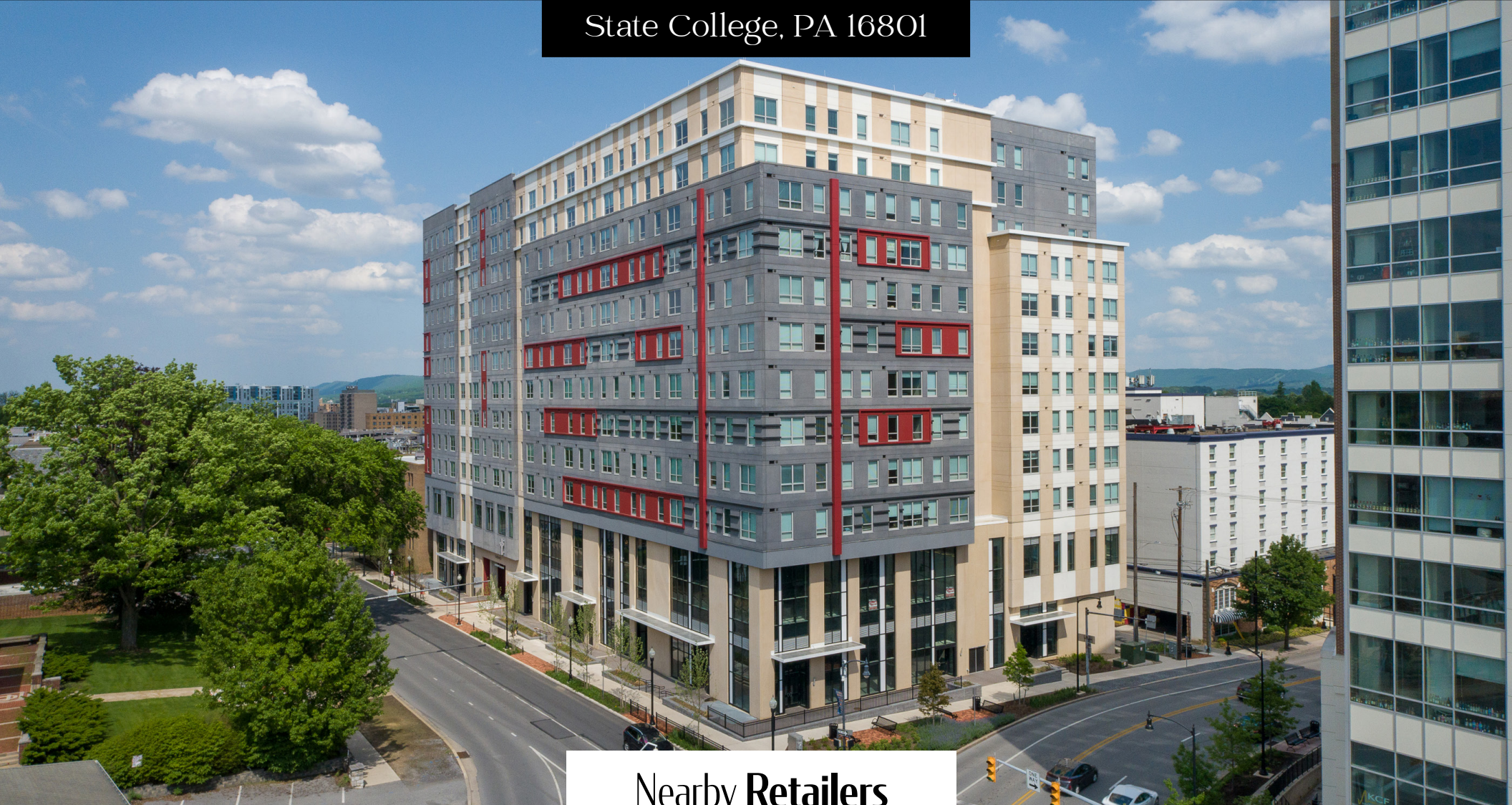


For **Lease**

# 338 West College Ave

**±1,250-13,250 SF**

State College, PA 16801



Nearby **Retailers**



**Panera**  
BREAD®

 **CVS** pharmacy®



**DUNKIN'**

 **HYATT**  
PLACE

Kandy Weader  
Office: 717.843.5555 | Cell: 814-574-5570 | [kweader@bennettwilliams.com](mailto:kweader@bennettwilliams.com)  
Retail Brokerage. **Redefined.**

