

1423 North Atherton St. | State College, PA

± 6,027 SF Retail Space Available

Available *For Sale*

Property Overview

1423 North Atherton is a condo building located in State College, PA. The 6,027 square foot first floor unit is available for sale and provides a great opportunity for professional medical use, or retail use. This site has ample parking and is easily accessible from North Atherton Street, which has great exposure with +/- 40,000 V.P.D. There is a second point of access on Denton Street. FF&E not included.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	74,652	89,736	103,265
TOTAL EMPLOYEES	68,200	81,103	92,857
AVERAGE HHI	\$73,334	\$80,226	\$82,180
TOTAL HOUSEHOLDS	26,031	32,362	37,047
TRAFFIC COUNTS: N ATHERTON - ±40,000 VPD			

Join: **TRADER JOE'S** **GIANT** *Wegmans* *Chick-fil-A*



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717.843.5555
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York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd. Suite 200, Mt Laurel, NJ 08054

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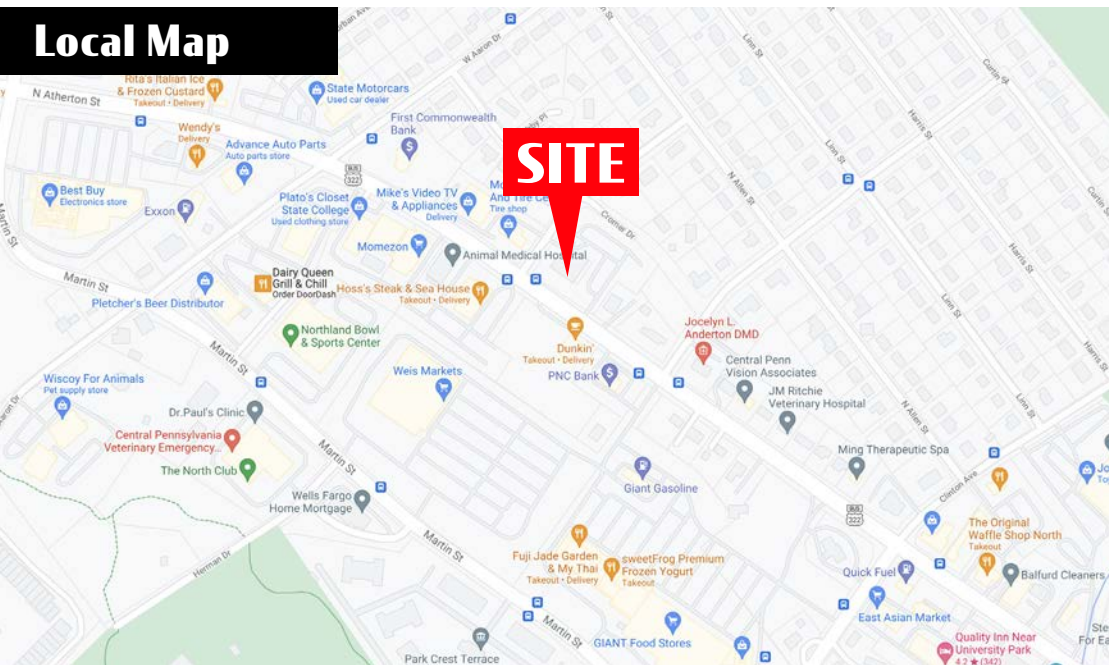
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Local Map



LOCATION: This building is ideally located on the strongest retail corridor of the market with excellent visibility. It is easily accessible to all of the major highways in the area, along with the major retailers. Nearby you will find Target, Trader Joe's, Lowe's, Home Depot, and Wegmans, just to name a few.

TRADE AREA: The demographics within a 10-mile radius are very strong, showing a population of 125,137 people. There are 46,391 households with an average annual income of \$81,266. Adding to the stability and the population of the area is Penn State University, which is home to 98,783 students.

