

For Lease

126 WEST COLLEGE AVE

±4,278 SF

State College, PA | 16801



Nearby Retailers



PennState

BRGR



the
STATE
THEATRE

CVS
pharmacy



Kandy Weader | Justin Willits | Brad Rohrbaugh | Chad Stine

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

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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AVAILABLE

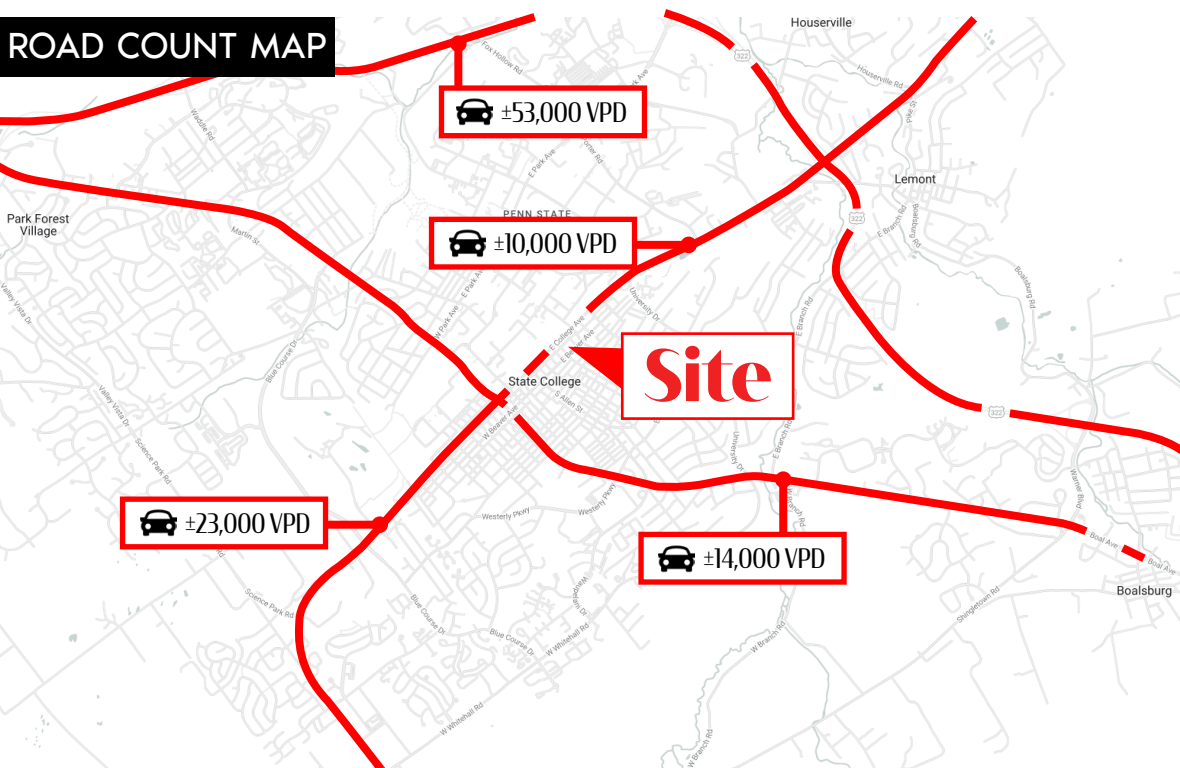
±3,217 SF - 1st floor &
±1,061 SF - Ground Level

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Property Overview

126 West College Avenue is centrally located in the heart of Downtown State College directly across from Penn State University campus. The property's positioning offers immediate access to vehicle traffic, as well as all of the foot traffic from students and visitors to the area. The site benefits from significant foot traffic in Downtown State College, as well as the nearby student housing population. The building also includes a fully built out basement, break room, and bathroom. The property presents a rare opportunity for a Tenant to enter into the Downtown State College retail market.

