

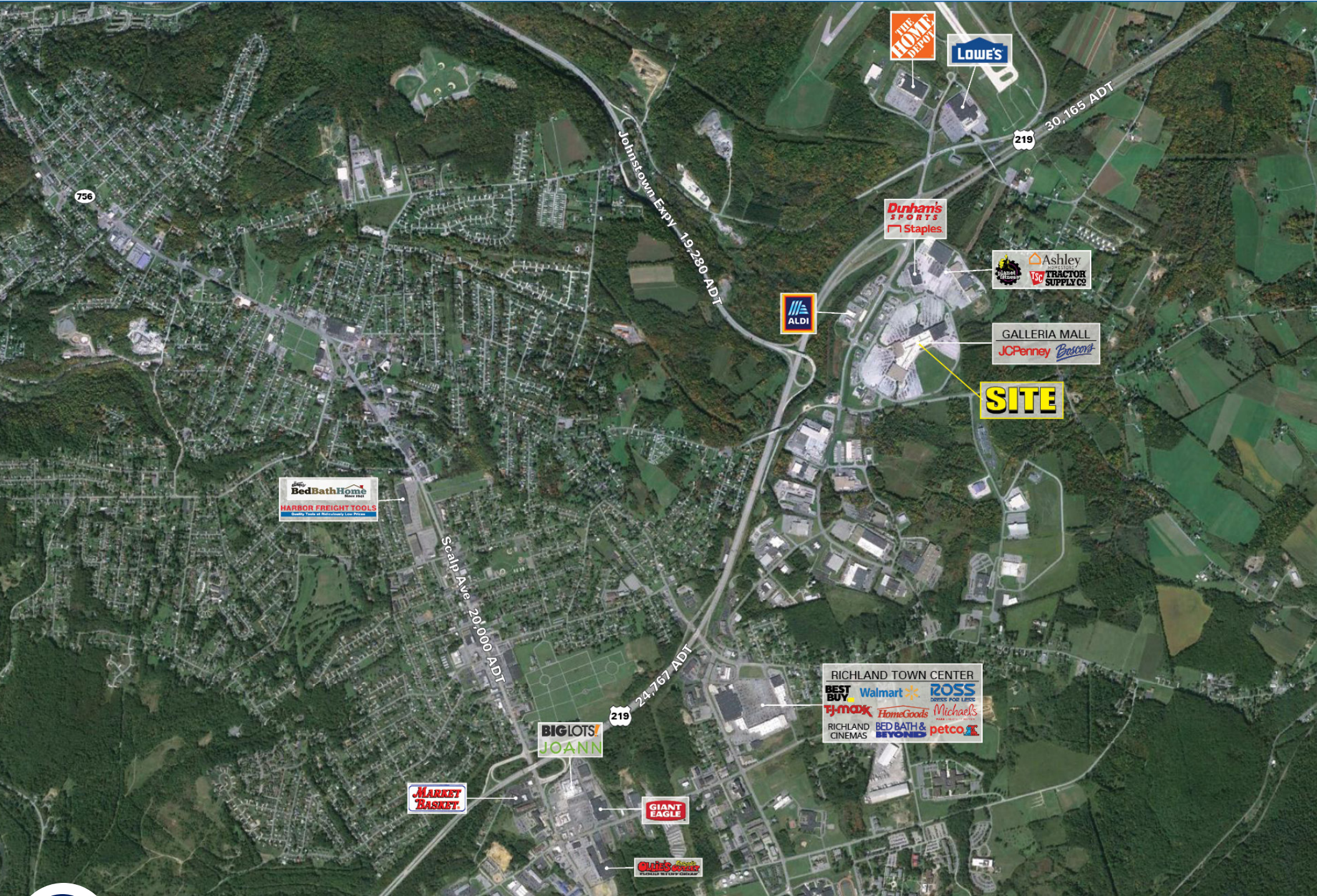
## For Sale Or Lease

- Former Sears at Johnstown Galleria
- Prime redevelopment opportunity for sale or lease
- 8 Acres
- Two-Story building 125,824 SF
- Dimensions: ~234' x 234'

