

1001 SHILOH ROAD

STATE COLLEGE, PA • 16801



**±6.6 ACRES
FOR SALE/LEASE**

PROPERTY OVERVIEW

Join this hot corridor for development. Purchase ±6.6 acres just off I-99 at the Shiloh exit, which is a major corridor into State College from the east. The lot has frontage along Shiloh Rd (10,000 VPD) and is a prime location for a hotel, restaurant, or other commercial use. The trade area already has plenty of house tops, but a new residential development is underway for the neighboring 40 acres, which will include over 800 units. Other developments for this corridor are planned, including a hotel, Jersey Mikes, and more.

The Planned Research & Business zoning allows for retail, restaurants, hotels, offices, medical uses, recreational/fitness facilities, caretaker residences, drive-thru establishments, high education, and light manufacturing. The property is surrounded by other commercial and multifamily developments. There are spectacular views of the State College skyline, including Beaver Stadium and the mountains, making it the perfect location for new development in Happy Valley. Gas, water & sewer are available.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	77,013	113,928	127,023
EMPLOYEES	27,349	41,555	44,647
AVERAGE HHI	\$99,247	\$103,297	\$107,937
HOUSEHOLDS	27,238	43,629	48,993



LOCATION OVERVIEW

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

PROPOSED SITE PLAN



LOT		SF
A	PROPOSED HOTEL	12,415
B	PROPOSED RESTAURANT	6,000



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FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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MARKET OVERVIEW



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