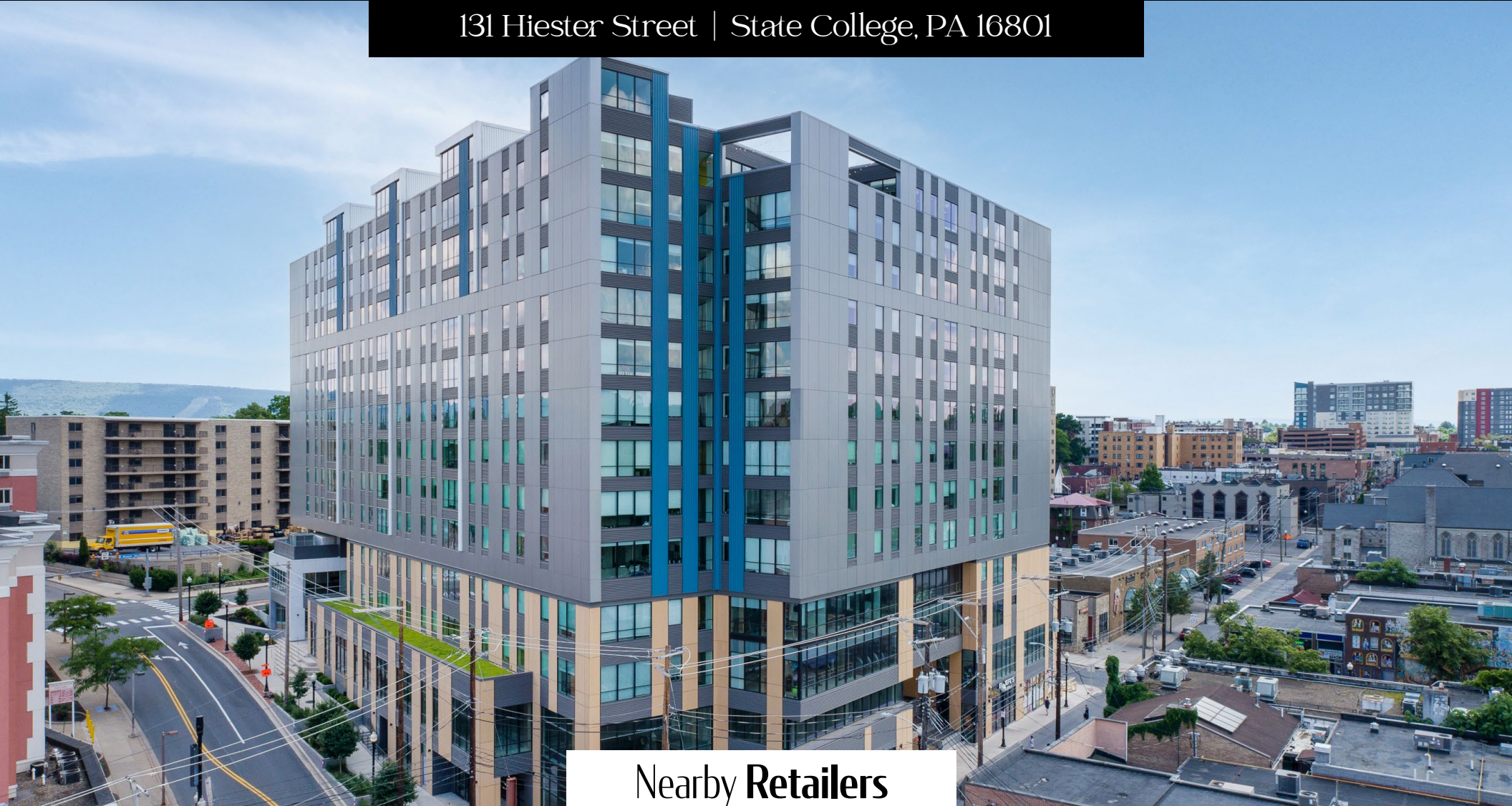


For Lease

— THE —  
**MAXXEN**

±771-9,888 SF

131 Hiester Street | State College, PA 16801



Nearby Retailers



**DUNKIN'**

**PRIMANTI  
BROS.**

**URBAN  
OUTFITTERS**



**CVS  
pharmacy**

**CHIPOTLE**  
MEXICAN GRILL



**Kandy Weader**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
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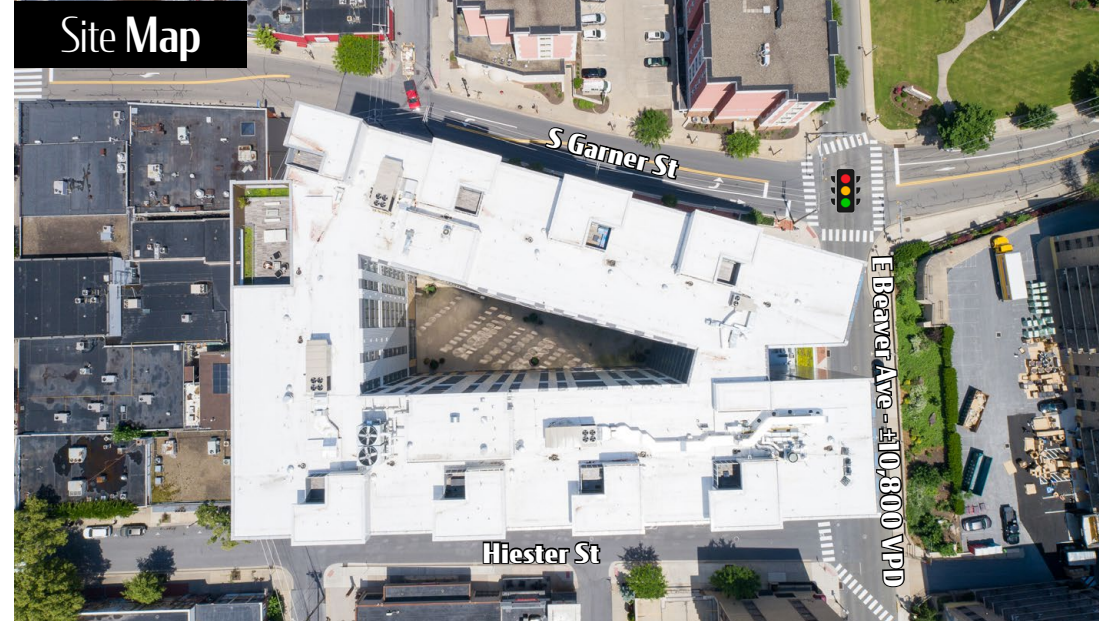
COMMERCIAL BROKERAGE. *Redefined*



