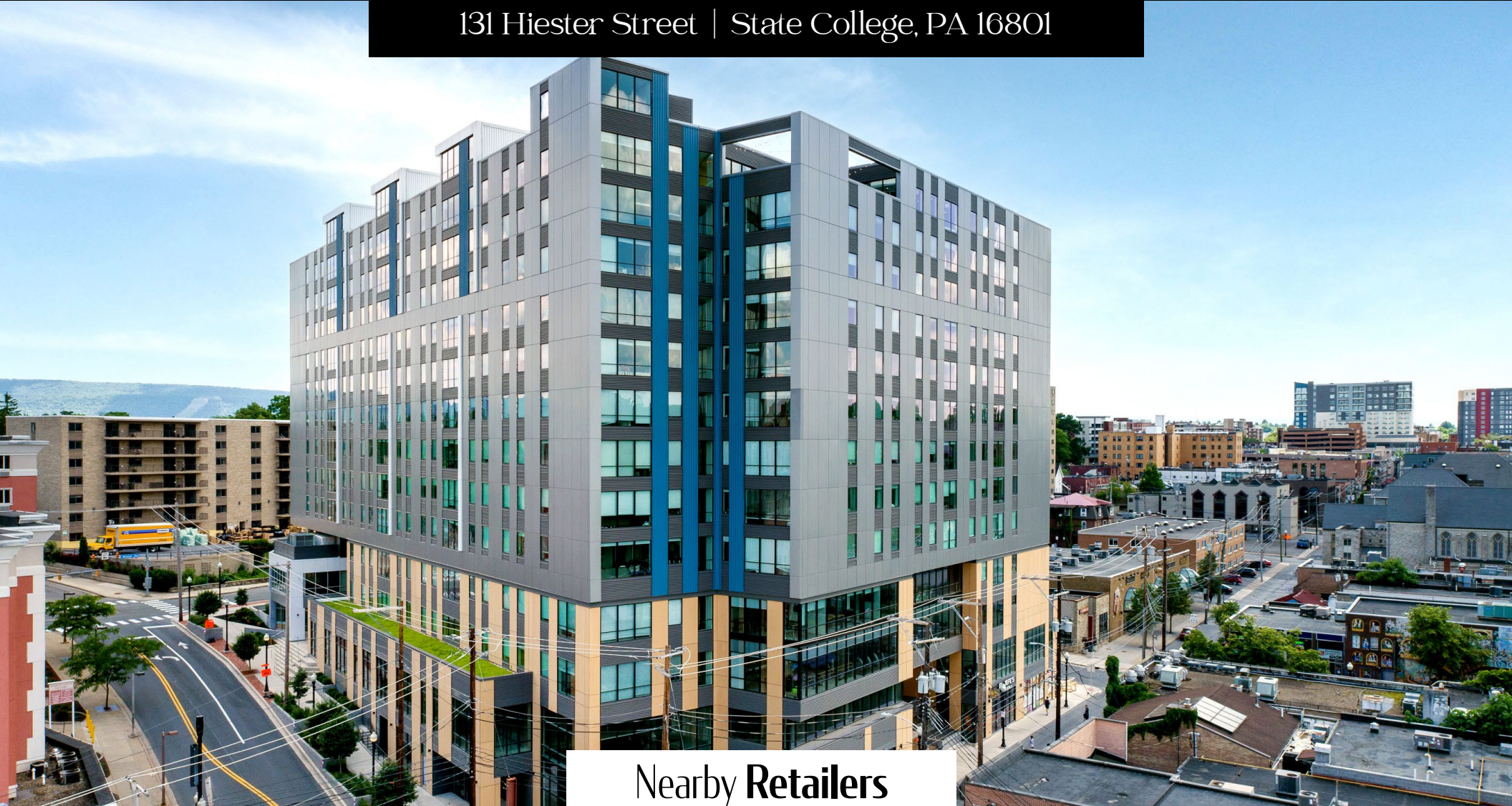


For Lease

— THE —  
**MAXXEN**

±771-9,888 SF

131 Hiester Street | State College, PA 16801



Nearby Retailers



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



COMMERCIAL BROKERAGE. *Redefined*



For Lease  
±771-9,888 SF

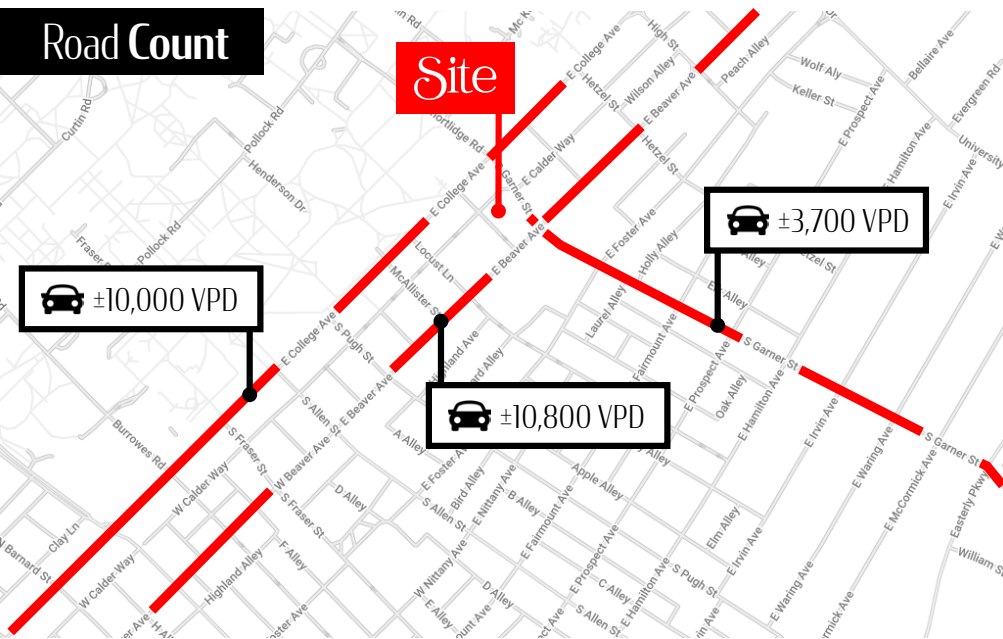
## Property Overview

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 Buffalo Wild Wings, Tropical Smoothie, El