Regional Map



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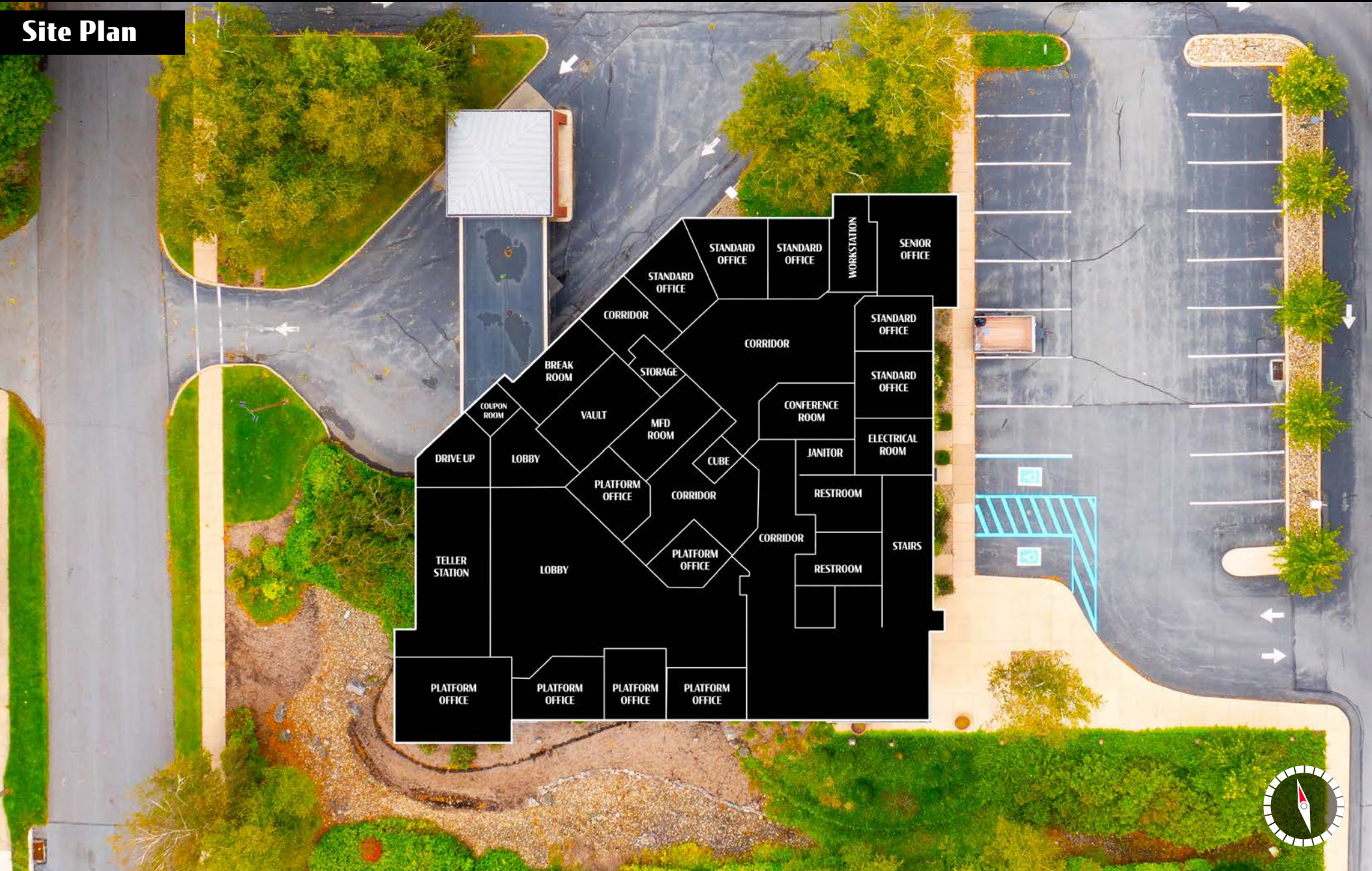
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Site Plan



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MARKET AERIAL



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