

# DREIBELBIS STREET

STATE COLLEGE, PA • 16803



**SITE**

**SHEETZ**

**ALDI**

**Perkins**  
RESTAURANT & BAKERY

**JOANN**

**BIG LOTS!**

**QUAKER STEAK & LUBE**

**Advance Auto Parts**

**goodwill**

**TACO BELL**

**HAPPY VALLEY CASINO**

**NITTANY MALL**

**ROSS**  
DRESS FOR LESS

**HARBOR FREIGHT TOOLS**

**Walmart+**  
262k visits/month

**sam's club**  
130k visits/month

**±0.5-5.79 AC • FOR LEASE OR SALE**

# DREIBELBIS STREET

STATE COLLEGE, PA • 16803

±0.5-5.79 ACRES  
FOR SALE OR LEASE

## 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
- Neighboring newly developed 94k sf Happy Valley Casino



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



Kandy Weader

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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**RETAIL** BROKERS  
NETWORK

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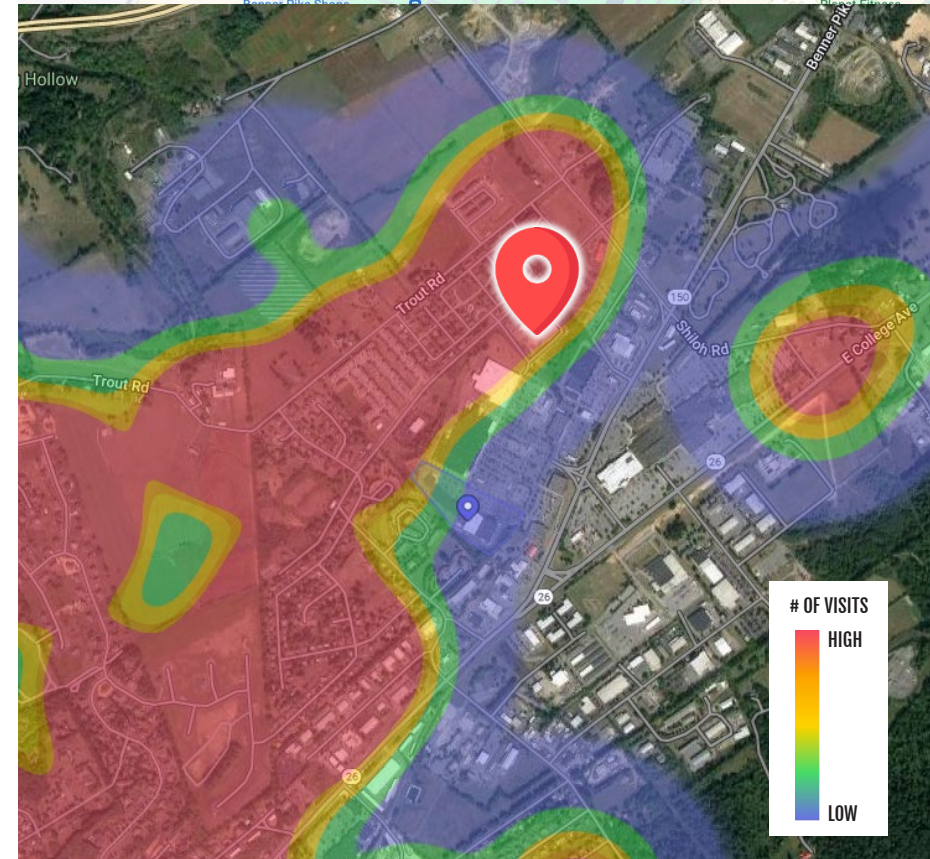
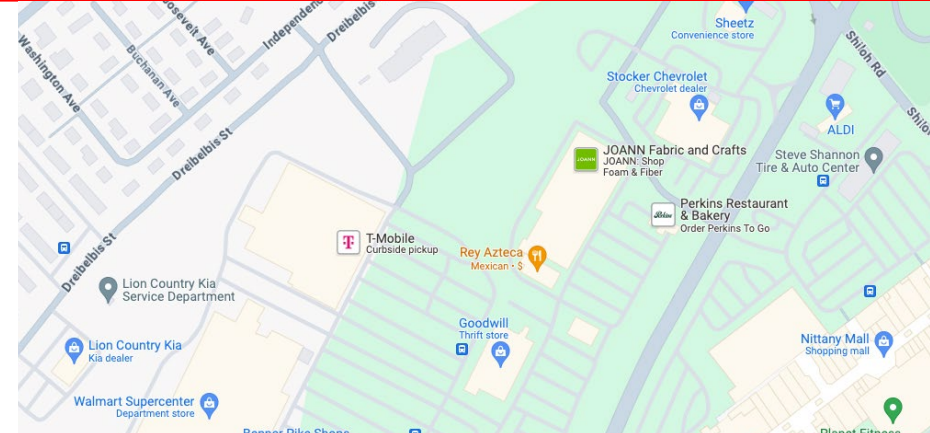
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## LOCATION

