	22.23 ACRES

COLOR KEY
■ OCCUPIED
■ VACANT



801 Hills Plaza Ebensburg, PA 15931

September 2022



SITE

DEMOGRAPHICS

801 Hills Plaza Ebensburg, PA 15931		1 mi radius	5 mi radius	10 mi radius	20 mi radius
POPULATION	2020 Estimated Population	828	12,823	45,309	229,472
	2025 Projected Population	783	11,951	42,328	221,996
	2010 Census Population	838	14,077	50,542	250,176
	2000 Census Population	856	14,526	52,263	262,134
	Projected Annual Growth 2020 to 2025	-1.1%	-1.4%	-1.3%	-0.7%
	Historical Annual Growth 2000 to 2020	-0.2%	-0.6%	-0.7%	-0.6%
	2020 Median Age	49.6	45.1	43.7	43.8
HOUSEHOLDS	2020 Estimated Households	295	5,271	17,961	97,023
	2025 Projected Households	282	4,993	17,050	95,870
	2010 Census Households	295	5,607	19,361	102,954
	2000 Census Households	276	5,400	19,152	104,240
	Projected Annual Growth 2020 to 2025	-0.9%	-1.1%	-1.0%	-0.2%
	Historical Annual Growth 2000 to 2020	0.4%	-0.1%	-0.3%	-0.3%
RACE AND ETHNICITY	2020 Estimated White	94.4%	97.0%	97.1%	94.0%
	2020 Estimated Black or African American	3.6%	1.4%	1.5%	3.2%
	2020 Estimated Asian or Pacific Islander	0.8%	0.5%	0.3%	0.7%
	2020 Estimated American Indian or Native Alaskan	-	-	-	0.1%
	2020 Estimated Other Races	1.2%	1.0%	1.1%	2.1%
	2020 Estimated Hispanic	1.4%	1.0%	1.1%	1.7%
INCOME	2020 Estimated Average Household Income	\$164,739	\$84,074	\$77,655	\$70,846
	2020 Estimated Median Household Income	\$98,694	\$61,514	\$60,109	\$53,403
	2020 Estimated Per Capita Income	\$61,256	\$35,347	\$31,425	\$30,275
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.3%	2.5%	2.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.0%	6.6%	5.8%	6.0%
	2020 Estimated High School Graduate	40.2%	43.6%	45.3%	45.0%
	2020 Estimated Some College	13.9%	13.4%	14.1%	14.9%
	2020 Estimated Associates Degree Only	6.5%	8.1%	10.5%	9.9%
	2020 Estimated Bachelors Degree Only	19.9%	15.8%	13.6%	13.9%
	2020 Estimated Graduate Degree	13.1%	10.3%	8.1%	7.7%
BUSINESS	2020 Estimated Total Businesses	134	595	1,275	7,609
	2020 Estimated Total Employees	2,617	7,466	13,121	99,706
	2020 Estimated Employee Population per Business	19.5	12.5	10.3	13.1
	2020 Estimated Residential Population per Business	6.2	21.5	35.5	30.2



A2Z

REAL ESTATE

CONTACT

A2Z REAL ESTATE INC

231 Market St

Johnstown, PA 15901

info@a2zreinc.com

www.a2zreinc.com

814-254-4004

JOE ANTHONY, ESQ.

Co-Founder & CEO

janthony@a2zreinc.com

C: 814-242-7969

D: 814-532-6175

O: 814-254-4004 x 101

STEVE ZAMIAS JR.

Co-Founder & CFO

szamias@a2zreinc.com

C: 814-525-2057

D: 814-532-6185

O: 814-254-4004 x 102