2020 DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	35,319	57,363	153,520
Med HH Income	\$64,241	\$67,518	\$68,792

MULTIFAMILY	
RETAIL RE-IMAGINED	
INDUSTRIAL/DISTRIBUTION	
BIO-MANUFACTURING/ MANUFACTURING	
SENIOR HOUSING	
LIFE SCIENCE	
HEALTH CARE/MEDICAL	
SELF-STORAGE	
AUTO-DEALERSHIP	
EDUCATION	

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JOHNSTOWN, PA

# 540 Galleria Drive

MARKET AERIAL

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**SITE**  
122,146 SF  
8 ACRES

75 ACRES  
TOTAL MALL  
COMPLEX ACERAGE

JCPenney

PRIMANTI BROS.

MATTRESS FIRM



Dunham's



JOHNSTOWN, PA

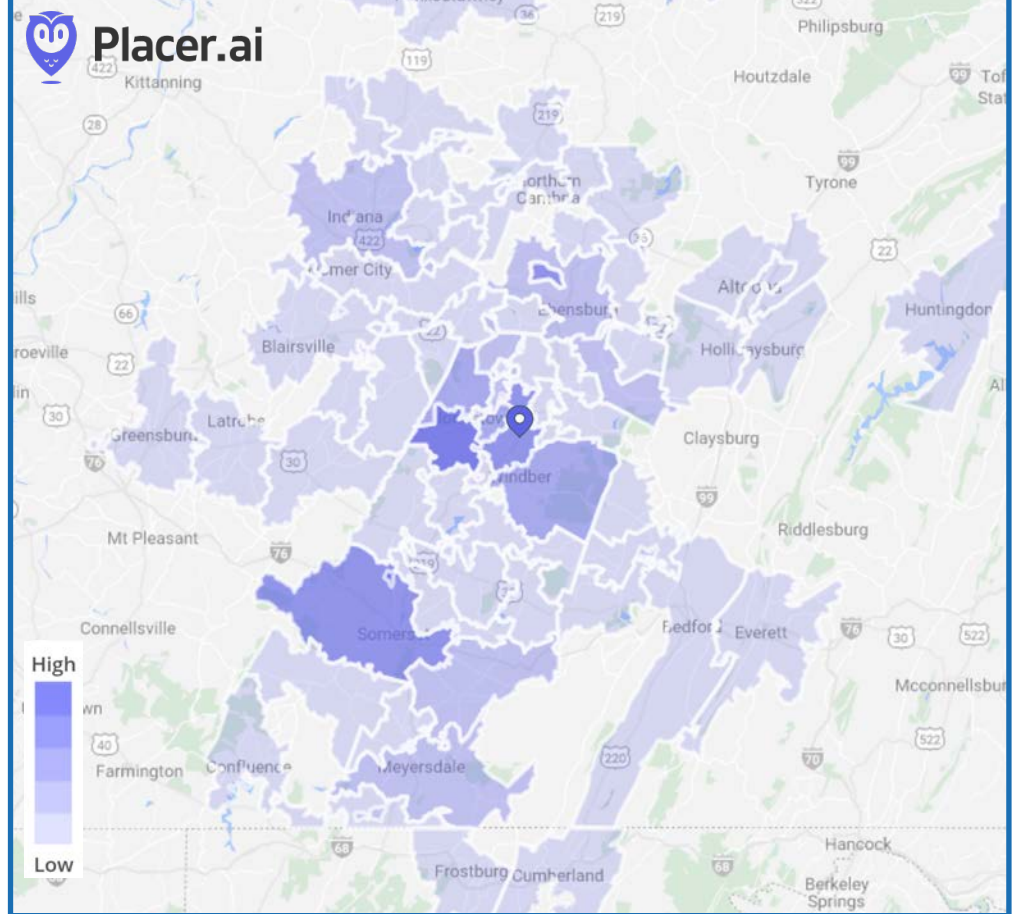
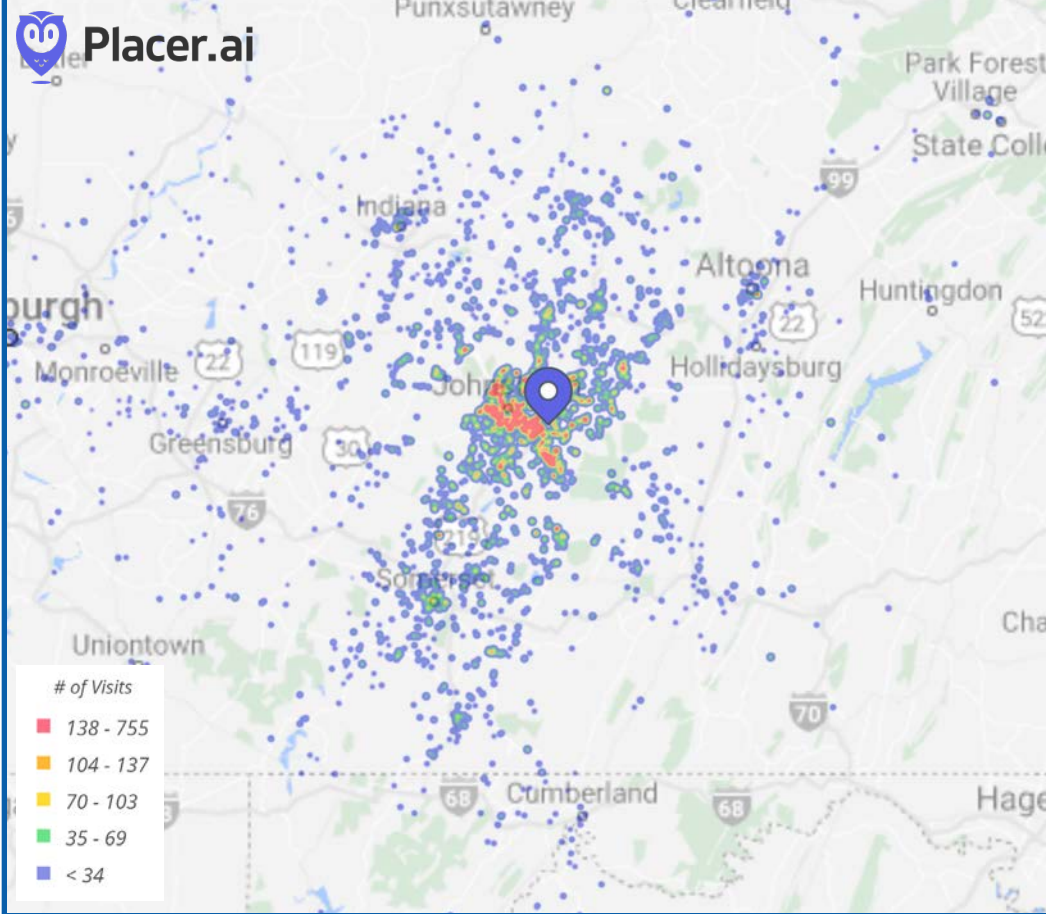
540 Galleria Drive

BIRD'S EYE VIEW

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**Est. # of Customers** 417K

