

BEL AIR PLAZA

RETAIL AVAILABLE

850 SCALP AVENUE, JOHNSTOWN, PA 15904 | CAMBRIA COUNTY

END CAP, IN-LINE, ANCHOR BOX, OUTPARCELS

Box & inline space available

Bob Varner
ENNWOOD
COMMERCIAL REALTY, LLC.
814-942-6300

60K SF

16,940 SF

3,600 SF

10,830 SF

New 4 U
Coming soon

JOIN NEIGHBORS...

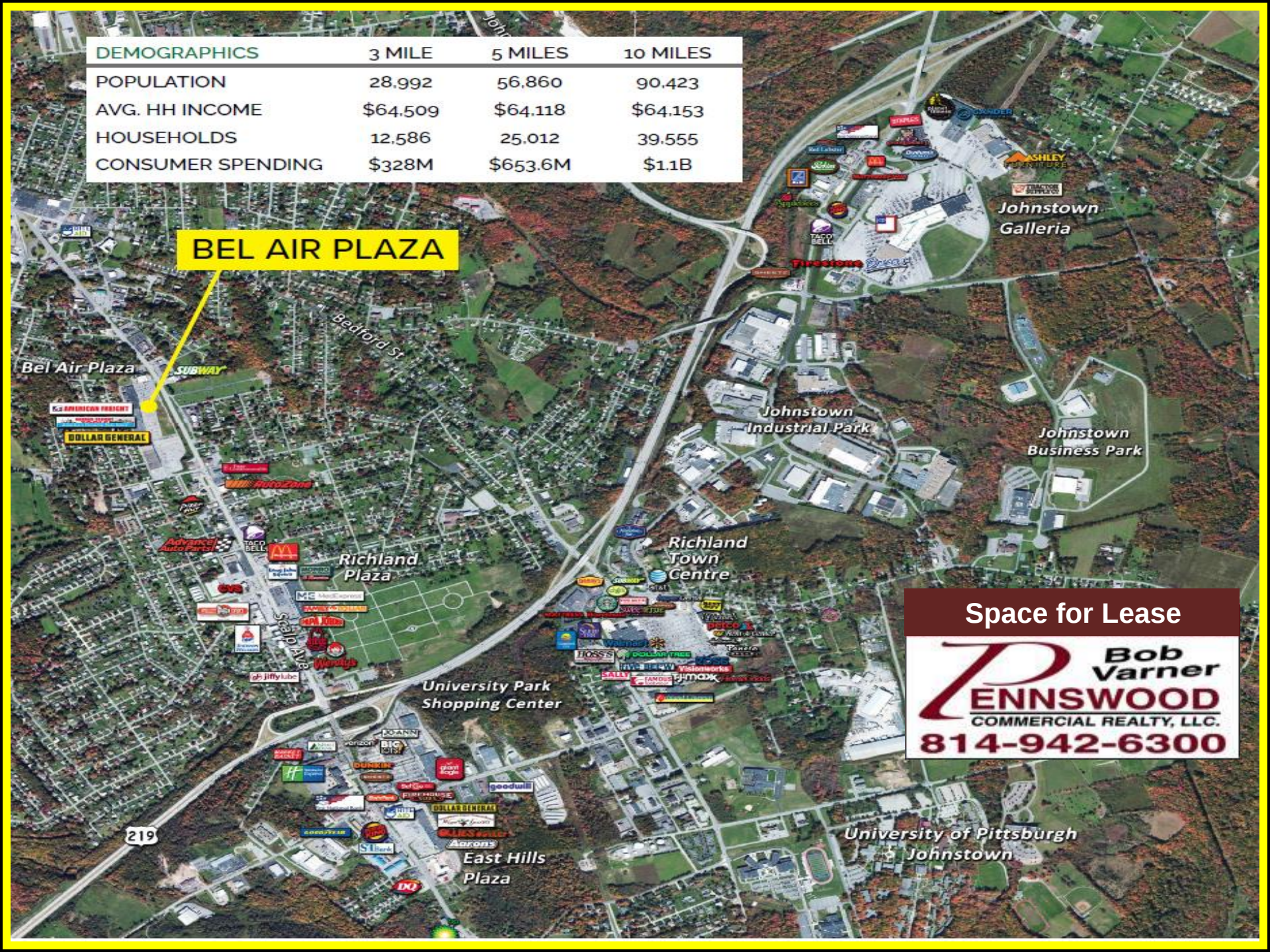
AF AMERICAN FREIGHT

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

DOLLAR GENERAL

DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
POPULATION	28,992	56,860	90,423
AVG. HH INCOME	\$64,509	\$64,118	\$64,153
HOUSEHOLDS	12,586	25,012	39,555
CONSUMER SPENDING	\$328M	\$653.6M	\$1.1B