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

### SPACE 1:

Hotel  
2.379 AC / 103,625 SF

### SPACE 2:

Unit 1: Convertible Real Estate  
1.831 AC / 79,766.70 SF

### SPACE 3:

Unit 2: Convertible Real Estate  
1.303 AC / 56,740.49 SF

### SPACE 4:

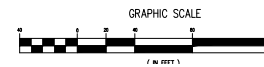
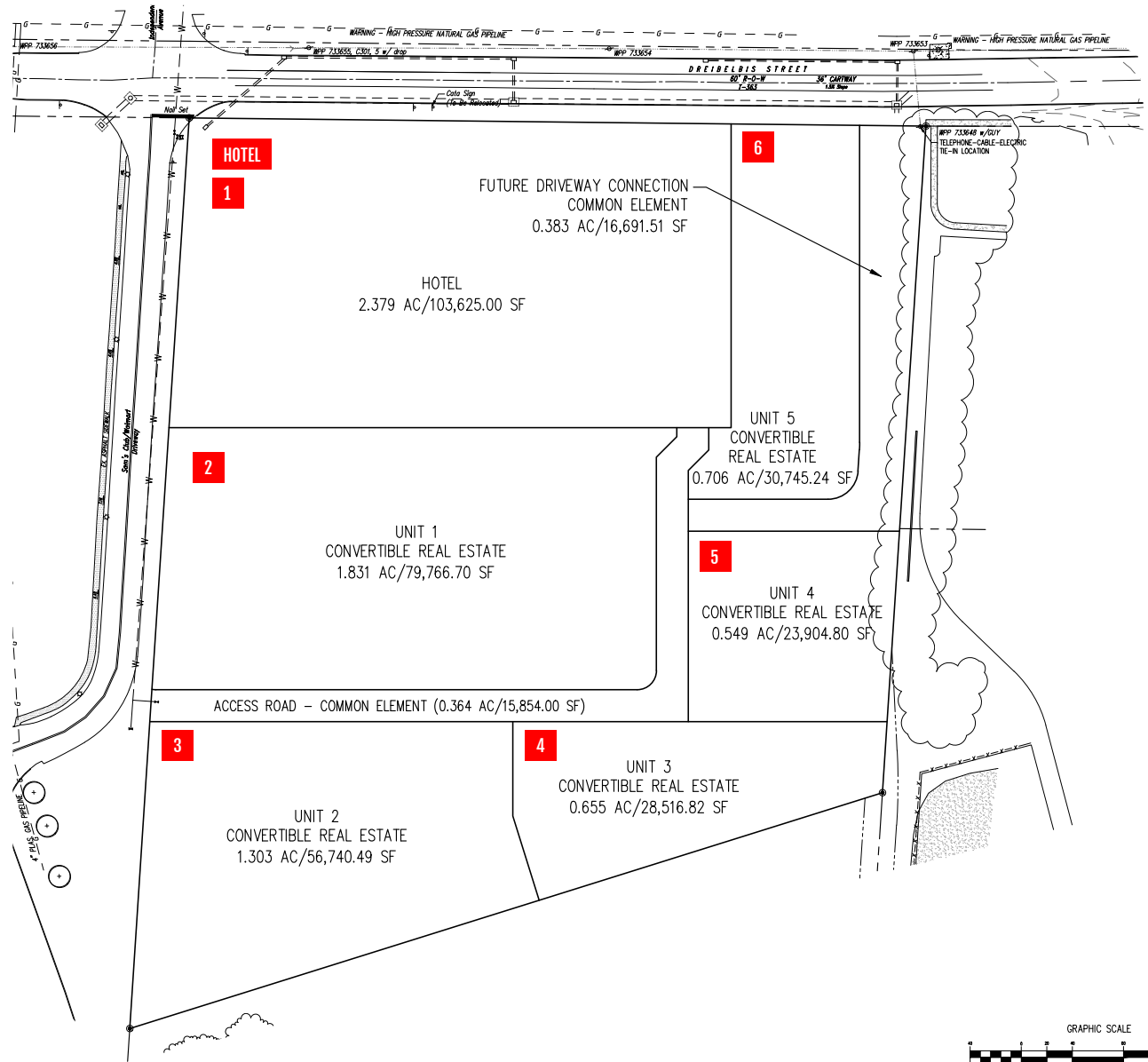
Unit 3: Convertible Real Estate  
0.655 AC / 28,516.82 SF

### SPACE 5:

Unit 4: Convertible Real Estate  
0.549 AC / 23,904.80 SF

### SPACE 6:

Unit 5: Convertible Real Estate  
0.706 AC / 30,745.24 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Kandy Weader

KWeader@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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REPRESENTATION

INVESTMENT  
SALES

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.

