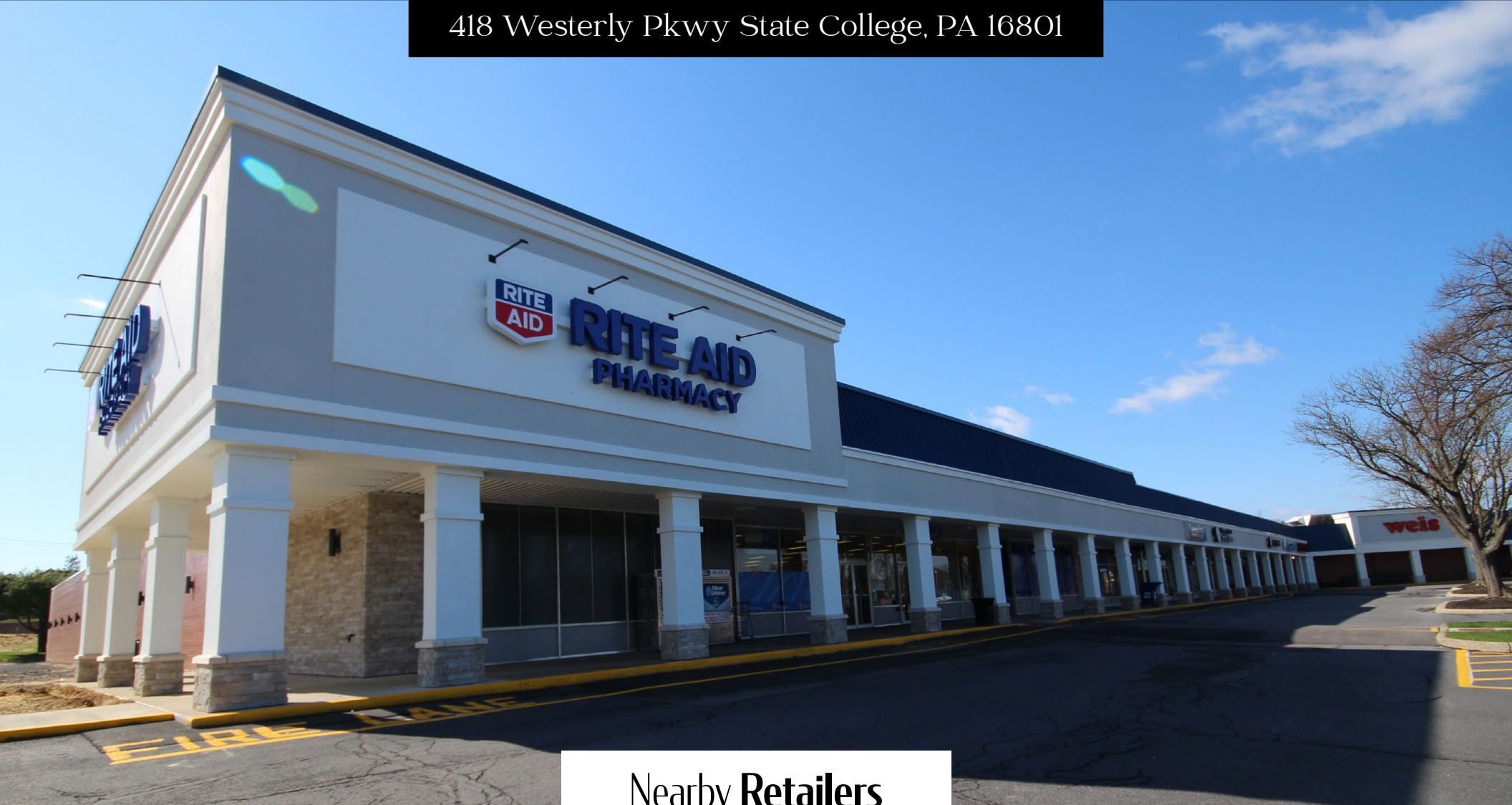


For **Lease**

Westerly Parkway Plaza ±1,147-6,562 SF

418 Westerly Pkwy State College, PA 16801



Nearby Retailers



Kandy Weader

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

Westerly Parkway Plaza

418 Westerly Pkwy State College, PA 16801

Property Overview

Need an affordable in-line space? Join **Westerly Parkway Plaza**—a busy, retail plaza with visibility from South Atherton! There is endless parking as well as strong, national, and local co-tenants such as Weis Market, Rite Aid, Domino's Pizza, Mr. Sticky's, The Great Greek Mediterranean Grill, Toasted Bagel Café, and more. Several space options to choose from. Landlord willing to offer a tenant improvement allowance that is based upon the lease terms.

