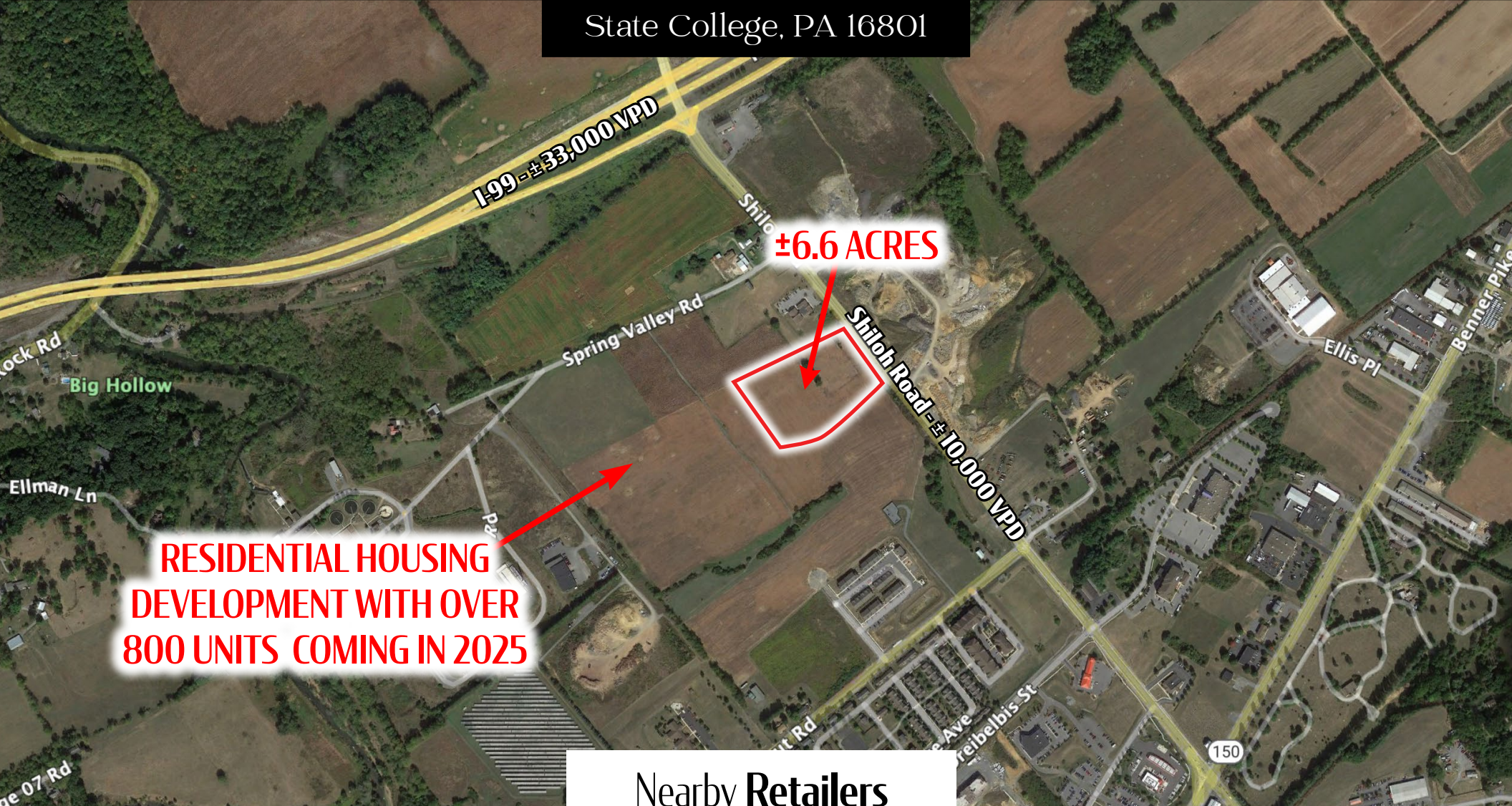


For **Sale/Lease**

1001 Shileh Road

± 6.6 AC

State College, PA 16801



±6.6 ACRES

**RESIDENTIAL HOUSING
DEVELOPMENT WITH OVER
800 UNITS COMING IN 2025**

Nearby Retailers



BARNES & NOBLE



Kandy Weader | Blake Shaffer | Brad Rohrbaugh | Chad Stine
For More Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

1001 Shiloh Road
State College, PA 16801



For **Sale/Lease**
± 6.6 AC

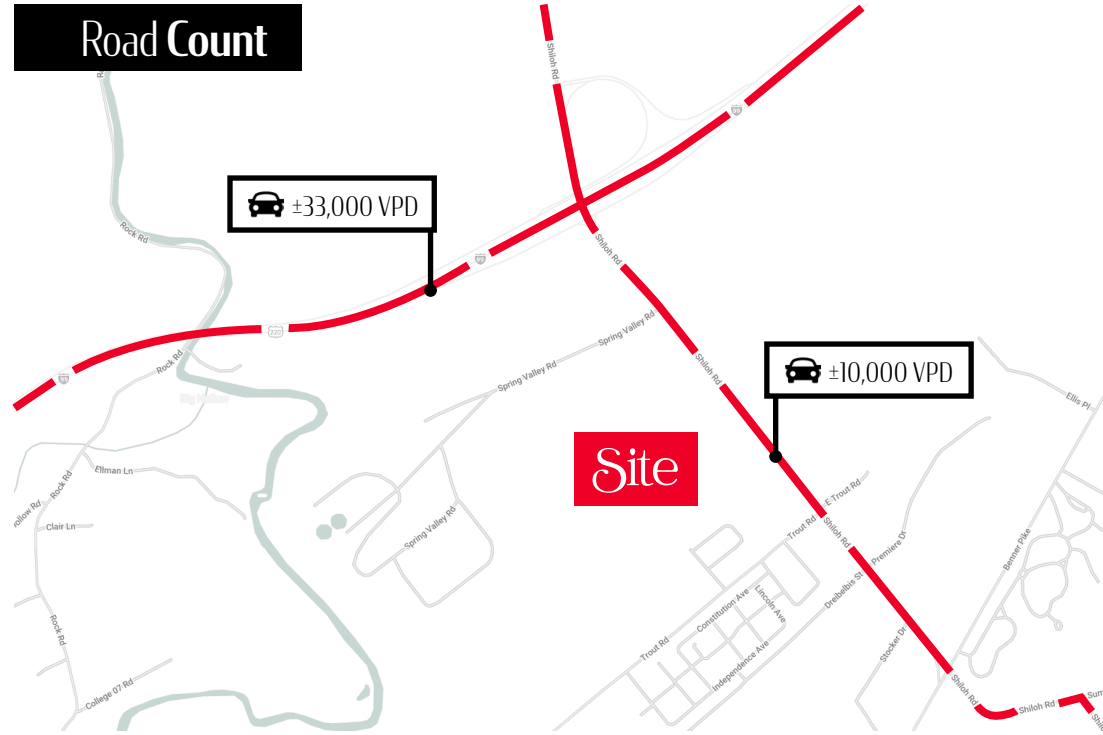
Property Overview

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.

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.



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



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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.



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