

DREIBELBIS STREET

STATE COLLEGE, PA • 16803



±0.5-5.79 AC • FOR LEASE OR SALE

BW Luke Higgins • Alyssa Gainer • Kandy Weader
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY OVERVIEW

There is a 5.79 acre property along Dreibelbis Street, State College, PA 16803 available for sale or lease, which borders Sam's Club, Walmart, and the Holliday Inn. The lot can be subdivided 0.5 – 5.79 acres. It is a flat lot with public water, sewer, and gas available. It's ideal for any commercial property such as a bank, restaurant, office, retail, light industrial, R&D, medical uses, churches, schools, daycare and so much more! It's perfect for the user who wants to be in busy State College but has a more modest budget. Contact us to discuss your concept coming to this market.

HIGHLIGHTS

- ±0.5 – 5.79 acres of Commercial land
- Water, sewer, electricity, and gas are available
- Flat lot ready for development
- Convenient to I-99 and downtown State College
- Neighbors Sam's Club, Holliday Inn, Walmart, Benner Pike Shops, Quaker Steak, Rey Azteca, Sheetz, Aldi's, Nittany Mall, and much more



BENNER PIKE ±13,000 VPD
SHILOH RD: ±13,000 VPD



POPULATION
3 MILE- 11,701
5 MILE- 80,946
7 MILE- 113,595



EMPLOYEES
3 MILE- 6,118
5 MILE- 26,295
7 MILE- 40,189



AVERAGE HHI
3 MILE- \$130,466
5 MILE- \$93,146
7 MILE- \$100,453



HOUSEHOLDS
3 MILE- 3,042
5 MILE- 27,951
7 MILE- 42,360



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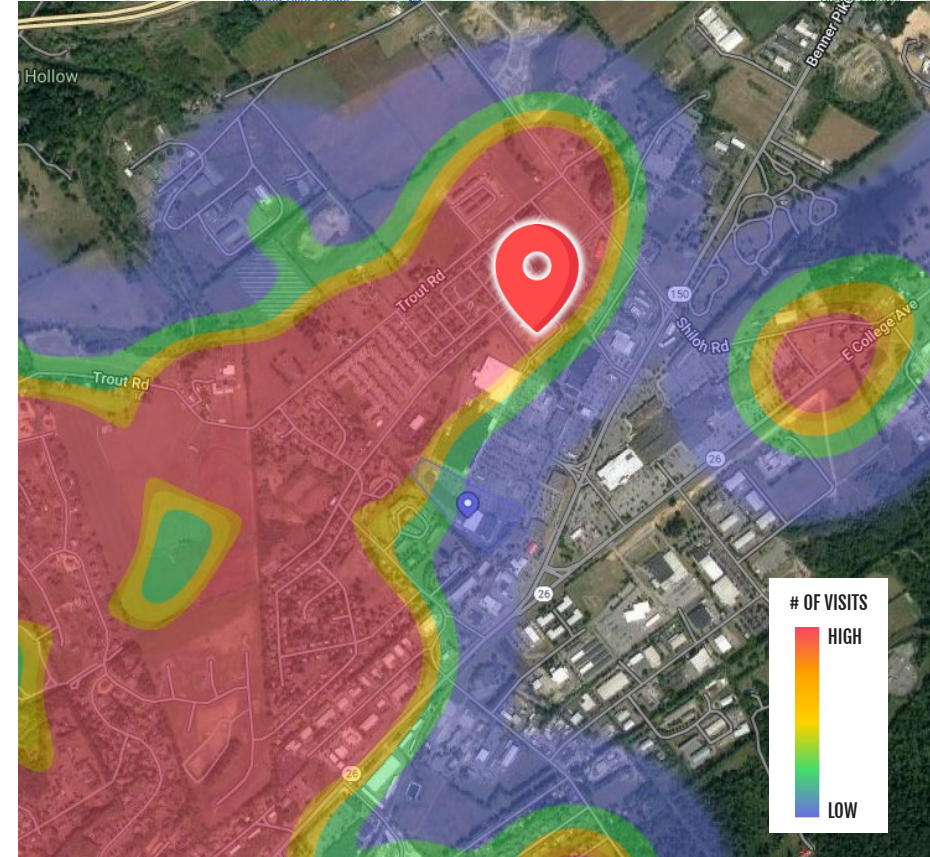
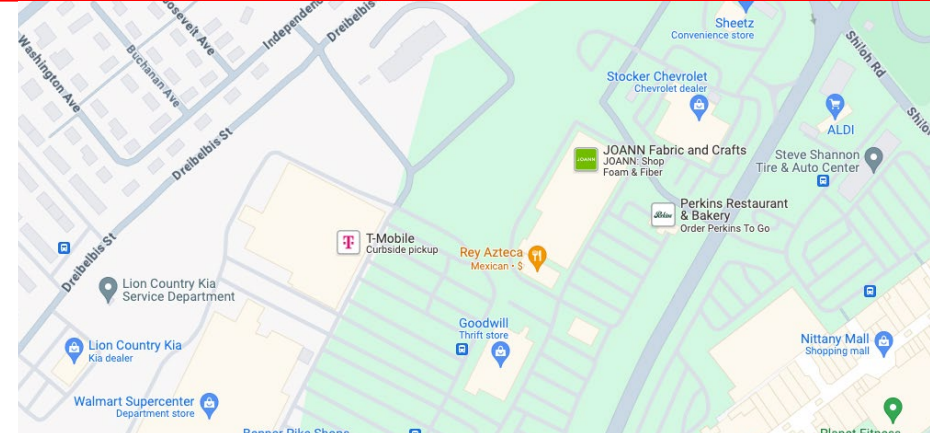
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LOCATION