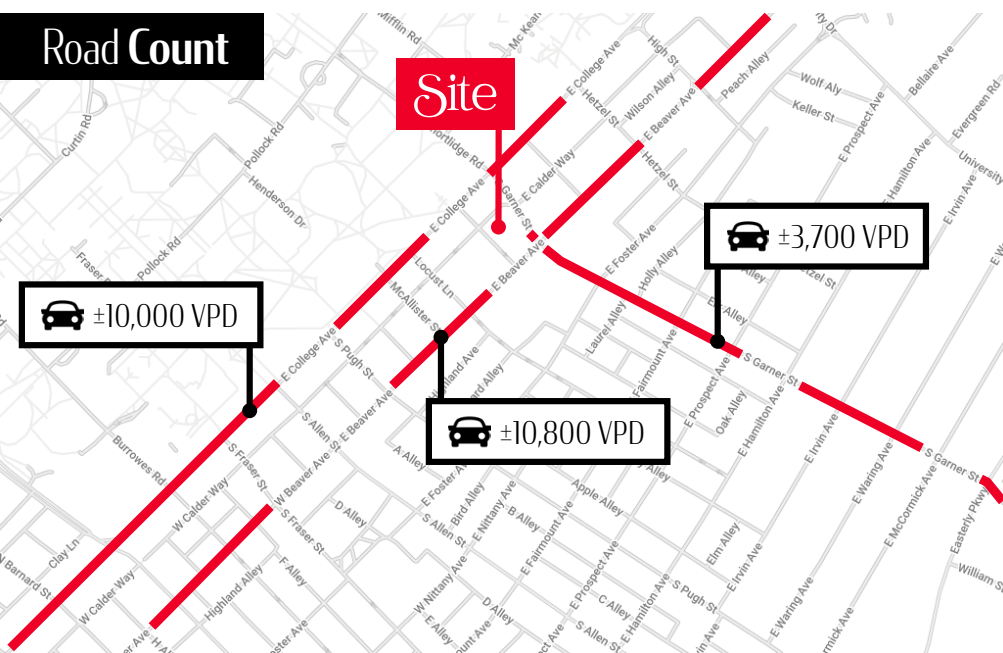
For **Lease**  
±771-9,888 SF

## Property Overview

The Maxxen is a prime corner retail/restaurant space for lease in the heart of downtown State College, PA. Approximately 1,200–22,000 SF available on two levels with 130 parking spaces. The site is in walking distance to a unique mix of local and national tenants including Dunkin, Chipotle, Urban Outfitters, Jimmy Johns and Primanti Bros. Join the current tenants that have recently joined