BEL AIR PLAZA



Space for Lease

Bob Varner
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PROPERTY HIGHLIGHTS

- 60,000 SF anchor box for lease
- 10,830 SF & 3,600 sf in-line space for lease
- Up to 2 acre outparcel ground lease
- Over 400k visitors
- New Façade + Parking Lot
- Public transportation runs through the center

Space for Lease

Bob Varner
ZENNSWOOD
COMMERCIAL REALTY, LLC.
814-942-6300

Dock Area



60,000 sf. Bldg. for Lease

VALUE City
Department Store



Former: Value City/New 4 U - 890 Scalp Ave. Johnstown Pa.

Space for Lease

Bob Varnier
ENNSWOOD
COMMERCIAL REALTY, LLC.
814-942-6300

60,000 sf.
Bldg.
for Lease



New
4 U

DOLLAR
GENERAL

HARBOR
FREIGHT
TOOLS



Bel-Air Plaza



Scalp ADT: 12,500

NyKo's
Restaurant
on Scalp

Old Scalp Ave

Nobile St

Cap Ave

Stanley Dr

Evergreen St

Tener St

Boxer Dr

Kinamrok St

Rachel St

Frances St

Scalp Ave

Luray Ave



700 ft

Google Earth

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Former Value City & Bel-Air Plaza - 890 Scalp Ave. Johnstown Pa.

Space for Lease

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**60,000 sf.
Bldg.
for Lease**

**New
4 U**

**DOLLAR
GENERAL**

**HARBOR
FREIGHT
TOOLS**



Bel-Air Plaza



Scalp ADT: 12,500

NyKo's
Restaurant
on Scalp

Old Scalp Ave

500 ft

Former Value City & Bel-Air Plaza - 890 Scalp Ave. Johnstown Pa.

