

# 1230-1250 E COLLEGE AVE

STATE COLLEGE, PA • 16801



±2 ACRES FOR GROUND LEASE

±1,500-10,500 SF OF IN-LINE RETAIL



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# PROPERTY HIGHLIGHTS

- New retail development
- 1,200 - 9,600 sf or in-line retail with a ground lease
- Roof top patio and drive-thru availability
- College Avenue frontage with 22,000 VPD
- Visibility of Beaver Stadium, Bryce Jordan Center, and the other PSU sports complexes
- Just off the Nittany Valley Expressway (Rt 322) with 29,000 VPD
- Ideal for a hotel, QSR, retail, or office
- Neighbors, Aspen, a 651-bed student housing project with +25,000 sf of retail space
- 2 minutes to downtown State College and Penn State University
- Across from the Hilton Garden Hotel and proximal to Country Inn & Suites
- Neighboring newly developed 94k sf Happy Valley Casino
- Largest population in Centre County in a 15-minute drive time (117,256 residents) and a \$103,000 median household income



# PROJECT OVERVIEW

Join a retail development on East College Avenue! There are over 2 acres ready for development within eyesight of Beaver Stadium, Bryce Jordan Center, and the other Penn State sports complexes. E College Ave is the major thoroughway into downtown State College, so do not miss this opportunity. Possibility for a two-story commercial building offering 1,200–9,600 SF of flexible space. Both floors can be configured for retail, restaurant, or professional office use. A unique second-floor drive-thru option creates a one-of-a-kind quick-service concept, while a spacious rooftop dining terrace delivers panoramic views and an unmatched outdoor experience for patrons. Don't miss this redevelopment opportunity. Contact us to discuss your space needs.

# LOCATION OVERVIEW

This property lies just off College Avenue, which sees 22,000 VPD. It is right off the State College exit on 322, 2 miles from I-99. Beaver Stadium is within walking distance just 1.5 miles away.

This location is a great intermediary between downtown State College to the west and a major shopping center with Walmart and Sam's Club to the east. The property neighbors a 651-bed student housing project with +25,000 sf of retail.



## 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



6,014 SEATS



106,572 SEATS  
758,864 ANNUAL VISITORS

## BEAVER STADIUM

15,000+ SEATS

MEDLAR FIELD  
5,570 SEATS



**PennState**  
±47,560 Students



COLLEGE AVE: ±22,000 VPD

# SITE

# 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 plus 47,000 Penn State 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.

# LOWER LEVEL

E College Ave



SPACE	SF
1	1,200 SF
2	1,200 SF
3	1,200 SF
4	1,200 SF
5	1,200 SF

# UPPER LEVEL

E College Ave



SPACE	SF
6	1,200 SF
7	1,200 SF
8	1,200 SF

# MARKET AERIAL

**COLONNADE AT STATE COLLEGE**

**TRADER JOE'S PLAZA**

**NORTH ATHERTON PLACE**

**Park Forest Village**

**TJ-maxx**  
**Panera BREAD**

**NORTHLAND CENTER**

**BEAVER STADIUM**  
758,864 ANNUAL VISITORS

**Medlar Field**  
5,570 SEATS

**BRYCE JORDAN CENTER**  
15,000+ SEATS

**PEGULA ICE ARENA**  
6,014 SEATS

**PennState**  
±47,560 Students

**Talbots**  
**DUNKIN'**

**HILLS PLAZA**

**weis**  
**TACO BELL**

**weis**  
**RAMADA**  
**KFC**

**Residence INN**  
BY MARRIOTT

**DUNKIN'**

**SHEETZ**

**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

### NEW JERSEY OFFICE:

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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.