**Est. # of Visits** 4.51M

**Avg. Visits/Customer** 10.8

**Avg Length of Stay** 76 Minutes

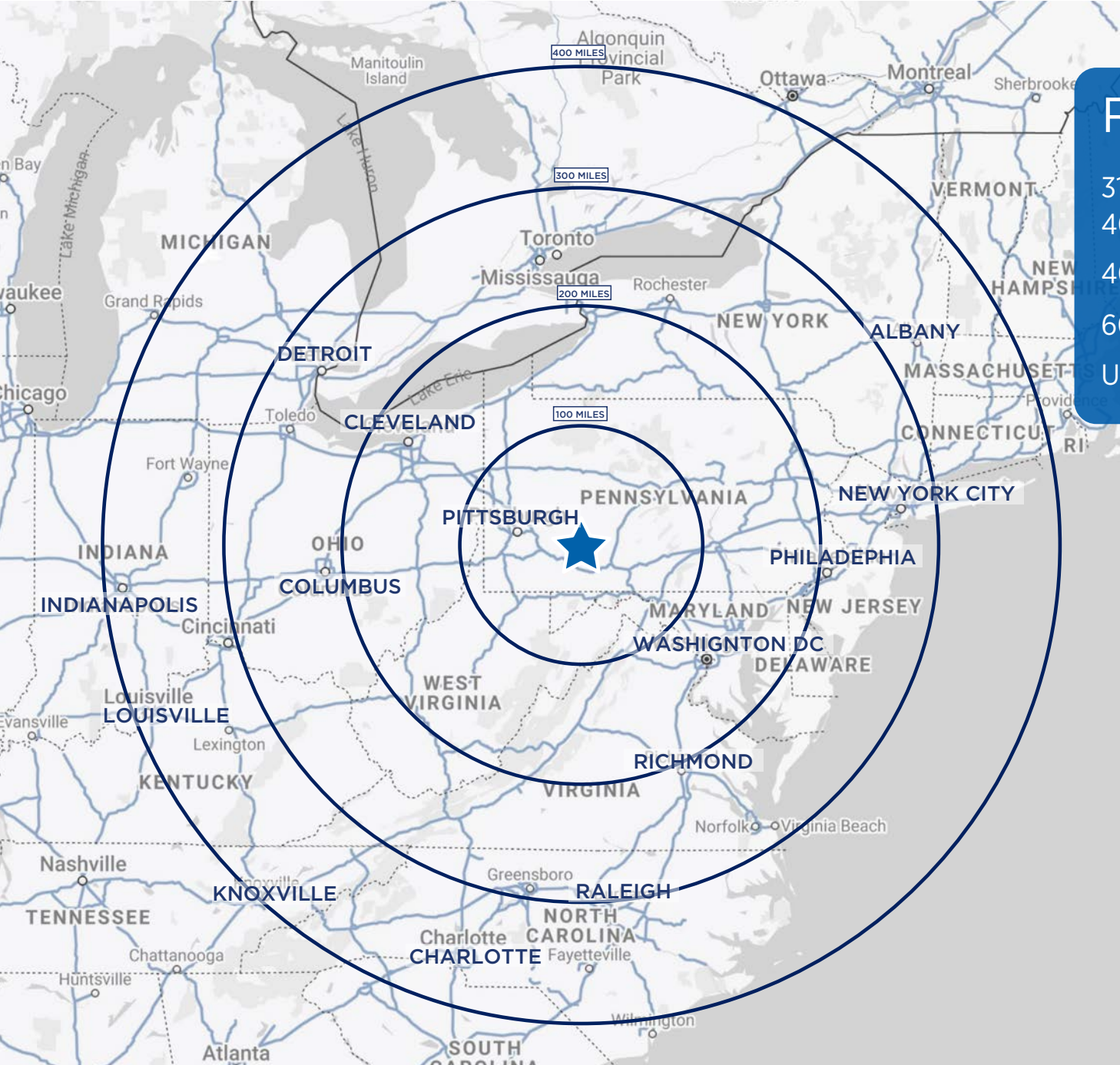
TRADE AREA 80% DEMOGRAPHICS	SITE POP
Population	120,168
Median HH Income	\$54,908

Source: Placer.ai - Feb 2019 - Feb 2020



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**540 Galleria Drive**

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## Regional Access

31% of the nations population within 400 miles - 47% within 600 miles

400 miles: 105,086,041

600 miles: 156,085,762

USA: 333,793,107



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REGIONAL ACCESS

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