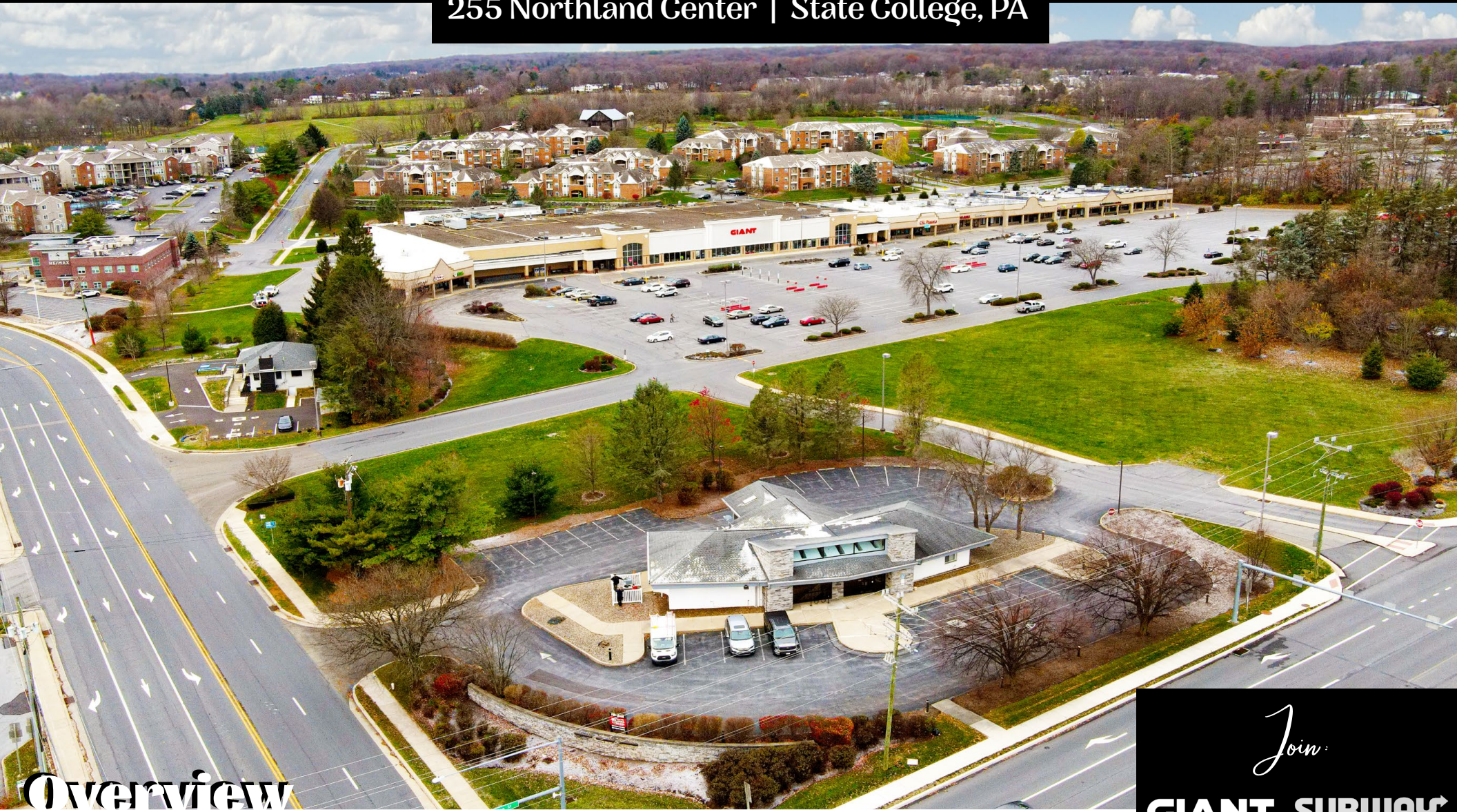


**PAD AVAILABLE**

# Northland Center

**FOR LEASE**

255 Northland Center | State College, PA



## Overview

Northland Center, a 111,500 square-foot grocery anchored retail shopping center is ideally located along North Atherton Street in State College, Pa. This Giant anchored retail shopping center includes a dominant mix of national, regional, and local retailers including, Sweet Frog, Giant, Pet Supplies Plus, and Edward Jones, just to name a few. With its traffic generating lineup of destination style retailers, this project is perfect for any type of user.

