

Northland Center

255 Northland Center | State College, PA

±1,600 SF + PAD SITE
AVAILABLE | FOR LEASE



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.

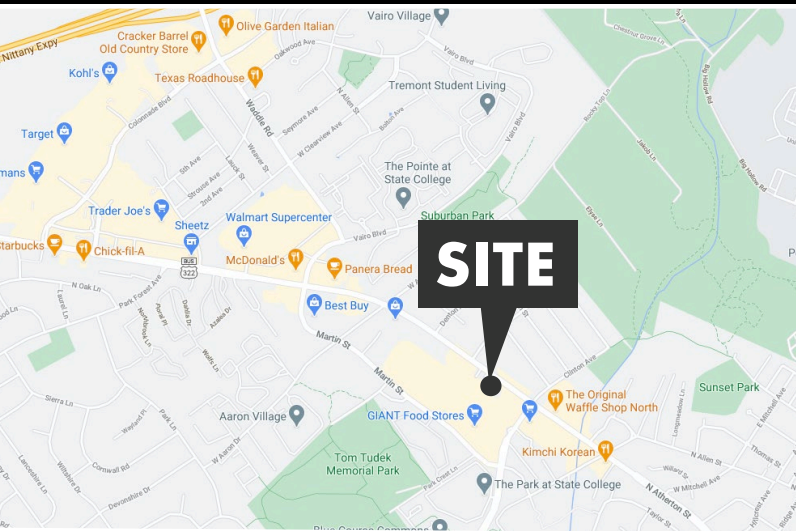
JOIN:

GIANT SUBWAY
PET SUPPLIES PLUS
Edward Jones sweetFrog

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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
TRAFFIC COUNTS: North Atherton St - 32,000 VPD			



Adam Hagerman | Blake Shaffer | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



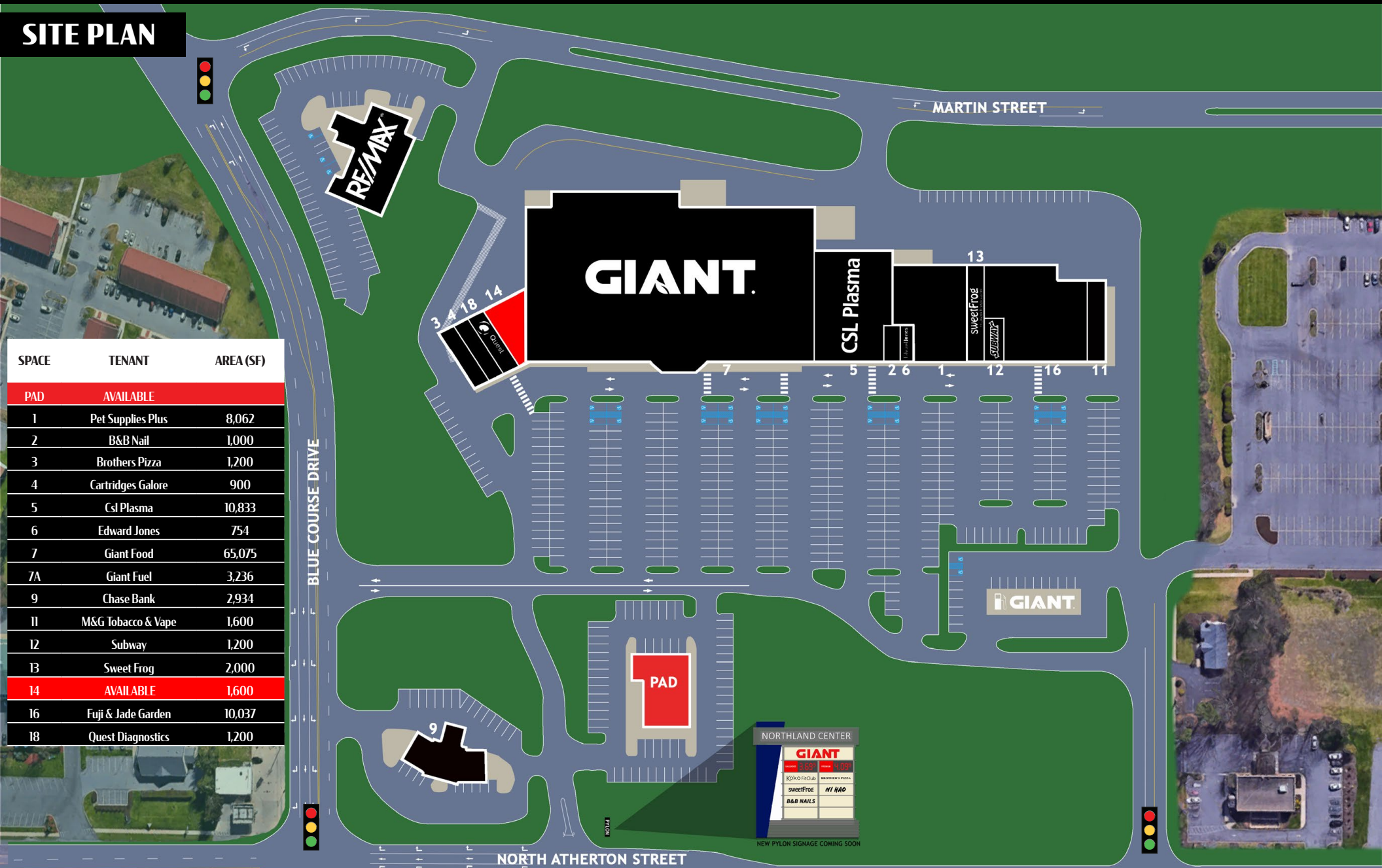
COMMERCIAL BROKERAGE. *Redefined.*

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SITE PLAN



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MARKET OVERVIEW



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