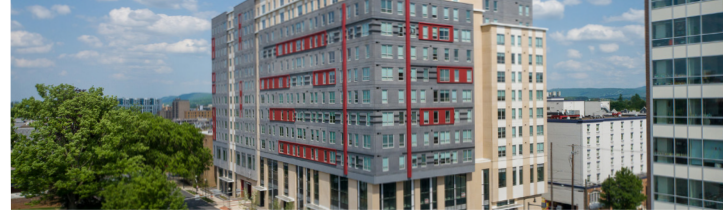
**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
 **RETAIL** BROKERS  
NETWORK



# 338 West College Ave

State College, PA 16801

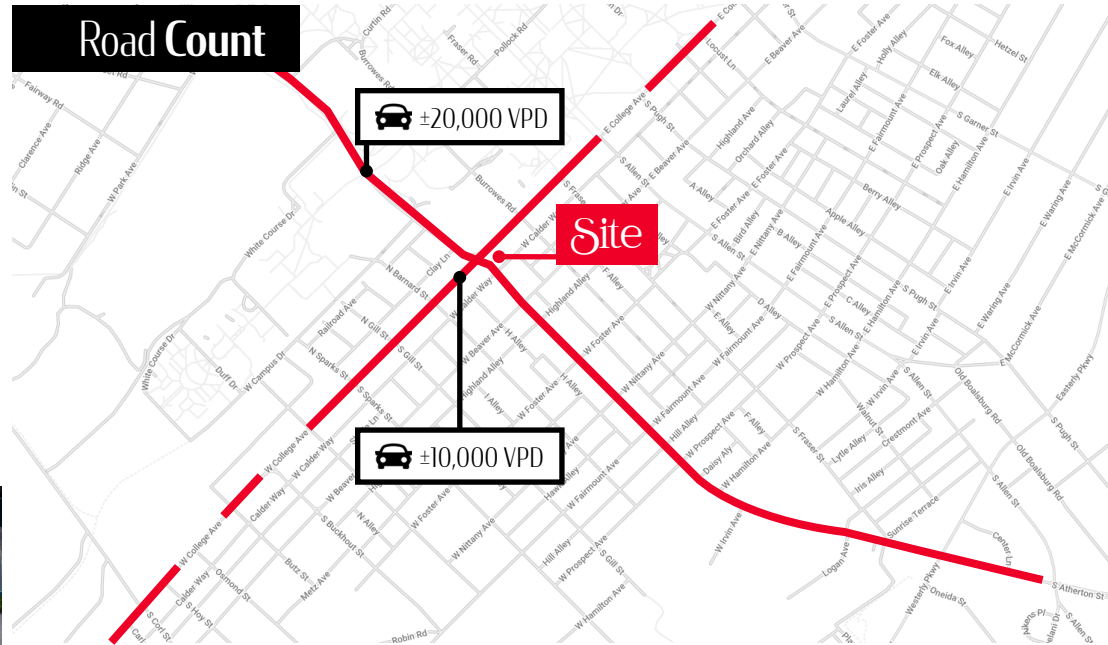
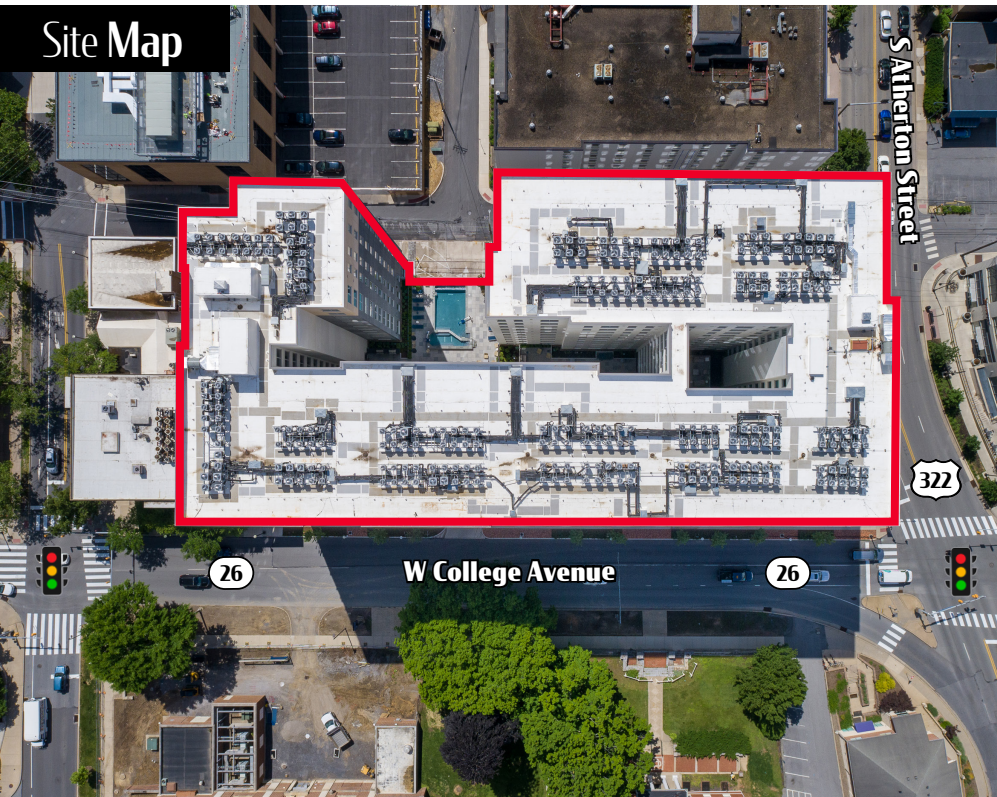


