

# • 2182 SANDY DRIVE •

STATE COLLEGE, PA • 16803



**1,601-3,621 SF  
AVAILABLE FOR LEASE**



Kandy Weader | Luke Higgins

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

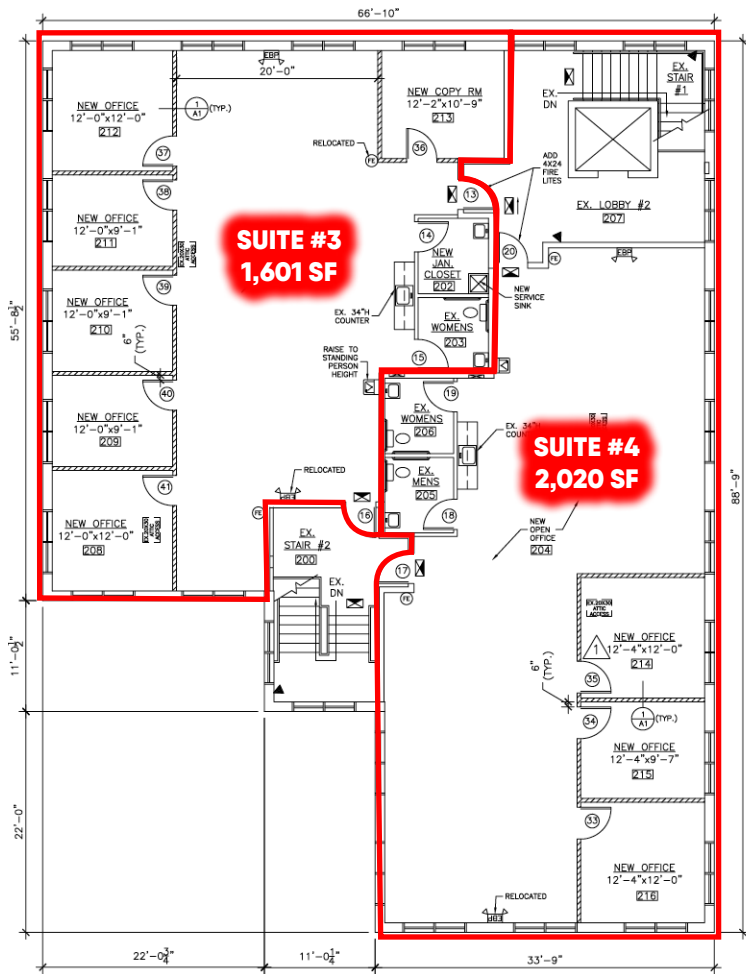


COMMERCIAL BROKERAGE. *Redefined*



# PROPERTY OVERVIEW

Two offices are for lease on the 2nd floor of the professional office building at 2182 Sandy Dr. These spacious offices with excellent natural light make for a perfect spot for a small office user, or even a larger office user when combining the two spaces. Each space has a large open work area with 3-4 private offices and private bathrooms along with a common area bathroom. A conference room can easily be added to either space by the Landlord. This building is nicely situated within a community of other professional businesses and offices on Science Park Rd, while still being easily accessible from Penn State University or downtown State College, which is just 5 minutes away! Contact us for a showing.



## PROPERTY HIGHLIGHTS

- 1,601 sf – 3,621 sf of office space.
- Spacious and excellent natural light.
- Large, open workspaces with private offices.
- Lots of parking.
- 5 minutes from Penn State University and downtown State College.
- Off of Science Park Rd, a heavily trafficked office/industry region.
- 3 miles from I-99, 6 miles from Rt 322.



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## TRAFFIC COUNTS



SCIENCE PARK RD- ±13,000 VPD

ROUTE 322 - ±25,000 VPD

I-99 - ±45,000 VPD

## LOCATION OVERVIEW

This property is on Sandy Dr, just off of the heavily trafficked Science Park Rd. Zoned IRD; this building is nestled amongst other professional businesses and offices. It is 5 minutes from Penn State University, downtown State College, and I-99.

**SITE**



Science Park Rd ±13,000 VPD

## TRADE AREA OVERVIEW

This property is in Centre County with a population of 158,172. It is in State College which is the 13th most populated city in PA, and the 3rd most populated on Penn State University game days. Sandy Dr is just 3 miles from I-99 and 6 miles from Rt 322. It is in Ferguson Township and is the home to well-known entities such as AccuWeather, Raytheon, Mercedes of State College, Bobby Rahal Honda, Best Line Equipment, Centre Region Code, Centre County Assistance office, and more.

State College 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

1 MILE- 4,840  
3 MILE- 66,703  
5 MILE- 82,508



### EMPLOYEES

1 MILE- 2,908  
3 MILE- 21,981  
5 MILE- 28,927



### AVERAGE HHI

1 MILE- \$111,084  
3 MILE- \$74,362  
5 MILE- \$81,891



### HOUSEHOLDS

1 MILE- 2,055  
3 MILE- 23,478  
5 MILE- 30,591

**DEMOGRAPHICS**



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**SITE** →



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ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

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# 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 Park, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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

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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.