Join:  
**GIANT. SUBWAY**

**PET SUPPLIES PLUS**

Edward Jones **sweetFrog**

ADAM HAGERMAN | BLAKE SHAFFER | BRAD ROHRBAUGH | CHAD STINE  
717.843.5555  
www.bennettwilliams.com

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New Jersey Office: 309 Fellowship Rd. Suite 200, Mt Laurel, NJ 08054

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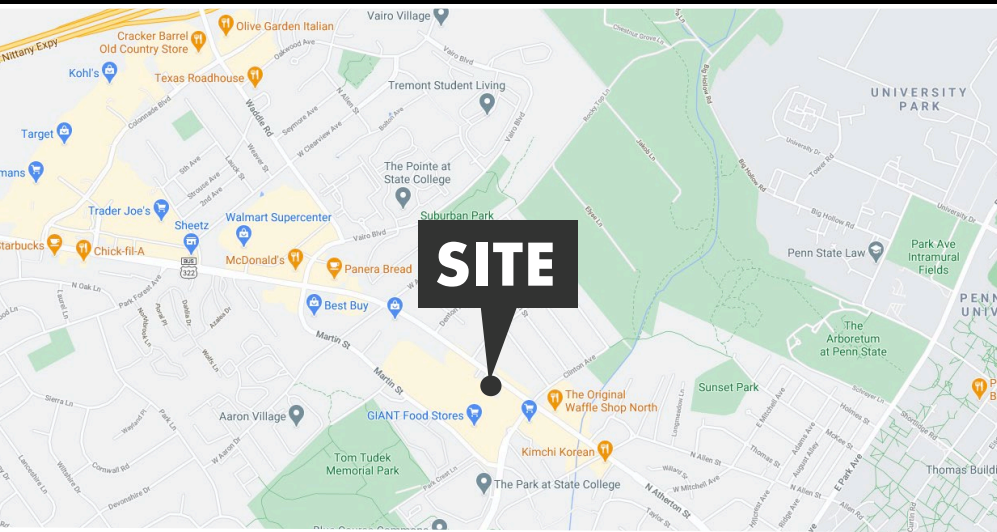
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# Northland Center

255 Northland Center | State College, PA

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**LOCATION:** Northland Center is strategically positioned with significant frontage and signage along the area's primary retail shopping corridor, North Atherton Street, which sees over 32,000 CPD. This center not only benefits from the high traffic flow of North Atherton Street, but also the neighboring retail, as well as Pennsylvania State University which has over 47,000 undergrad students. With a trade area that extends more than 10 miles, this location attracts a vast customer base. With the high concentration of traffic driven by the grocery anchor, the surrounding retail and the University, the center pulls from not just the immediate area but surrounding market points as well.

**TRADE AREA:** Adding to the stability of the project, Northland Center shows a 30-minute drive time demographic of over 168,811 people with household incomes of more than \$73,376 and daytime employment demographics equally as strong with 75,025. The demographics within a 10-mile radius include 121,718 people in 44,714 homes, a labor force of 59,897 with an average household income of \$76,731. The area's growth since 2000 has increased over 21.1% with over 9,461 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	56,620	85,727	101,290
TOTAL EMPLOYEES	51,893	77,567	90,882
AVERAGE HHI	\$65,052	\$73,130	\$76,718
TOTAL HOUSEHOLDS	18,070	30,851	36,412
<b>TRAFFIC COUNTS: North Atherton St - 32,000 VPD</b>			



