



AUCTION SALE AUGUST 17 - AUGUST 19 | RIMARKETPLACE.COM

600 GALLERIA DRIVE
JOHNSTOWN, PA 15904

PROPERTY HIGHLIGHTS:

- **Planet Fitness, Veterans Affairs Clinic, and Park Home Furniture Anchored Retail Property** located in Johnstown, Pennsylvania
- **Strong National and Credit Tenancy with Planet Fitness and Veterans Affairs Clinic** providing durable demand drives alongside long-term regional furniture operator Park Home Furniture
- **±117,000 SF Multi-Tenant Retail Asset** with approximately 104,000 SF occupied and ±13,000 Sf available, providing immediate upside through lease-up of the remaining vacancy
- **Stable In-Place Cash Flow** with more than \$600,000 of total in-place net operating income
- **Diverse Tenant Mix** featuring fitness, healthcare, and furniture uses that serve different customer segments and help reduce reliance on any single retail category
- **Adjacent to The Johnstown Galleria Retail Node** with nearby traffic drivers including Boscov's, Home Depot, Lowe's, Primanti Bros., restaurants, hotels, and other commercial users
- **Highly Accessible Regional Retail Location** positioned near the interchange of U.S. Route 219 and PA Route 56, proving convenient access from Johnstown and the surrounding regional trade area

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FOR MORE INFORMATION PLEASE CONTACT:



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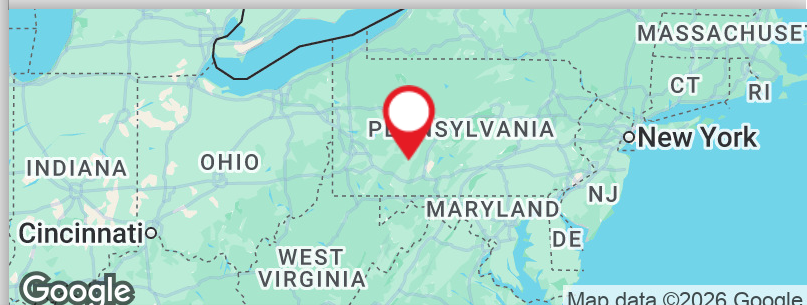


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JOHNSTOWN PLAZA PROPERTY PHOTOS