the Maxxen such as Tropical Smoothie, El Jefe's Taqueria, and Mezza Mediterranean Grill. The 12-story, mixed-use development consists of a 228-unit luxury student apartment building with more than 755 beds and garage parking. The property is one half block from Pennsylvania State University, a top 20 public research university with strong enrollment of more than 47,000 students.



## Road Count

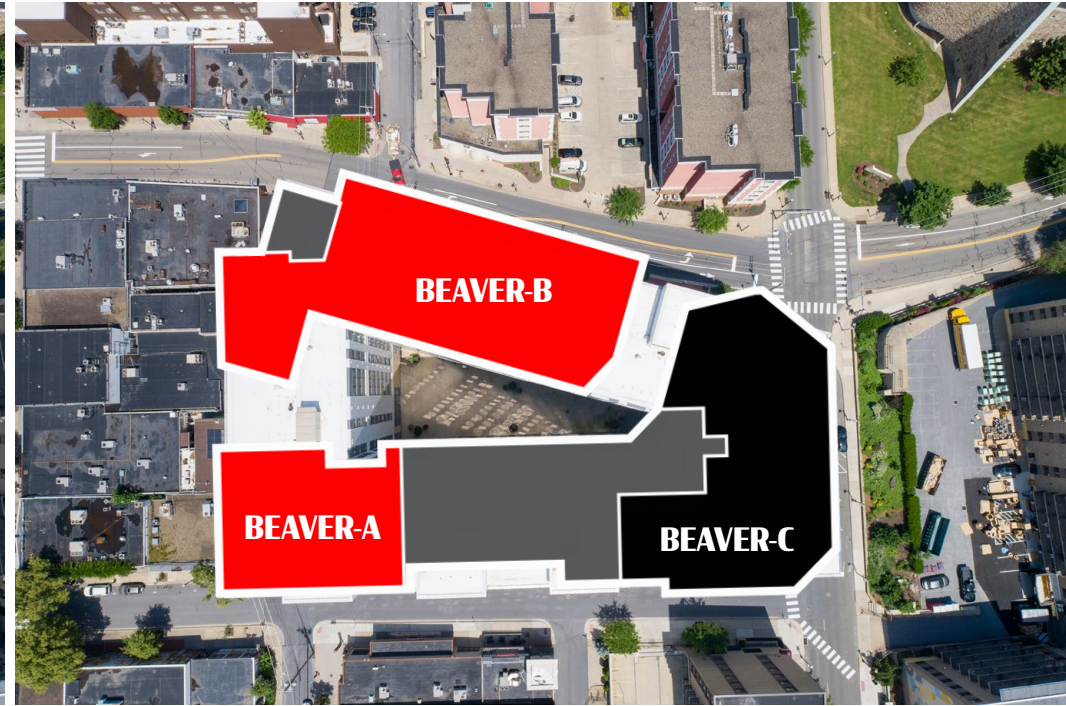
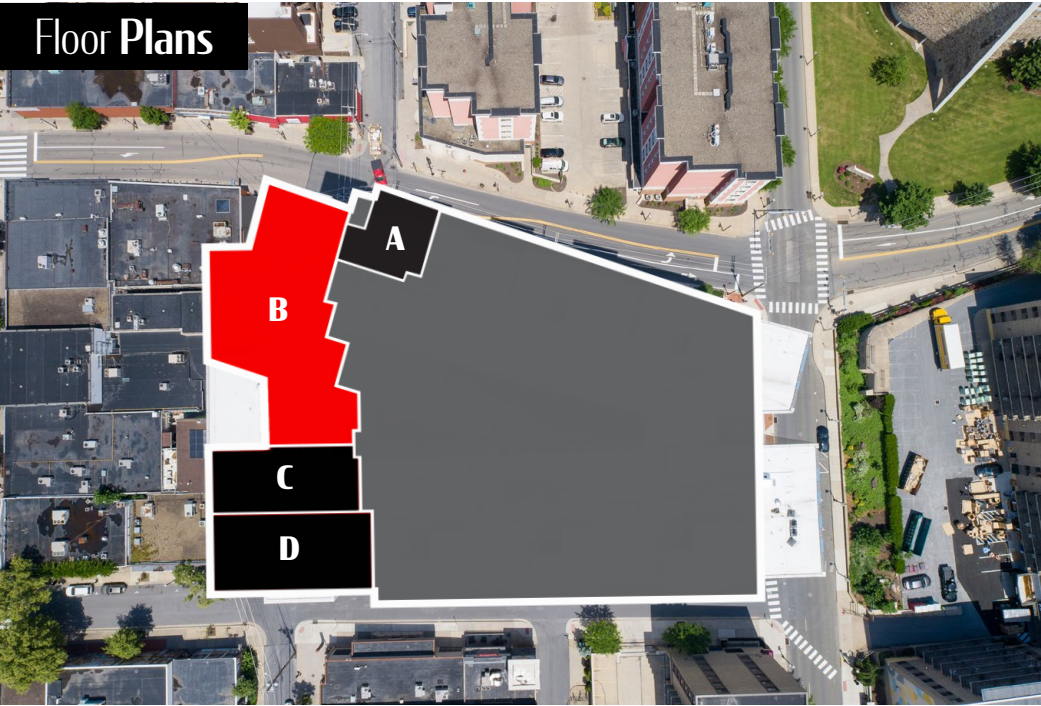


DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	35,276	90,441	124,030
TOTAL EMPLOYEES	10,674	38,436	48,715
AVERAGE HHI	\$32,262	\$64,731	\$68,508
TOTAL HOUSEHOLDS	9,065	33,286	45,562

**TRAFFIC COUNTS: East Beaver Avenue - ± 10,800 VPD**



Floor Plans



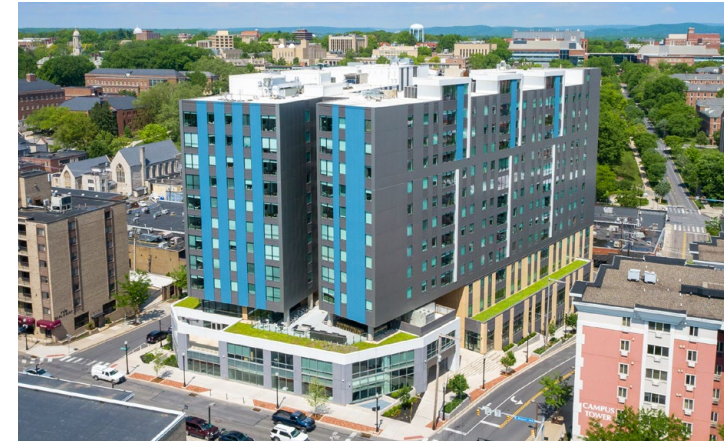
SPACE	LEVEL	TENANT	AREA (SF)
A	1	Tropical Smoothie	1,255
B	1	AVAILABLE	6,000-17,143
C	1	El Jefe's Taqueria	4,906
D	1	Mezza Mediterranean Grill	9,888

SPACE	LEVEL	TENANT	AREA (SF)
BEAVER-A	2	AVAILABLE	4,906
BEAVER-B	2	AVAILABLE	771-9,888
BEAVER-C	2	Penn State Hillel	8,982