Jefe's Taqueria, and Mezeh Mediterranean Grill. A tenant improvement allowance is approved based on lease terms.

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

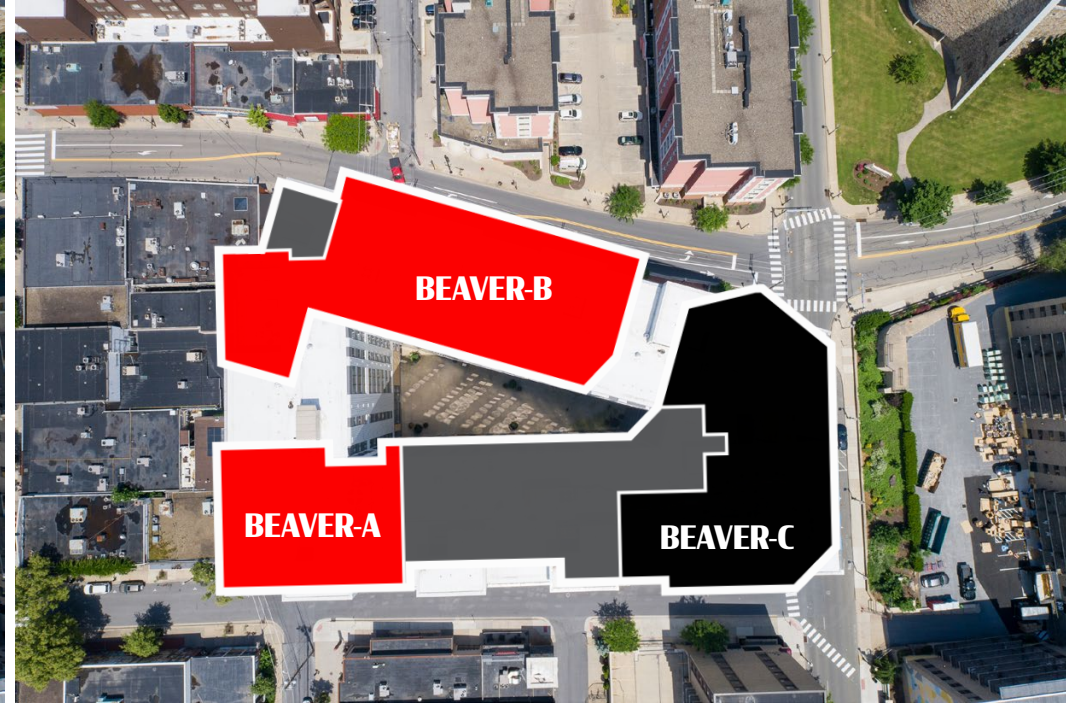
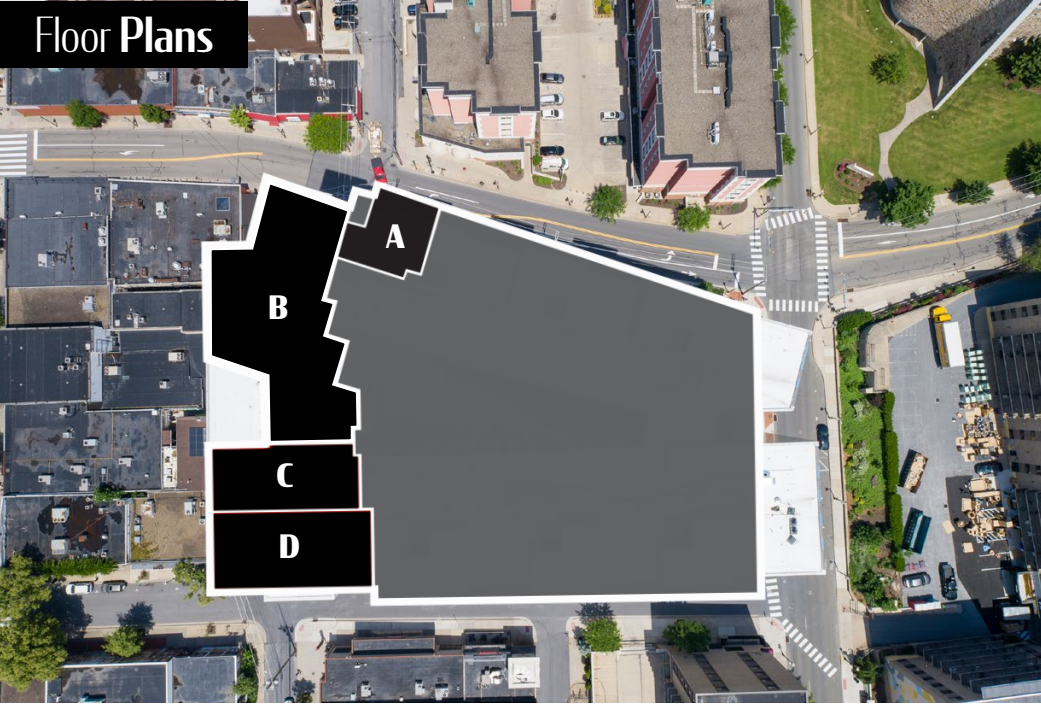
	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	35,276	90,441	124,030
TOTAL EMPLOYEES	10,674	38,436	48,715
AVERAGE HHI	\$32,262	\$64,731	\$68,508
TOTAL HOUSEHOLDS	9,065	33,286	45,562