Interior Photo / former Value City

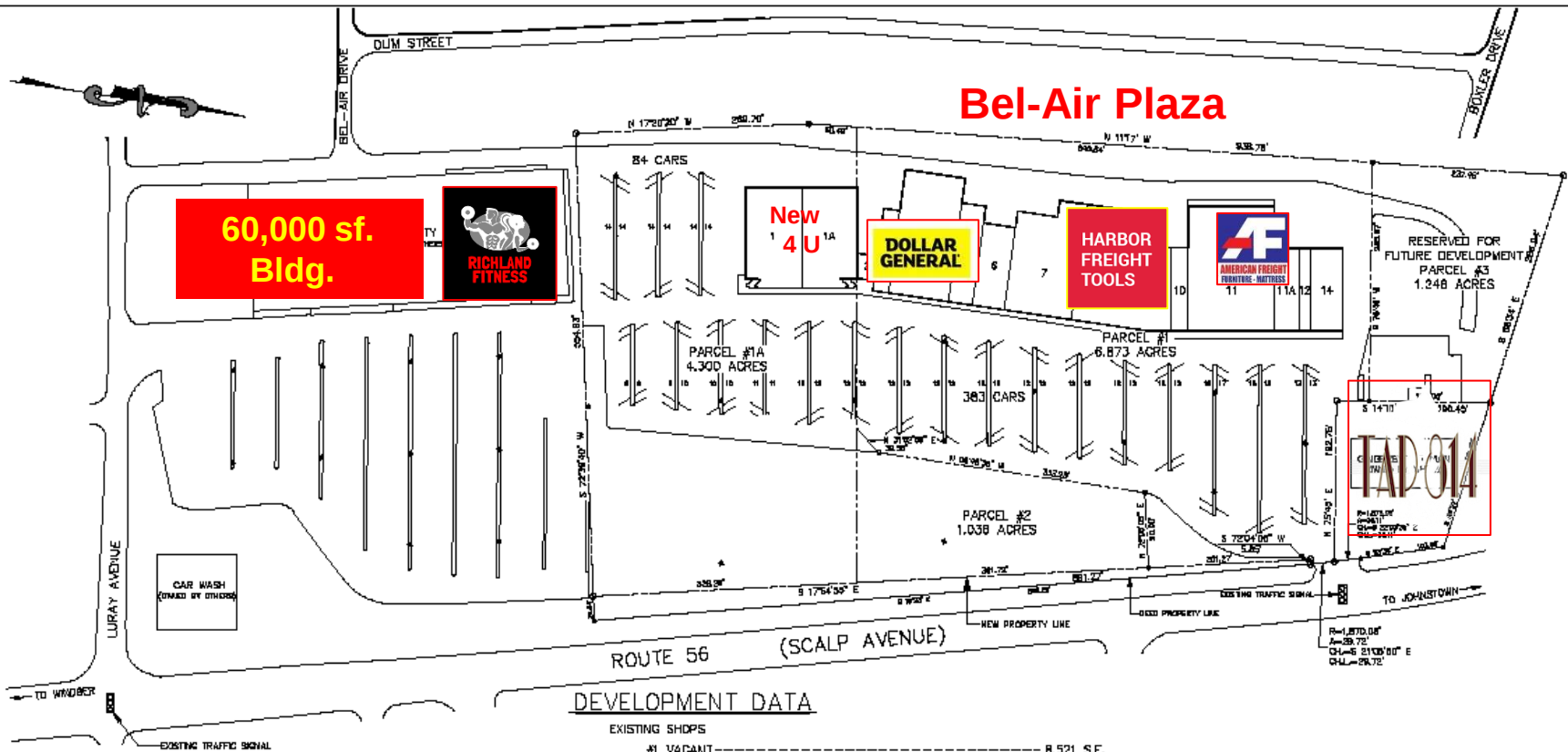


Dock Area – Value City





Bel-Air Plaza



DEVELOPMENT DATA

EXISTING SHOPS

#1 VACANT	8,921 S.F.
#1A JOHNSTOWN, PA CARRIER ANNEX (POST OFFICE)	8,418 S.F.
#2 JACKSON HEWITT TAX SERVICE	1,225 S.F.
#3 BETTER SOUND	2,000 S.F.
#4 VACANT	11,250 S.F.
#5 MISQUES BILLIARDS	3,800 S.F.
#6 REC FLOORING AMERICA	4,000 S.F.
#7 ZEPKA'S HARLEY	10,830 S.F.
#8 HARBOR FREIGHT TOOLS	15,718 S.F.
#10 VACANT	2,000 S.F.
#11 ALTMeyerS	16,200 S.F.
#11A SNAP FITNESS	3,000 S.F.
#12 ADVANCE AMERICA	1,500 S.F.
#14 CORNER COFFEE SHOPPE	4,000 S.F.

TOTAL LEASABLE AREA	92,263 S.F.
ACTUAL NUMBER OF PARKING SPACES PROVIDED	487 CARS
TOTAL LAND AREA	±12.714 AC.

NOTES:
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE SHOWN FEATURES AT THE PROJECT. LORNER UNDERTAKES THE RIGHT TO CHANGE THE LOCATIONS AND LOCATIONS OF SHOWN FEATURES AND/OR THE SHOWN AREA IN ANY MANNER WITHOUT NOTICE. LORNER ALSO RESERVES THE RIGHT TO CHANGE PARKING ARRANGEMENTS, DRIVEWAYS, CURBS, SIDEWALKS, AND/OR OTHER FEATURES AS REPRESENTATION THAT THE PROJECT WILL BE LOCATED AS SHOWN, BUT ONLY TO THE EXTENT THAT ANY SUCH FEATURES MAY BE LOCATED AS SHOWN. ANY CHANGES TO THE SHOWN FEATURES MAY BE LOCATED AS SHOWN. ANY CHANGES TO THE SHOWN FEATURES MAY BE LOCATED AS SHOWN.

