

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
ZENNSWOOD
COMMERCIAL REALTY, LLC.
814-942-6300

60K SF

16,940 SF

10,830 SF

New 4 U

Strength
Lab



JOIN NEIGHBORS...



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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814-942-6300

219



PROPERTY HIGHLIGHTS

- 60,000 SF anchor box for lease (former V.City/New4U)
- 1,937 sf., 4,725 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

Z Bob
Varner
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Dock Area



60,000 sf. Bldg. for Lease



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**



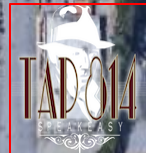
**New
4 U**

**DOLLAR
GENERAL**

**HARBOR
FREIGHT
TOOLS**



Bel-Air Plaza



Scalp ADT: 12,500



Google Earth

© 2013 Google



700 ft

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

Space for Lease

Bob Varnier
ENNSWOOD
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814-942-6300

Rachel St

Service Ct

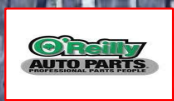
60,000 sf.
Bldg.
for Lease



New
4 U

DOLLAR
GENERAL

HARBOR
FREIGHT
TOOLS



Bel-Air Plaza



Scalp ADT: 12,500

Google Earth

Lurray Ave

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



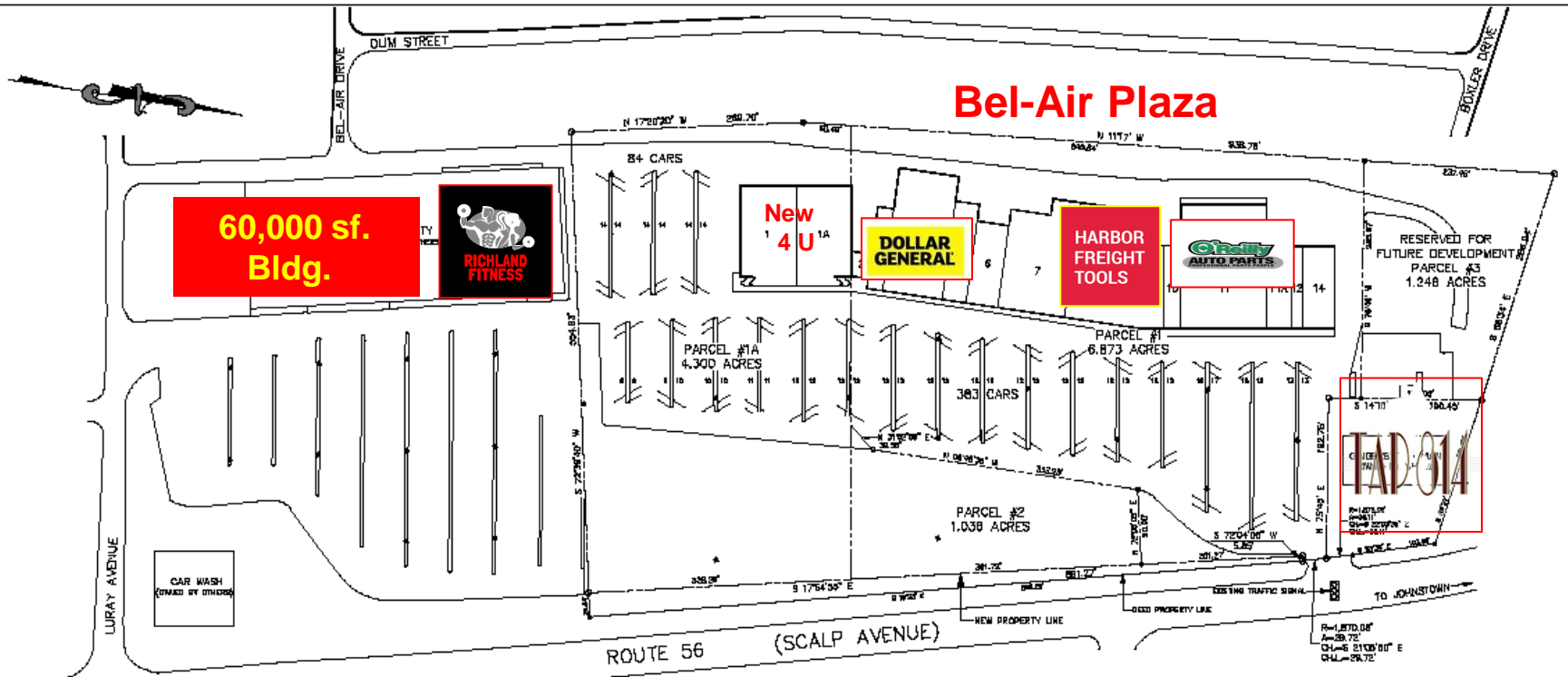


Bel-Air Plaza



Bel-Air Plaza

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 DRIVE
TOTAL LAND AREA	±12.714 AC.

