

For **Sale**

1201 Shileh Road

± 45.03 AC

State College, PA 16801



Nearby **Retailers**



BARNES & NOBLE



Kandy Weader
Office: 717.843.5555 | Cell: 814.574.5570 | kweader@bennettwilliams.com
Retail Brokerage. **Redefined.**

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

1201 Shiloh Road

State College, PA 16801



For **Sale**
± 45.03 AC

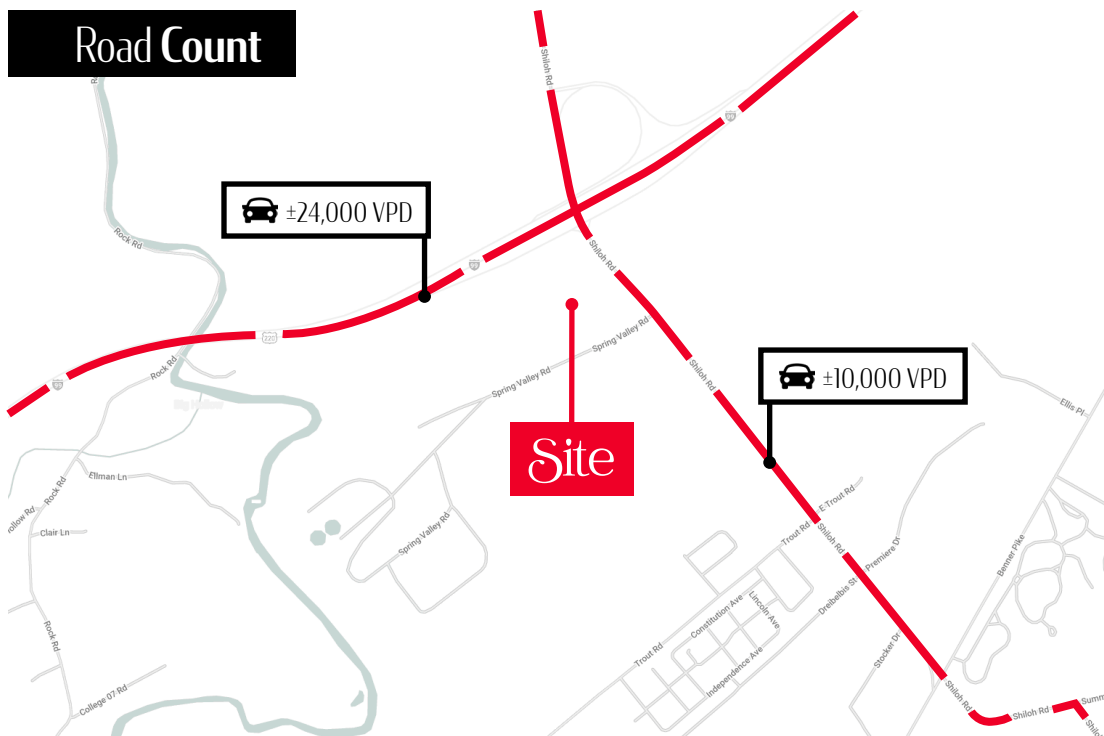
Property Overview

Check out this commercial, development opportunity of 45 acres on **1201 Shiloh Road** in State College. The northeastern $\frac{2}{3}$ of the family farm is flat land, which lies along I-99. There is a private egress, Spring Valley Road, running through the middle of the land. The property is immediately off the Shiloh exit of I-99 with visibility from the highway. There are spectacular views of the State College skyline including Beaver Stadium and the mountains making it the perfect new development for Happy Valley.

The acreage is ideal for retail plazas, restaurants, hotels, a gas station, townhomes, mixed-use and so much more. The land will be ready for development upon installation of the upcoming sewer extension by the local sewer authority. The public water and gas lines are proximate to the property.

Location Overview

Located just off the Shiloh exit of I-99, which is a major thoroughway into State College to Penn State University from I-99 East. The land is in the Benner Pike area, which is the home to the Nittany Mall, Wal-Mart, Barns & Noble, Sam's Club, Sheetz, hotels, a movie theater, Aldi's, and many more retailers. The land is on a busy travel corridor with over 33,000 cars per day on I-99. It is also convenient to the I-80 and Rt 322 interchanges.



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,273	79,274	128,216
TOTAL EMPLOYEES	1,628	30,010	48,659
AVERAGE HHI	\$79,668	\$58,110	\$67,360
TOTAL HOUSEHOLDS	529	26,492	47,401
TRAFFIC COUNTS: Shiloh Road - ± 10,000 VPD			

Kandy Weader

Office: 717.843.5555 | Cell: 814.574.5570 | kweader@bennettwilliams.com

Retail Brokerage. **Redefined.**

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

1201 Shiloh Road
State College, PA 16801



For **Sale**
± 45.03 AC

Market Overview



Kandy Weader

Office: 717.843.5555 | Cell: 814.574.5570 | kweader@bennettwilliams.com

Retail Brokerage. **Redefined.**

Bennett Williams
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

INVESTMENT ADVISOR

KANDY WEADER

814.574.5570

kweader@bennettwilliams.com

OUR LOCATIONS

YORK OFFICE

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE

2173 Embassy Dr., Suite 201
Lancaster, PA 17601

EXTON OFFICE

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

NEW JERSEY OFFICE

309 Fellowship Rd, Suite 200
Mt. Laurel, NJ 08054

CONTACT US

717.843.5555

bennettwilliams.com

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.