ROAD COUNT MAP



Local Retailer Annual Visits



130.2K

noodles
& COMPANY

41.1K

HYATT
PLACE™

332.5K

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	36,898	78,020	90,385
TOTAL EMPLOYEES	11,219	31,824	38,388
AVERAGE HHI	\$50,825	\$75,057	\$81,480
TOTAL HOUSEHOLDS	9,692	28,177	33,257
TRAFFIC COUNTS:			
College Ave ± 10,000 VPD US-220 ± 53,000 VPD			



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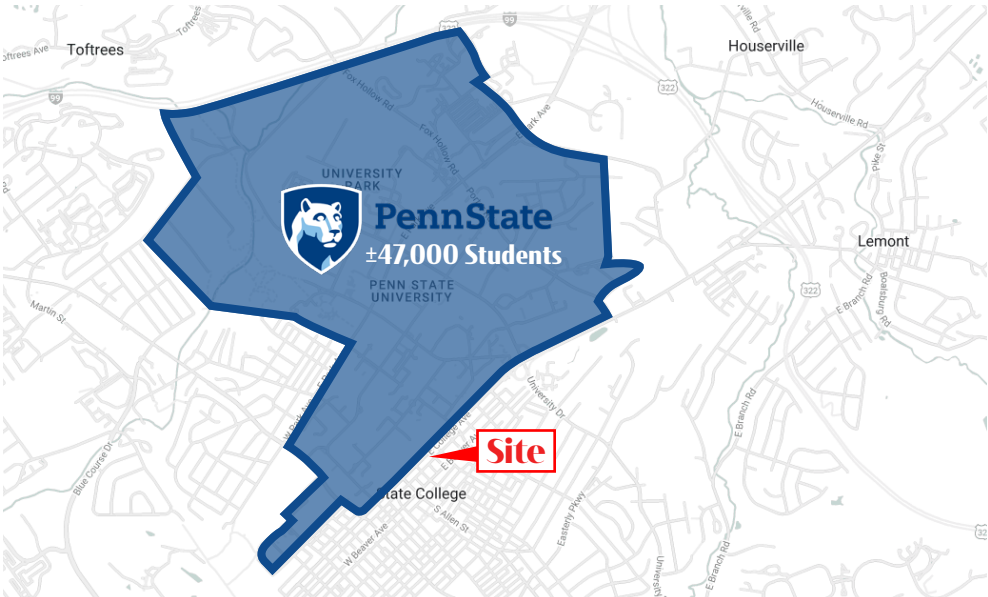
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CENTRE COUNTY

Centre County is the fifth-largest county in Pennsylvania by area and uses, with a population of 162,000 people with a median age of 31.7 and median household income of \$58,055. The largest universities in Centre County are Penn State University Main Campus, Penn State University World Campus and South Hills School of Business and Technology. The most common job groups, by number of people living in Centre County, PA, are Education Instruction, & Library Occupations (10,664 people), Office & Administrative Support Occupations (7,706 people), and Management Occupations (7,416 people).