NOTE:
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE BOUNDARIES OF THE PROJECT. LANDOWNERS RESERVE THE RIGHT TO CHANGE THE BOUNDARIES OR LOCATION OF EXISTING BUILDINGS AND/OR THE BOUNDARIES OF ANY ADJACENTLY OWNED LAND. LANDOWNERS ALSO RESERVE THE RIGHT TO CHANGE PARKING ARRANGEMENTS, UTILITIES, CURBS, SIDEWALKS, SIGNALS, ETC. LANDOWNERS MAKE NO REPRESENTATION THAT THE PROVISIONS WILL BE OBTAINED AS SHOWN, BUT ONLY IN ACCORDANCE WITH ANY AGREEMENTS WITH RESPECT TO WHAT EXISTING CONDITIONS MAY OCCUR PRIOR TO THE PROJECT'S START APPEAR IN THE BATTERY COPY OF THIS LEASE.

Space for Lease

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



DATE: 08/18/18
PS-3

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



Legend

RICHLAND



From Scalp Ave.

8.73 ft



©2024 Google

Legend



Google Earth

9.30 ft



©2024 Google



60,000 SF

16,940 SF

New 4 U

10,830 SF

4,752 SF

GROUND LEASES AVAILABLE



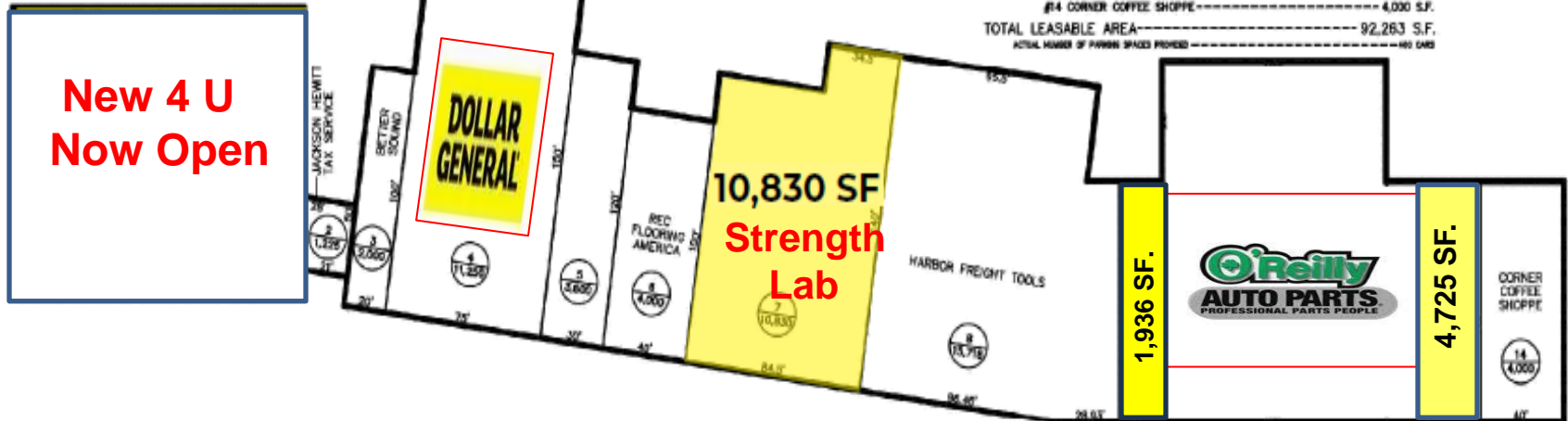
BEL-AIR PLAZA – 890 Scalp Ave., Johnstown Pa.

DEVELOPMENT DATA

EXISTING SHOPS

#1 VACANT	8,521 S.F.
#1A JOHNSTOWN, PA CARRIER ANNEX (POST OFFICE)	0,419 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	3,030 S.F.
#6 REC FLOORING AMERICA	4,000 S.F.
#7 ZEPKA'S HARLEY	10,830 S.F.
#8 HARBOR FRIGHT TOOLS	15,718 S.F.
#10 VACANT	2,090 S.F.
#11 ALMEYERS	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 ----- 160 CAR



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 REFERRED TO IN THIS PLAN ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE LEASES AND AGREEMENTS.