For **Lease**  
±1,250–13,250 SF

## Property Overview

**338 West College Avenue** is a Class A office space on the 2<sup>nd</sup> floor of a mixed-use, student housing complex featuring 46,869 SF of office and retail with 3 floors of a covered parking garage. Fantastic visibility at the highest vehicular intersection in downtown State College. Walking distance to Penn State's main campus, best in class retail tenants, and other off-campus student housing.

## Site Map



## Available Spaces

| SUITE    | TENANT    | SIZE (SF)    | LEASE TYPE | LEASE RATE |
|----------|-----------|--------------|------------|------------|
| Office 1 | AVAILABLE | 1,250–13,250 | NNN        | Negotiable |
| Office 2 | AVAILABLE | 1,250–13,250 | NNN        | Negotiable |
| Office 3 | AVAILABLE | 1,250–13,250 | NNN        | Negotiable |
| Office 4 | AVAILABLE | 1,250–13,250 | NNN        | Negotiable |

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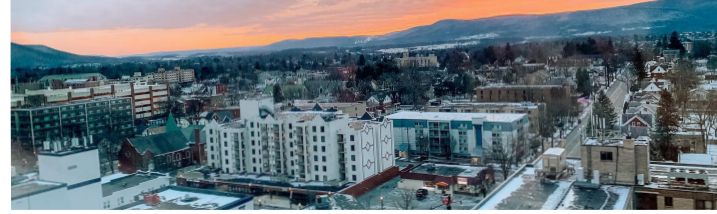
**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK



# 338 West College Ave

## State College, PA 16801



For **Lease**  
±1,250–13,250 SF

## Location Overview

Prime office space in a mixed-use, luxury, apartment building at the doorstep of 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 1.5MM visitors a year that generate more than \$1 billion for the state economy. Population of 246,619 with a HH income of \$50,038 in 45-minute drive time.

| DEMOGRAPHICS     | 1 MILE   | 3 MILES  | 5 MILES  |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 36,948   | 77,336   | 90,494   |
| TOTAL EMPLOYEES  | 11,042   | 31,320   | 38,408   |
| AVERAGE HHI      | \$39,540 | \$59,055 | \$64,699 |
| TOTAL HOUSEHOLDS | 10,208   | 27,907   | 33,298   |

TRAFFIC COUNTS: **West College Avenue** ± 10,000 VPD

## Market Overview



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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.

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.