

2601 GATEWAY DRIVE

STATE COLLEGE, PA | 16801

FOR SALE
±2,500 - ±17,500 SF
OFFICE CONDOS
PROPOSED

W COLLEGE AVE ±12,000 VPD

PROPERTY HIGHLIGHTS

NEW, A-CLASS, OFFICE CONDOMINIUMS
LOTS OF PROPOSED PARKING
(7) 2,500 SF CONDOS AVAILABLE FOR SALE

EXPOSURE TO WEST COLLEGE AVENUE
4 MILES FROM PENN STATE UNIVERSITY AND DOWNTOWN STATE COLLEGE
6 MILES FROM I-99

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OVERVIEW

Seven 2,500 sf office condos are available to purchase in State College, PA. These are brand new class-A offices located in an excellent business and office area. With excellent exposure to College Ave, this lot is just 5 minutes away from Pennsylvania State University and Downtown State College. The property has easy access to retail both downtown and on N Atherton. This location boasts great views of the surrounding mountains.

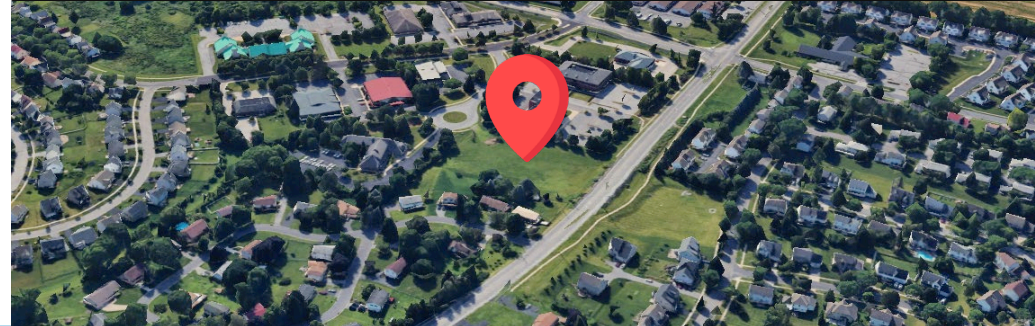
Buy a condo, buy the entire building, or buy the land. You choose!

LOCATION

This lot lies on Gateway Dr, just off of the thoroughfare College Ave. Zoned IRD, this property is nestled amongst other professional businesses and offices. It is 5 minutes from Pennsylvania State University and downtown State College, and 10 minutes from I-99.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	59,224	59,224	92,844
TOTAL EMPLOYEES	19,062	19,062	34,344
AVERAGE HHI	\$98,506	\$98,506	\$108,309
TOTAL HOUSEHOLDS	20,204	20,204	34,601

TRAFFIC COUNTS: **W COLLEGE AVE** ±12,000 VPD | **I-99** ± 44,000 VPD | **RT 322** ± 40,000 VPD



Kandy Weader | Luke Higgins

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



COMMERCIAL BROKERAGE. *Redefined.*

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PROPOSED SITE PLAN

W COLLEGE AVE ± 12,000 VPD



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MARKET OVERVIEW



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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