Space for Lease

Bob Varner
ENNWOOD
COMMERCIAL REALTY, LLC.
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0' 10' 20' 40' 60' 80' 100'
SCALE

DATE: 08/08/2018
PS-3

Former Value City & Bel-Air Plaza - 890 Scalp Ave. Johnstown Pa.







60,000 SF

16,940 SF
New 4 U

3,600 sf.

10,830 SF

GROUND LEASES AVAILABLE

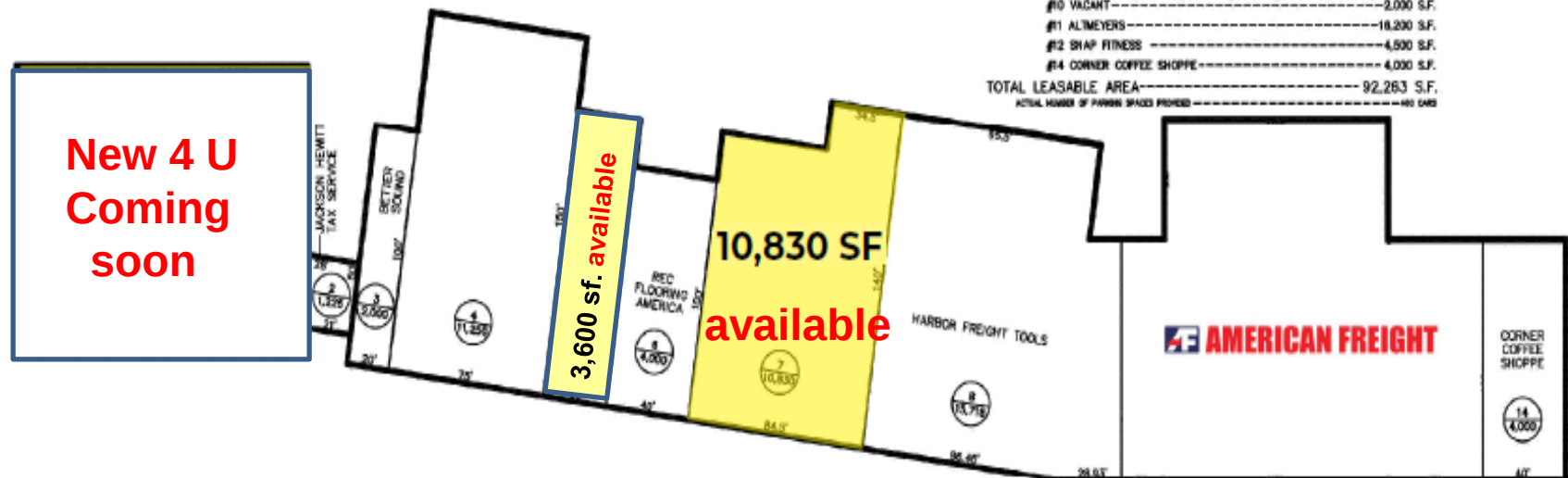
BEL-AIR PLAZA – 890 Scalp Ave., Johnstown Pa.

DEVELOPMENT DATA

EXISTING SHOPS

#1 VACANT	8,521 S.F.
#1A JOHNSTOWN, PA CARRIER ANNEX (POST OFFICE)	8,419 S.F.
#2 JACKSON HEWITT TAX SERVICE	1,225 S.F.
#3 BETTER SOUND	2,090 S.F.
#4 VACANT	11,250 S.F.
#5 VACANT	3,830 S.F.
#6 REC FLOORING AMERICA	4,000 S.F.
#7 ZEPKA'S HARLEY	10,830 S.F.
#8 HARBOR FREIGHT TOOLS	15,718 S.F.
#10 VACANT	2,090 S.F.
#11 ALTMeyerS	18,200 S.F.
#12 SHAP FITNESS	4,500 S.F.
#14 CORNER COFFEE SHOPPE	4,000 S.F.

TOTAL LEASABLE AREA-----92,263 S.F.
ACTUAL NUMBER OF PARKING SPACES PROVIDED-----860 DMS



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 PROVIDED HEREIN ARE SUBJECT TO FINAL APPROVAL BY THE PLAZA DEVELOPER AND MANAGEMENT.