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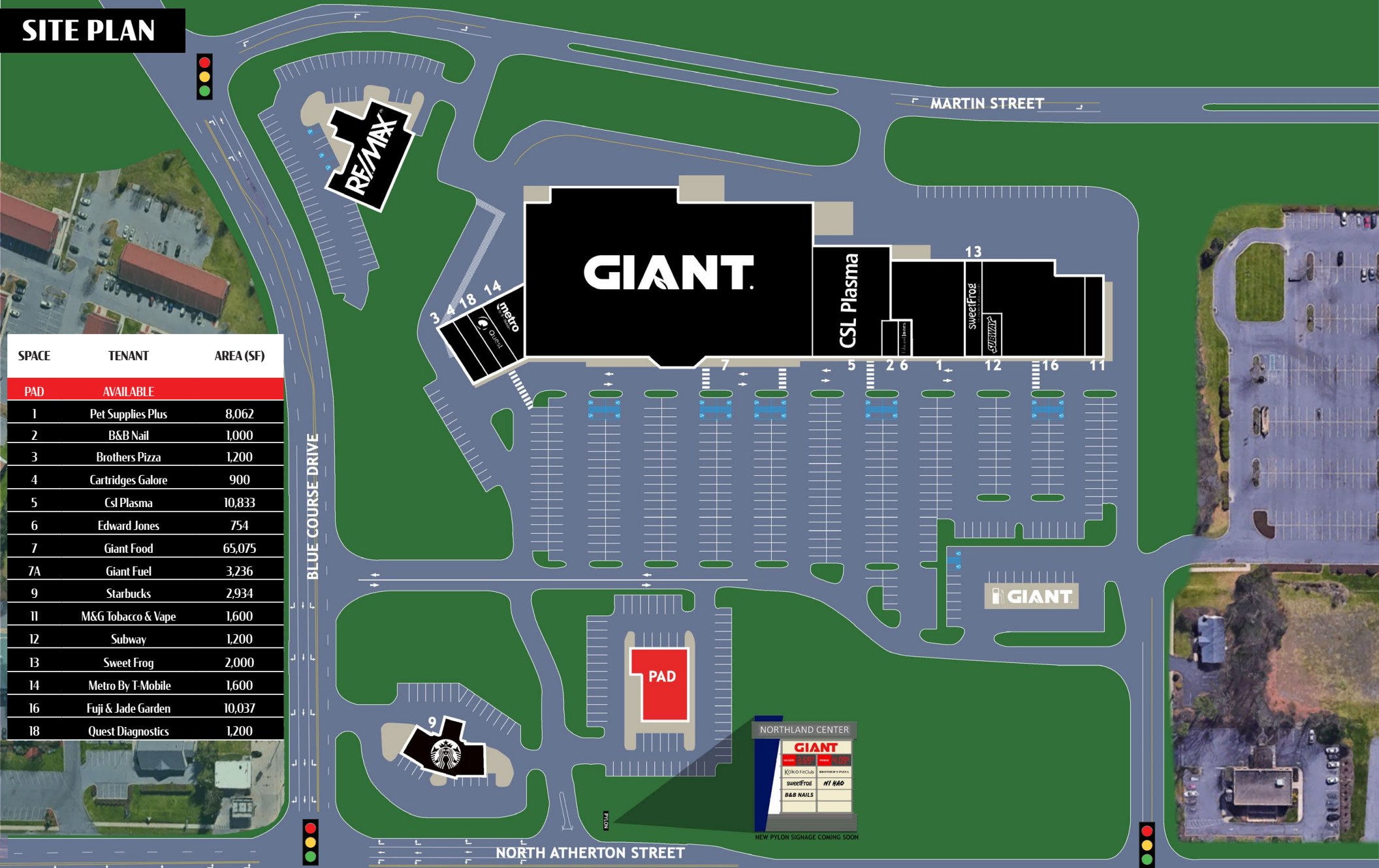


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## SITE PLAN



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MARKET AERIAL



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