

# STUDENT RENTAL PORTFOLIO

## PRICE REDUCED! IN STATE COLLEGE



±936-  
1,975 SF  
FOR SALE

# PROPERTY HIGHLIGHTS

- Student housing portfolio with 4 properties
- Three of the four properties are leased for 2024-2025 school year
- Within walking/driving distance of Penn State University
- Strong rental market
- 2 single family homes, a residential condo, and a double

## PROPERTY DESCRIPTION

Add four student rentals in State College to your real estate portfolio! Penn State University demands a constant supply of rental properties due to its high population of students (47,000) and employees (44,000). The portfolio is almost fully occupied for the 2024-2025 school year and consists of 2 single family homes, a condo unit, and a double. They all reside in State College and are a short walk/drive to the university.

Capitalize on the thriving, dynamic rental market in State College with this portfolio! Contact us for more property information.

## LOCATION DESCRIPTION

State College, PA is a college town in Central PA, which hosts ~47,000 students attending Penn State University 8 months out of the year. The university drives the strong rental market as it's the largest public university in Pennsylvania and the 9th largest college in the U.S.

# PROPERTY DETAILS



## 103 WESTERLY PARKWAY

- Space Size: 936 SF
- Space Details:
  - 0.12 AC
  - Single family home
  - 3 bedroom 1 bath



## 253 E NITTANY AVE

- Space Size: 1,555 SF
- Space Details:
  - 0.5 AC
  - Condominium
  - 3 bedroom 2 bath



## 273 W WHITEHALL RD

- Space Size: 1,975 SF
- Space Details:
  - 0.38 AC
  - Duplex
  - 1 bedroom 1 bath - Apt 1
  - 3 bedroom 1.5 bath - Apt 2



## 518 S GARNER ST

- Space Size: 1,975 SF
- Space Details:
  - 0.24 AC
  - Single family home with a potential basement apartment
  - 3 bedroom 2 bath




Kandy Weader | Luke Higgins

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



COMMERCIAL BROKERAGE. *Redefined.*

# STATE COLLEGE

 **PennState**  
±47,560 Students

 **PEGULA ICE ARENA**  
6,014 SEATS

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

**BEAVER STADIUM**  
758,864 ANNUAL VISITORS

**MEDLAR FIELD**  
5,570 SEATS

**253 E NITTANY AVE**

**518 S GARNER ST**

**103 WESTERLY PARKWAY**

**EASTERLY PARKWAY ELEMENTARY**

**DELTA MIDDLE SCHOOL**

**STATE COLLEGE AREA HIGH SCHOOL**

 **weis**

**THE RETREAT AT STATE COLLEGE**

**273 W WHITEHALL RD**

## DEMOGRAPHICS



**POPULATION**  
1 MILE- 24,968  
3 MILE- 68,403  
5 MILE- 87,979



**EMPLOYEES**  
1 MILE- 8,033  
3 MILE- 24,748  
5 MILE- 33,662



**AVERAGE HHI**  
1 MILE- \$68,449  
3 MILE- \$91,870  
5 MILE- \$103,661



**HOUSEHOLDS**  
1 MILE- 9,915  
3 MILE- 24,147  
5 MILE- 33,046

## TRAFFIC COUNTS



**N ATHERTON ST**  
±19,000 VPD



**MT NITTANY EXPY**  
±28,000 VPD



**UNIVERSITY DR**  
±12,000 VPD



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**COLONNADE AT STATE COLLEGE**



**TRADER JOE'S PLAZA**



**NORTH ATHERTON PLACE**



Park Forest Village



**NORTHLAND CENTER**



BRYCE JORDAN CENTER  
15,000+ SEATS



**PennState**  
±47,560 Students

BEAVER STADIUM  
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MEDLAR FIELD  
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PEGULA ICE ARENA  
6,014 SEATS

Houserville



COUNTRY  
INN & SUITES

HAPPY VALLEY  
BREWING COMPANY



**HILLS PLAZA**



518 S GARNER ST  
253 E NITTANY AVE

103 WESTERLY PKWY

STATE COLLEGE  
AREA HIGH SCHOOL

273 W WHITEHALL RD



**MARKET  
AERIAL**

# 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

### 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

## LISTING AGENTS:



### Kandy Weader

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### Luke Higgins

LHiggins@bennettwilliams.com

## CONTACT US

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

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REPRESENTATION

TENANT  
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.

