

# THE PLAZA AT ASPEN STATE COLLEGE

250 SQUIRREL DR • STATE COLLEGE, PA • 16801

**NEWLY  
CONSTRUCTED  
RETAIL  
SPACE  
FOR LEASE**

**±1,165-3,336 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 HIGHLIGHTS

- Highly visible marquee mixed use development overlooking Beaver Stadium, Penn State University and Happy Valley.
- Newly constructed retail plaza (2023 completion) located within Aspen State College. A 262 unit (651-bed), multi-family project in State College, PA. The property is located less than a mile from Penn State's main campus and immediately off the interchange at the gateway to the University.
- Highly flexible spaces ranging from 1,100 SF to 3,336+ SF.
- All spaces delivered in a "warm shell" condition with finished concrete floors, demising walls, base lighting package, sprinklers and all utilities delivered to the space.
- Over 7,000 SF of outdoor patio space allowing every tenant their own dedicated area.
- Ample parking with 68+ dedicated spaces in addition to a 600-space parking area
- Just off Rt 322 and seconds from Downtown State College
- The closest neighborhood center to PSU in the area



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# PROJECT OVERVIEW

Bring your restaurant or retail store to this new retail plaza on Squirrel Drive in State College. With breathtaking views of Happy Valley; Beaver Stadium, the 2nd largest stadium in the world; Bryce Jordan Center; and Penn State University, the plaza resides just under the 262 apartment Aspen State College, a multi-family development. It is just off the well-trafficked College Avenue which runs through the heart of downtown State College. There is easy access to Rt 322, only 2 minutes from the University (1.02 miles), and within walking distance to Beaver Stadium.

There are highly flexible lease options from 1,100 sf to 25,000+ spaces with dedicated outdoor patios. All spaces are delivered as “warm shells” with finished concrete floors, demising walls, a base lighting package, sprinklers, and utilities stubbed into the spaces. This new retail project provides ample parking and the best views in Happy Valley.

The perfect user would be brew pubs/tasting rooms, restaurants, health/wellness users, boutiques, or other retail user. This gem will be the center for locals and tourists to enjoy fun, food, outdoor entertainment, and the Penn State skyline like no other in town.

Enjoy the vibe of Downtown State College but without the hassles of going downtown. It's not just a location...It's an experience you will want to be part of!



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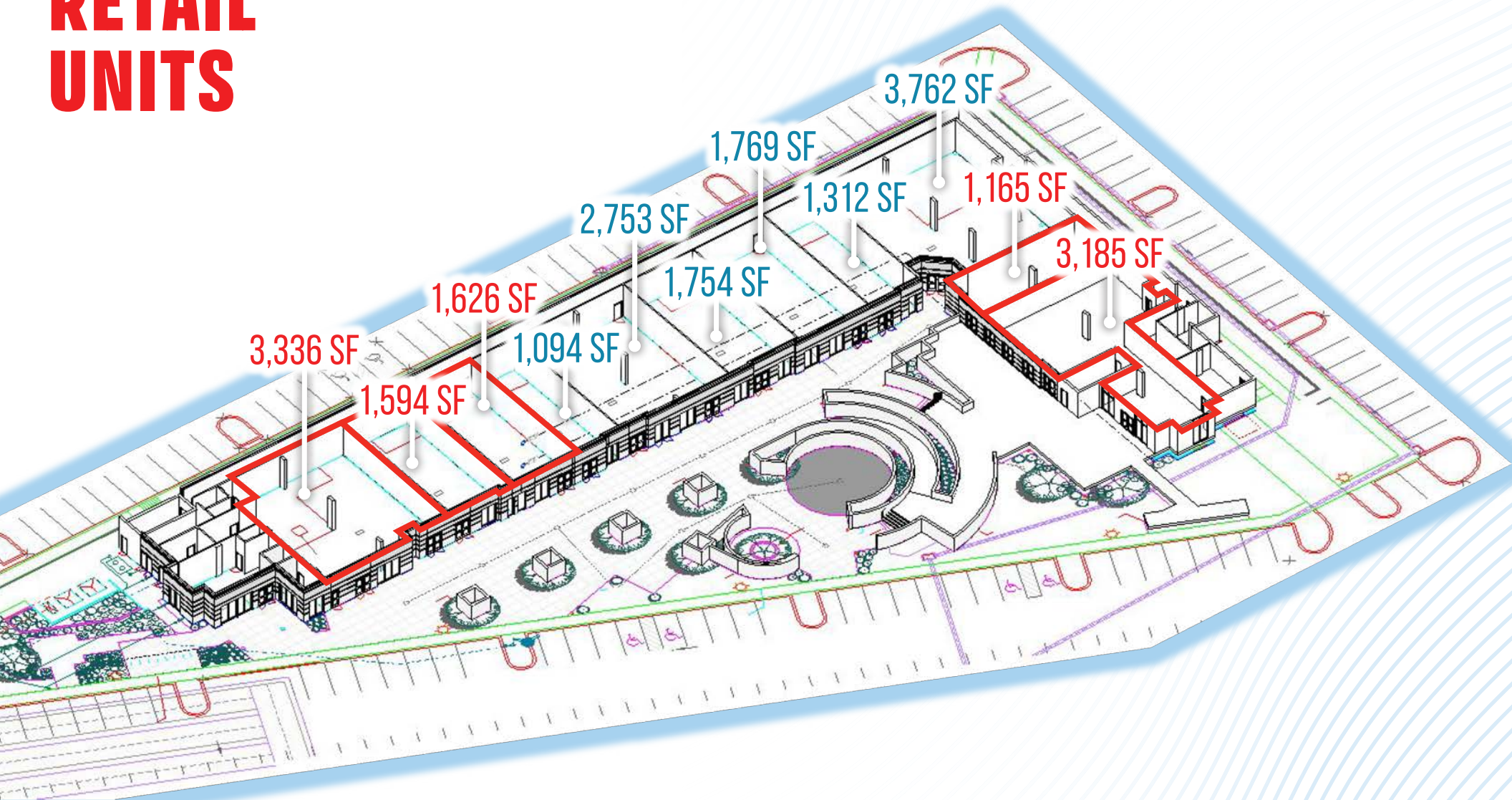
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# RETAIL UNITS