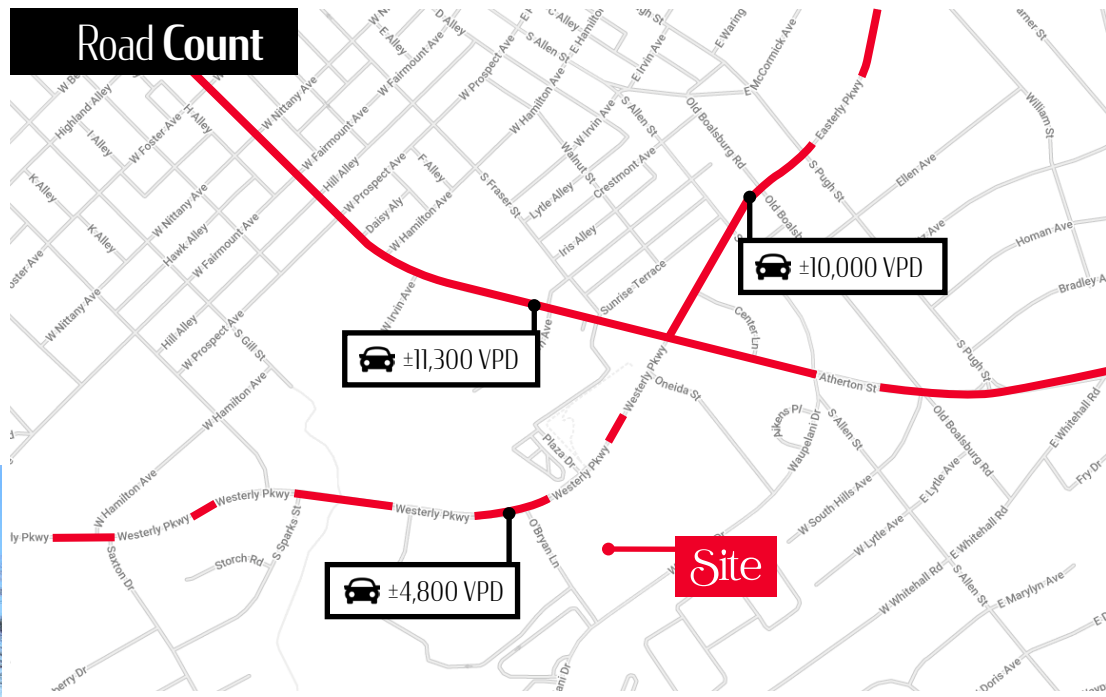


Location Overview

The plaza is located only 1 mile from Penn State University and within the State College Borough. It is on a prominent thoroughfare, just off South Atherton. The plaza is across the street from the State College Area High School and is surrounded by high-end student housing along with many housetops.



For **Lease**
± 1,147–6,562 SF



| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|---|----------|----------|----------|
| TOTAL POPULATION | 22,804 | 89,653 | 120,172 |
| TOTAL EMPLOYEES | 7,733 | 37,810 | 47,003 |
| AVERAGE HHI | \$44,398 | \$64,387 | \$68,426 |
| TOTAL HOUSEHOLDS | 9,949 | 32,980 | 43,962 |
| TRAFFIC COUNTS: Westerly Parkway ± 4,800 VPD | | | |