PennState

Next to Penn State Main Campus

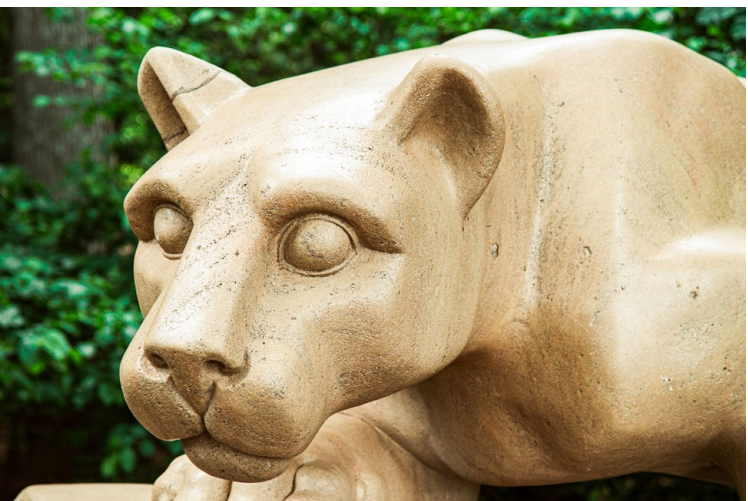


PennState

2.0 Miles from Beaver Stadium

±47,000 Undergraduate Students at

Penn State University Main Campus



CAPACITY: 106,572 PEOPLE



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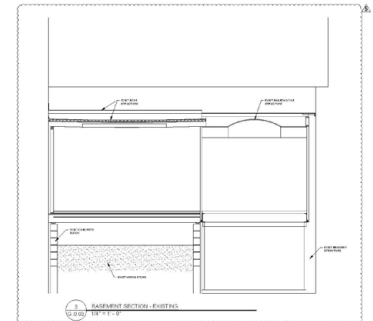
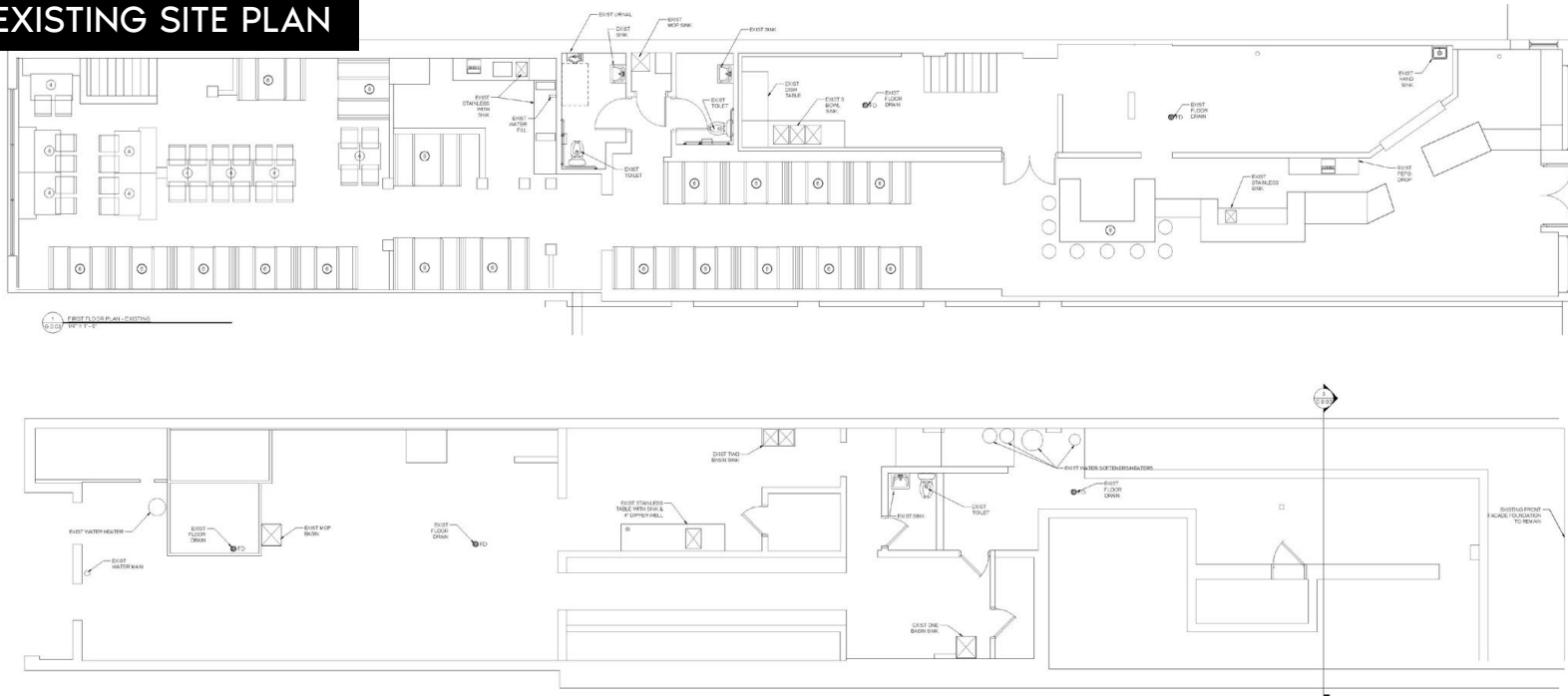
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EXISTING SITE PLAN



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MARKET AERIAL



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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.

LISTING AGENT(S):

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