

Autoport District

—1405 S ATHERTON ST, STATE COLLEGE, PA 16801—

NEW HAPPY VALLEY
DEVELOPMENT OPPORTUNITY!



Talbots

S ATHERTON ST ±27,000 VPD

Residence INN
BY MARRIOTT

UNIVERSITY DRIVE ±12,000 VPD

PLAZA MEXICAN
BAR & GRILL



GROUND LEASE, BUILT-TO-SUIT, OR IN-LINE SPACE AVAILABLE • ±0.5-12.59 ACRES FOR LEASE

Property Overview

Join the newest, high-end, neighborhood development, The Autoport District, in State College! The project is only 5 minutes from Penn State University and is easily accessible for everyone. It is situated between the University and the South Atherton shopping district making this an optimal location for any retailer. There are several options available on the 12.59-acre redevelopment project from a hotel or multi-family pad, a large restaurant pad, and in-line retail. The modern, farmhouse design with shiplap, white brick, iron finishes, and natural wood elements will make the Autoport District a regional destination. The in-line spaces will have awnings along with shared decks and patios for special dining experiences and coffee with friends. Local hospitality will thrive again for generations to come.

Contact us to discuss joining this special development opportunity. Watch for more updates on the project at TheAutoportDistrict.com.

Location

The Autoport District is in the State College Borough and lies on S Atherton St., which sees 27,000 VPD, and runs through the highest income bracket in Centre County. The property is nestled 1 mile from several shopping centers to the east and Penn State University to the west. It is just 5 minutes from Rt 322 and 3 minutes to downtown.



KANDY WEADER • LUKE HIGGINS

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

Property Highlights

- A new, high-end neighborhood development with South Atherton frontage
- 27,000 VPD
- Hotel/multi-family pad
- 3 miles from Rt 322
- Large restaurant pad
- Small restaurant pads
- In-line retail
- Only 5 minutes from downtown State College and Penn State University



Trade Area

This property is in Centre County with a population of 158,172. It is in State College, PA, which is the 13th most populous town in PA with 41,092 people + 47,000 PSU students not included in the census. The South Atherton Trade Area serves the highest income bracket of Centre County while still accommodating a large student population. It has a good mix of all ages with plenty of locals, students, and tourists.

The South Atherton Trade area is the gateway to Rothrock State Forest and provides lodging and food to the outdoor enthusiasts who come to the area to hike, bike, ski, fish, and climb.

Lying on the most southern edge of State College allows for the trade area to be the primary source for other quaint Centre County communities such as Boalsburg, Lamont, Houserville, Penns Valley, Centre Hall, Potter's Mills, etc. resulting in a large drive-time radius up to 45 minutes away.

The Ramada is across the street from the new development, and there is also a new Giant grocery store, IHop, KFC, McDonald's, Taco Bell, Jersey Mike's, Crunch Fitness, Talbot's, Dunkin, HotWorx, and Meyer's Dairy in the area.



POPULATION

5 MILE- 86,967
7 MILE- 98,121
10 MILE- 121,746



EMPLOYEES

5 MILE- 33,540
7 MILE- 35,020
10 MILE- 42,400



AVERAGE HHI

5 MILE- \$102,649
7 MILE- \$108,171
10 MILE- \$107,671



HOUSEHOLDS

5 MILE- 32,655
7 MILE- 35,433
10 MILE- 45,647



Highlights

- 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.



S ATHERTON STREET: ±27,000 VPD

UNIVERSITY DRIVE: ±12,000 VPD

MT. NITTANY EXPY: ±48,000 VPD



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Market Aerial

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

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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.