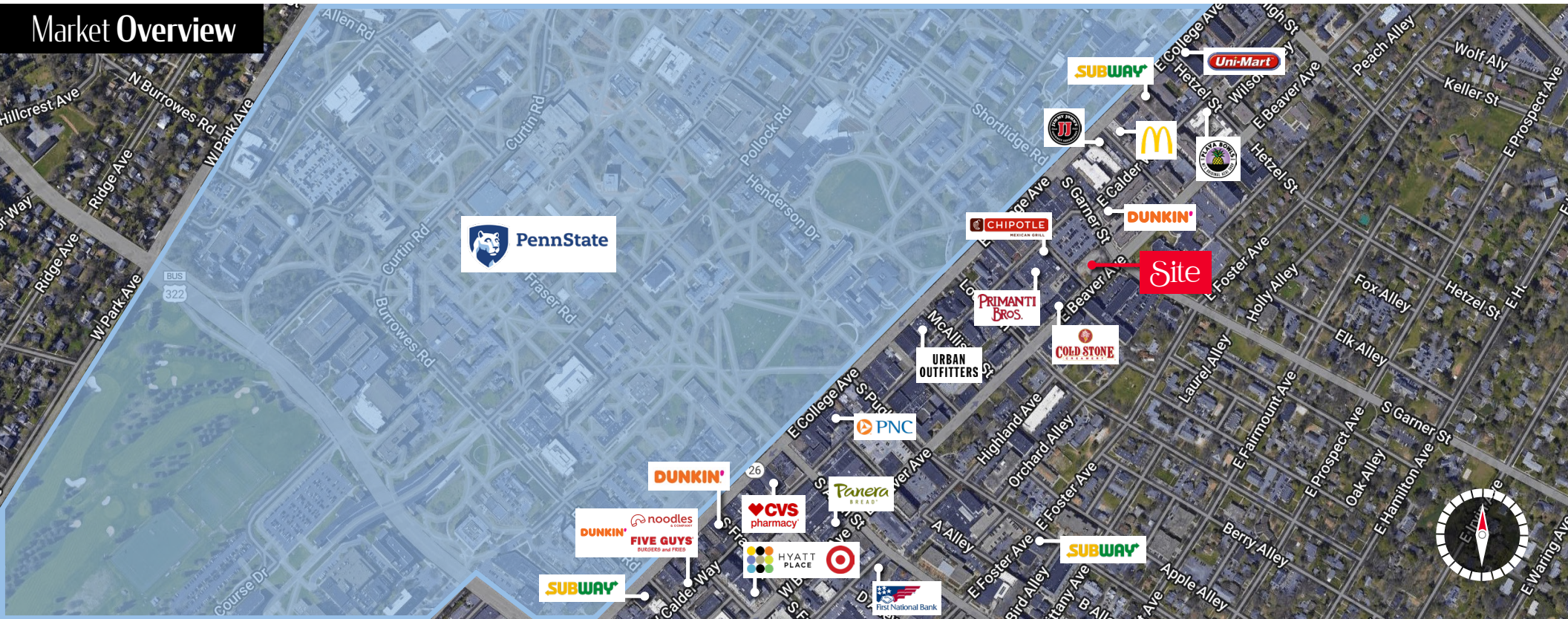


## Location Overview

Level One of the Maxxen is located at Garner Street/Calder Way/Heister Street with 1,255-7,255 SF of contiguous space available. Level Two is located off of Beaver Ave and Garner Street with 771-14,794 SF available. A staircase can be added to connect the 1<sup>st</sup> and 2<sup>nd</sup> floors for more contiguous space. The building is located near Penn State University, the largest employer in the area with over 40,000 employees and 45,000 students, who combined account for over \$900M in annual spending. State College attracts over 1.5M visitors a year that generate more than \$1B for the state economy with a population of 246,619 and a HH income of \$50,038 in 45-minute drive time.



## Market Overview



# About Bennett Williams

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

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.



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**Kandy Weader**

kweader@bennettwilliams.com

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York, PA 17402

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PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

### LANCASTER OFFICE:

150 Farmington Lane.  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

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Moorestown, NJ 08057

### WEST CHESTER OFFICE:

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