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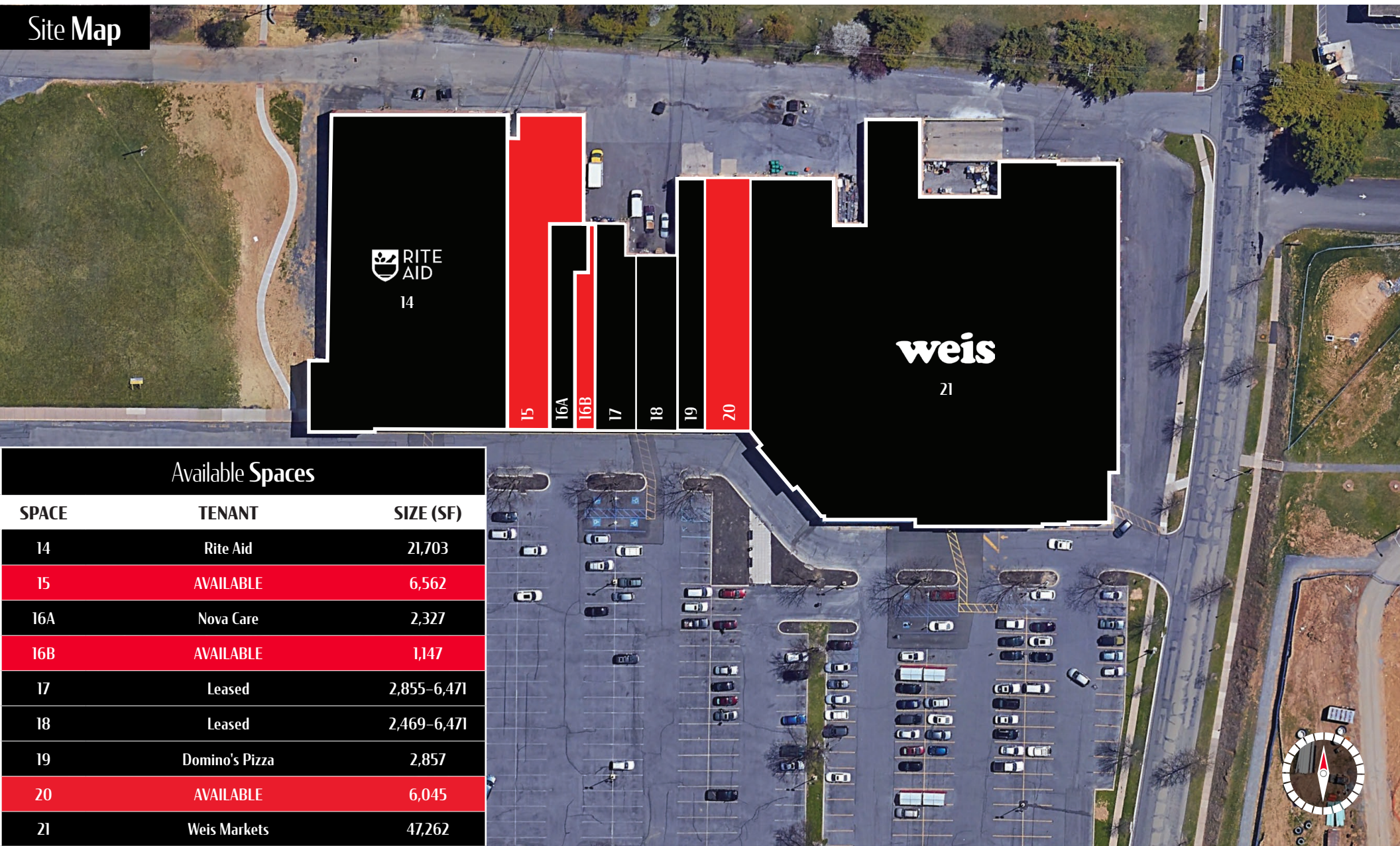
Westerly Parkway Plaza

418 Westerly Pkwy State College, PA 16801



For **Lease**
± 1,147–6,562 SF

Site Map



Available Spaces

| SPACE | TENANT | SIZE (SF) |
|-------|----------------|-------------|
| 14 | Rite Aid | 21,703 |
| 15 | AVAILABLE | 6,562 |
| 16A | Nova Care | 2,327 |
| 16B | AVAILABLE | 1,147 |
| 17 | Leased | 2,855–6,471 |
| 18 | Leased | 2,469–6,471 |
| 19 | Domino's Pizza | 2,857 |
| 20 | AVAILABLE | 6,045 |
| 21 | Weis Markets | 47,262 |



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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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