

For Lease

# PATTON CROSSING

State College  
Pennsylvania

Live. Work. Shop.



“The **place to go** in Patton Township.”



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**Patton Crossing** is a  $\pm 30$  acre new construction commercial and residential development on North Atherton Street in State College, Pennsylvania, anchored by Aldi. The development includes 20 buildings with  $\pm 159,000$  SF of retail,  $\pm 122,000$  SF of office,  $\pm 392$  residential units and three parking structures, as well as a large gathering space, recreational area, surface parking and bike paths. The project also includes a five-story, 140-room hotel. The project is ideally located along the highly sought-after North Atherton Street corridor in State College, PA and sees over 25,300 VPD. North Atherton Street is a focal point for retail in the State College market and is the main North-South corridor. The project is also within close proximity to other major highways such as East Avenue (Route 26), and Interstate 99.



**Live. Work. Shop.**



# RENDERINGS





# SITE PLAN LOWER LEVEL

N ATHERTON ST

± 25,300 VPD



**MIXED-USE PROJECT**  
 ± 159,000 SF of Retail  
 ± 122,000 SF of Office  
 ± 392 Residential

PHASE I		
SUITE	TENANT	SF
1	ALDI (Delivery Fall 2021)	22,348
2	AVAILABLE	4,000
3	AVAILABLE	2,200
4	AVAILABLE	2,200
5	DEAL PENDING	5,000

PHASE II & III			PHASE II & III			PHASE II & III			PHASE II & III		
SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
6	DEAL PENDING (National Retailer)	13,500	11	AVAILABLE	6,322	16	AVAILABLE	9,102	21	AVAILABLE	7,000
7	AVAILABLE	5,440	12	AVAILABLE	6,323	17	AVAILABLE	8,000	22	AVAILABLE	3,000
8	AVAILABLE	2,800	13	AVAILABLE	1,057	18	AVAILABLE	5,200			
9	AVAILABLE	2,248	14	AVAILABLE	6,323	19	AVAILABLE	11,220			
10	AVAILABLE	3,483	15	AVAILABLE	9,808	20	AVAILABLE	4,900			



# SITE PLAN UPPER LEVEL

N AHERTON ST

± 25,300 VPD





# SITE PLAN TOP LEVEL

N AHERTON ST

± 25,300 VPD





# MARKET AERIAL



## COLONNADE AT STATE COLLEGE



## TRADER JOE'S PLAZA



## SPRINGHILL SUITES MARRIOTT



## NORTH ATHERTON PLACE



## NORTHLAND CENTER



## PATTON CROSSING

**MIXED-USE PROJECT**  
 ± 159,000 SF of Retail  
 ± 122,000 SF of Office  
 ± 392 Residential Units  
 ± 140 Room Hotel





# MARKET OVERVIEW

**\$75,130**

AVERAGE HH INCOMES  
WITHIN 5 MILES  
OF THE CENTER

**85,727**

POPULATION  
WITHIN 5 MILES  
OF THE CENTER

**77,567**

EMPLOYEES  
WITHIN 5 MILES  
OF THE CENTER

**30,851**

HOUSEHOLDS  
WITHIN 5 MILES  
OF THE CENTER

## COLONNADE AT STATE COLLEGE



## NORTH ATHERTON PLACE



## TRADER JOE'S PLAZA



**GIANT**



## PATTON CROSSING



MIXED-USE PROJECT  
± 159,000 SF of Retail  
± 122,000 SF of Office  
± 392 Residential Units  
± 140 Room Hotel



99

MT NITTANY EXPY

NATHERTON ST ± 25,300 VPD

## 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	\$75,130	\$76,718
TOTAL HOUSEHOLDS	18,070	30,851	36,412

TRAFFIC COUNTS: N Atherton St: ± 25,300 VPD





# MARKET OVERVIEW



## TRADE AREA

Adding to the stability of the project, **Patton Crossing**, shows a 45-minute drive time demographic of over 198,627 people with household incomes of more than \$72,978 and daytime employment demographics of over 76,483 people.

The demographics within a 15-mile radius include 190,041 people in 73,280 homes, a labor force of 73,497 with an average household income of \$73,484. The area's growth since 2000 has increased over 18.6% with 13,640 new homes

## CENTRE COUNTY

**Centre County** is the fifth-largest county in Pennsylvania by area and uses, with a population of 162,000 people with a median age of 31.7 and median household income of \$58,055. The largest universities in Centre County are Penn State University Main Campus, Penn State University World Campus and South Hills School of Business and Technology. The most common job groups, by number of people living in Centre County, PA, are Education Instruction, & Library Occupations (10,664 people), Office & Administrative Support Occupations (7,706 people), and Management Occupations (7,416 people).

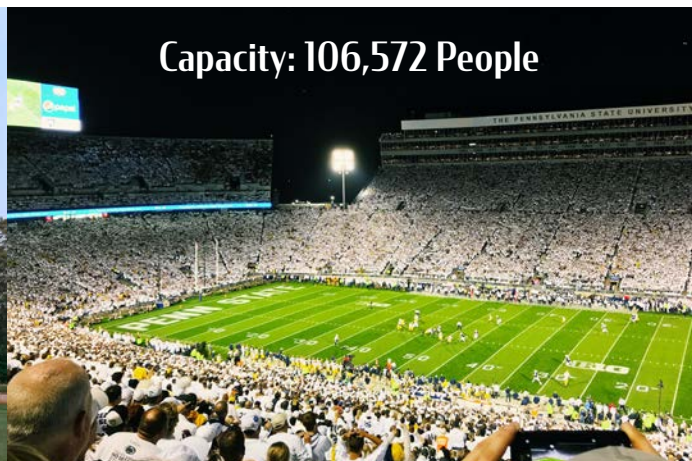


**PennState**  
1.7 Miles from Penn State University



**PennState**  
3.0 Miles from Beaver Stadium

**46,000 Undergraduate Students at  
Penn State University Main Campus**





*For Leasing Inquiries...*



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