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



For **Lease**  
±771-9,888 SF

Floor Plans



SPACE	LEVEL	TENANT	AREA (SF)
A	1	Tropical Smoothie	1,255
B	1	Buffalo Wild Wings	6,000
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



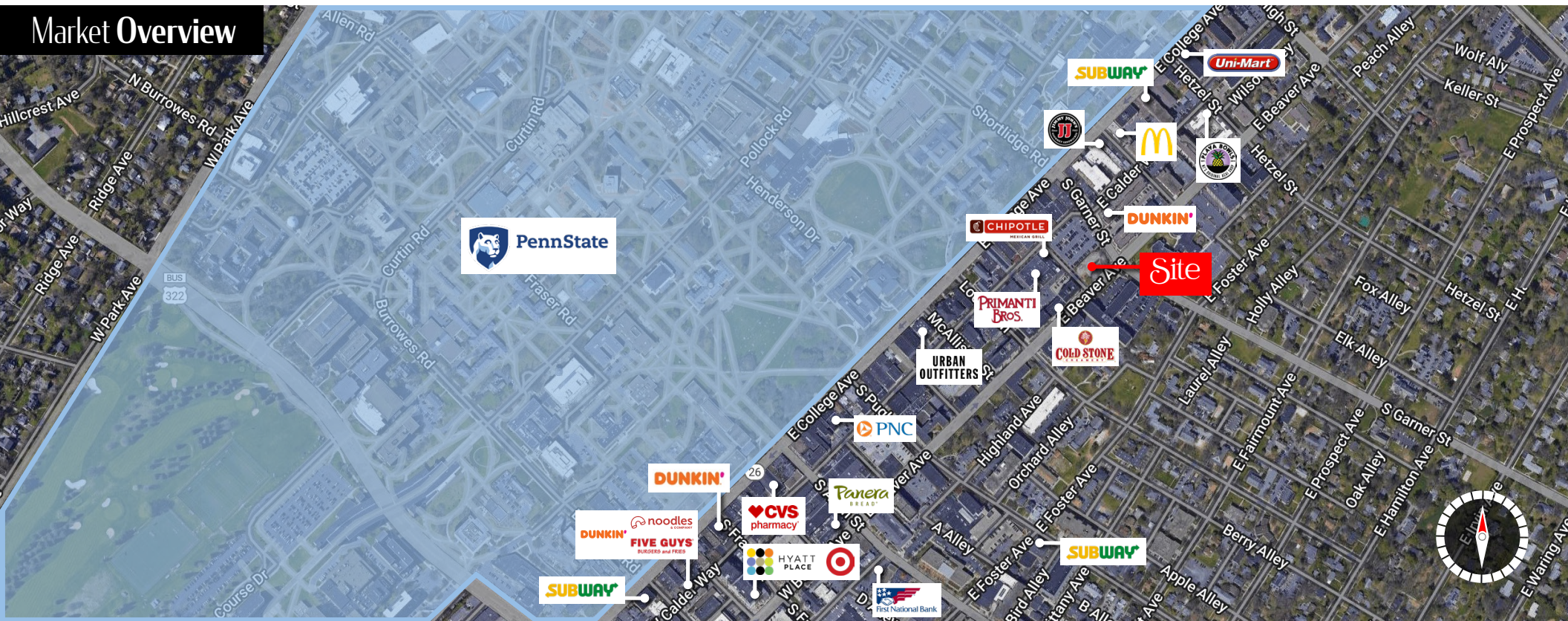
For Lease  
±771-9,888 SF

## 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



## 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 Park, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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KFausnaught@bennettwilliams.com

## CONTACT US

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## 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.