The property is located just a few miles northeast of Downtown State College and Pennsylvania State University. It is a short driving distance from the University Park Airport and within walking distance to Walmart, Barnes & Noble, Good Will, Perkins, Goodwill, Quaker Steak, Joann Fabric, Rey Azteca, Sheetz, Tractor Supply, Ross for Less, Prospector's, Taco Bell, Aldi's, Stocker Chevrolet, Sheetz, and Nittany Mall. There is easy access to the lot from Benner Pike or Dreibelbis St.

TRADE AREA

The 5.79-acre lot is located in College Township, Centre County, which is part of the State College MSA. It is in the Mall Trade area, which includes large retailers such as Nittany Mall, Benner Pike Shops, Walmart, Sam's Club, and Aldi's. There is a good mixture of single-family homes, multi-family, and student housing developments on the E College/Benner Pike corridor. Shiloh Road, a major thoroughway from I-99 to the trade area, which intersects with Benner Pike has Sheetz, the Best Western, UEC Theaters, and many new residential and retail developments planned for the coming months. The trade area is experiencing a lot of growth and serves both the residents of Eastern State College and Bellefonte.



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PROPOSED PLAN 1

SPACE 1:

93 unit hotel with 500 SF meeting room,
Completed Holiday Inn - 2.38 AC

SPACE 2:

10,000 SF Restaurant

SPACE 3:

9,600 SF Retail

SPACE 4:

2,700 SF Restaurant

SPACE 5:

2,700 SF Restaurant

SPACE 6:

2,700 SF Restaurant



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PROPOSED PLAN 2

HOTEL:

2.379 AC / 103,525 SF

UNIT 1:

Convertible real estate
1.831 AC / 79,766 SF

UNIT 2:

Convertible real estate
1.303 AC / 56,740 SF

UNIT 3:

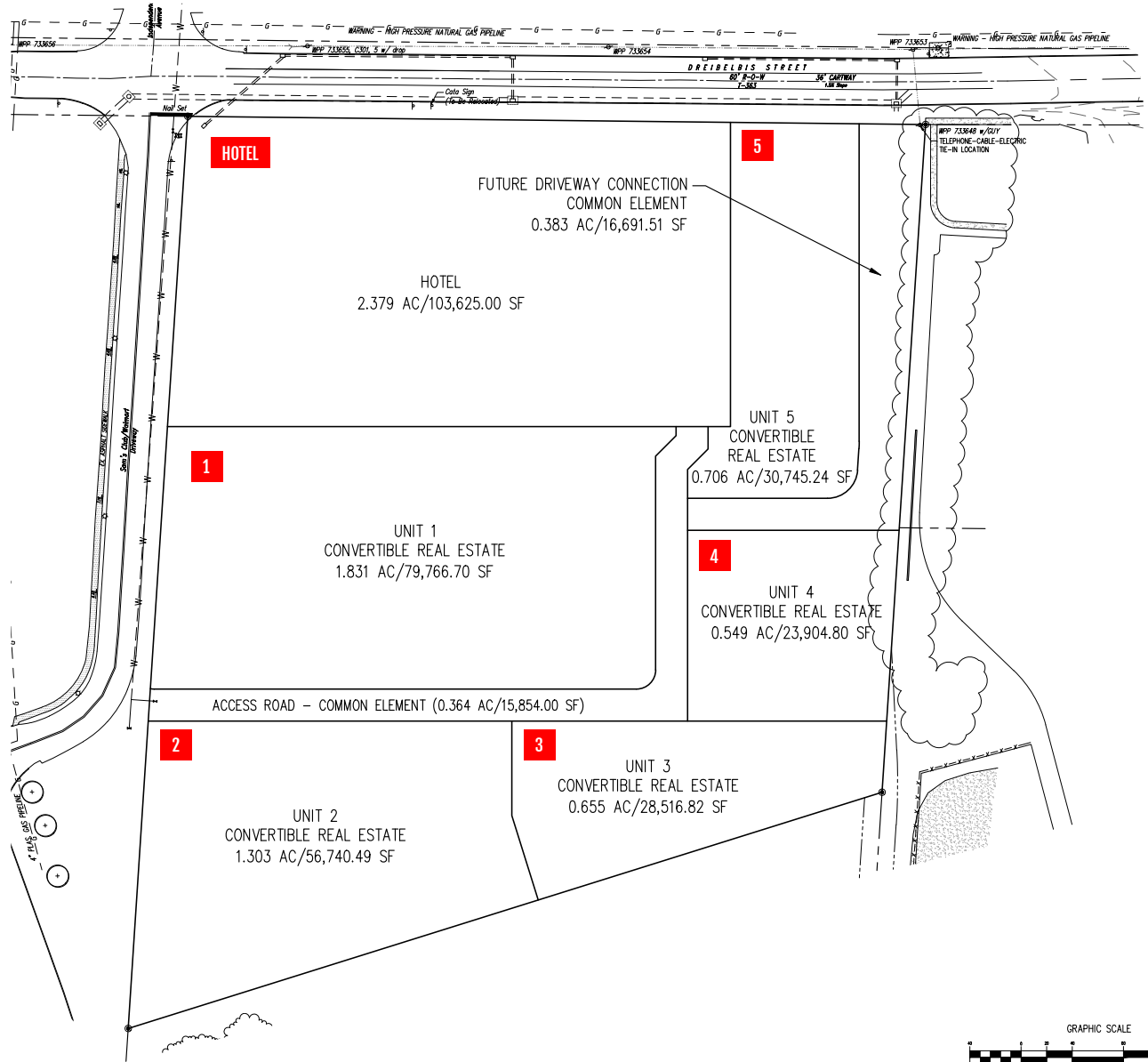
Convertible real estate
0.655 AC / 28,516 SF

UNIT 4:

Convertible real estate
0.549 AC / 23,904 SF

UNIT 5:

Convertible real estate
0.706 AC / 30,745 SF



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MARKET OVERVIEW



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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

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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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.

