

# PENNTECH DRIVE

LOT 3 | BELLEFONTE, PA | 16823

PENN EAGLE  
INDUSTRIAL PARK

**Rutter's**

±39,000 VPD



± 4-11.07 ACRES OF LAND  
**FOR SALE**

## HIGHLIGHTS

- ± 4-11.07 acres
- Immediately off I-99 on the Bellefonte exit
- Visibility from I-99
- Zoned industrial with flexible zoning opportunities
- Located in the Bellefonte Trade area

BENNER COMMERCE  
PARK



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## PROPERTY OVERVIEW

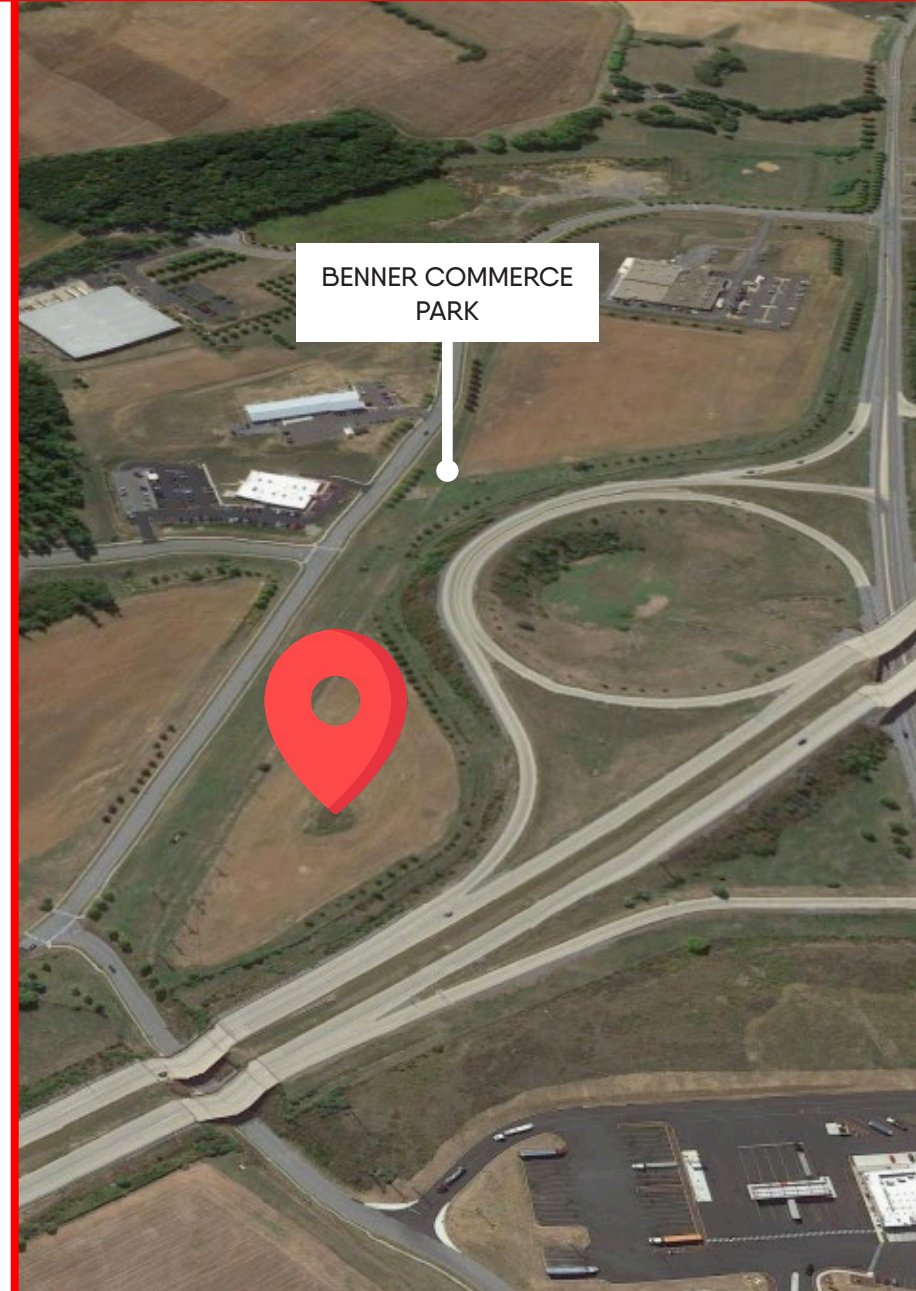
Stake your claim in Benner Commerce Park with this 4 to 11-acre development opportunity. The lot has prime visibility from I-99 with over 30,000 vehicles per day. It is zoned Industrial, but it has a plethora of approved uses such as commercial uses, residential mixed-use, warehousing, manufacturing, labs, healthcare uses, hotels, power equipment or RV sales, solar generation, garage, self-storage, sports and recreation uses, and many other conditional uses.

This land is ideal for someone looking to build and develop new space with easy access to a major highway. The proximity to I-99 makes for a promising distribution network as there is easy access from the highway on Venture Dr. A one million sf, fulfillment center is in the permitting phase neighboring this lot. Access to the upper portion of the lot would be by the bridge. There is plenty of buildable sf overlooking I-99 with the potential for overflow parking along Penn Tech Dr.

Join the other businesses in the Benner Commerce Park and Penn Eagle Industrial Park with this great opportunity. The property is selling for less than the appraised value. Don't miss this chance!

## LOCATION

The lot is located in Benner Township and just off the Bellefonte exit of I-99. It is just 4 minutes to State College and 2 minutes to Bellefonte. The University Park Airport is just 15 minutes away.



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## TRADE AREA

Benner Township, which is on the northeastern portion of State College and in Bellefonte, is part of the State College MSA. It is the home of Benner Commerce Park and Penn Eagle Industrial Park along with many recent housing developments. Benner Township is one of the fast-growing portions of Centre County. Centre County has 158,172 people, 57,573 households, and \$64,995 median household income. There is a daytime population of 158,425.

The State College region is an excellent place for business and industry. It's one of the most educated US cities with 63% of the population having a degree. The job growth is estimated at 1.6% and is predicted to grow over the next 10 years to 35.45%. Happy Valley has also been ranked as "The Best Places for Business and Careers" along with many other honors making it a top location to live, work, and play in the northeast.



**POPULATION**  
3 MILE- 16,324  
5 MILE- 30,521  
7 MILE- 77,738



**EMPLOYEES**  
3 MILE- 5,360  
5 MILE- 11,797  
7 MILE- 26,491



**AVERAGE HHI**  
3 MILE- \$97,303  
5 MILE- \$101,409  
7 MILE- \$96,824



**HOUSEHOLDS**  
3 MILE- 5,332  
5 MILE- 11,306  
7 MILE- 27,314



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## MARKET OVERVIEW



Bellefonte Area High School



PENN EAGLE INDUSTRIAL PARK



BENNER COMMERCE PARK



**Site**



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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## CONTACT US

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LANDLORD  
REPRESENTATION

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REPRESENTATION

INVESTMENT  
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PROPERTY  
MANAGEMENT



## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