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# LOCATION OVERVIEW

Situated above E College Ave, the property sees over 22,000 VPD, is just of Rt 322, and 2 miles from I-99. Beaver Stadium is within walking distance just 1.5 miles away. State College is the largest town in the county with a population exceeding 41,000 residents, 47,000 Penn State students, and millions of visitors per year.



E COLLEGE AVE - ±22,000 VPD



## DEMOGRAPHICS



### POPULATION

1 MILE- 4,063  
3 MILE- 58,664  
5 MILE- 92,207



### EMPLOYEES

1 MILE- 1,928  
3 MILE- 21,357  
5 MILE- 33,683



### AVERAGE HHI

1 MILE- \$129,017  
3 MILE- \$94,281  
5 MILE- \$100,458



### HOUSEHOLDS

1 MILE- 1,731  
3 MILE- 19,884  
5 MILE- 32,935

## TRAFFIC COUNTS



E COLLEGE AVE - ±22,000 VPD



MT NITTANY EXPY - ±29,000 VPD



UNIVERSITY DR - ±12,000 VPD



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# TRADE AREA OVERVIEW

State College, PA is located in the center of the state in Centre County, which has a population of 158,425 people with a median household income of 70,087. State College is the largest town in the county with a 41,092 population +45,000 Penn State undergrad students not included in the census.

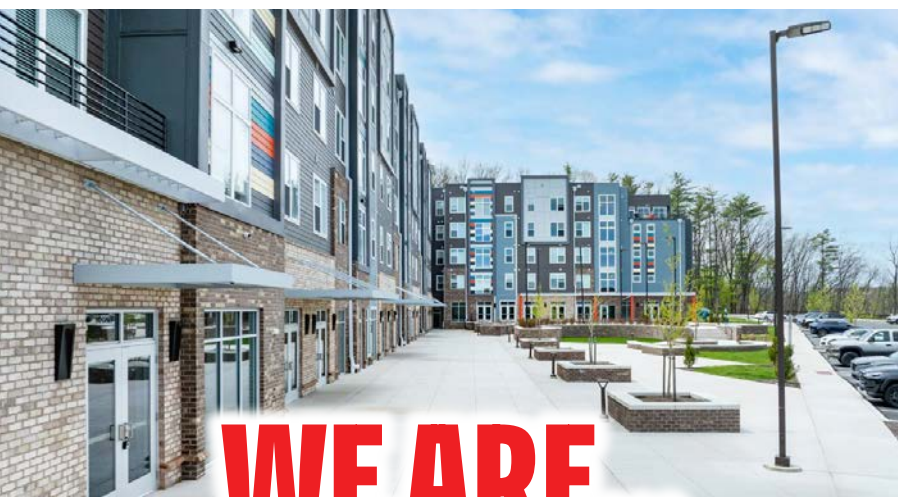
State College is the largest tourist attraction in Central PA with 1.5-2M annual visitors and is the #3 most populous city in PA on PSU football game days.

Penn State is the largest public university in PA, the 9th largest college in the U.S. and has the 7th most undergraduate students in the country. There are 47,000+ students at University Park and 44,000 employees.

Penn State is the largest employer in Centre County and is an economic powerhouse, contributing more than \$11.6 billion to the state's economy.

State College is ranked as one of the best places for business and careers. It has a job growth of 1.7%, and future job growth is predicted to be 35.45% in the next 10 years.

State College is ranked as the #8 best college town in the U.S.



**WE ARE...**  
**the retail and dining destination!**



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## COLONNADE AT STATE COLLEGE



## TRADER JOE'S PLAZA



## NORTH ATHERTON PLACE



## BEAVER STADIUM

758,864 ANNUAL VISITORS

## MEDLAR FIELD

5,570 SEATS

## COUNTRY

INN & SUITES



## HAPPY VALLEY BREWING COMPANY



## Park Forest Village



## NORTHLAND CENTER



**PennState**  
±47,560 Students

**SITE**

## HILLS PLAZA



## State College Area High School



**MARKET  
AERIAL**



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### **YORK OFFICE:**

3528 Concord Rd.  
York, PA 17402

### **EXTON OFFICE:**

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

### **WEST CHESTER OFFICE:**

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

### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### **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:



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## CONTACT US

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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.

