

STUDENT RENTAL PORTFOLIO IN STATE COLLEGE



±936-
1,975 SF
FOR SALE

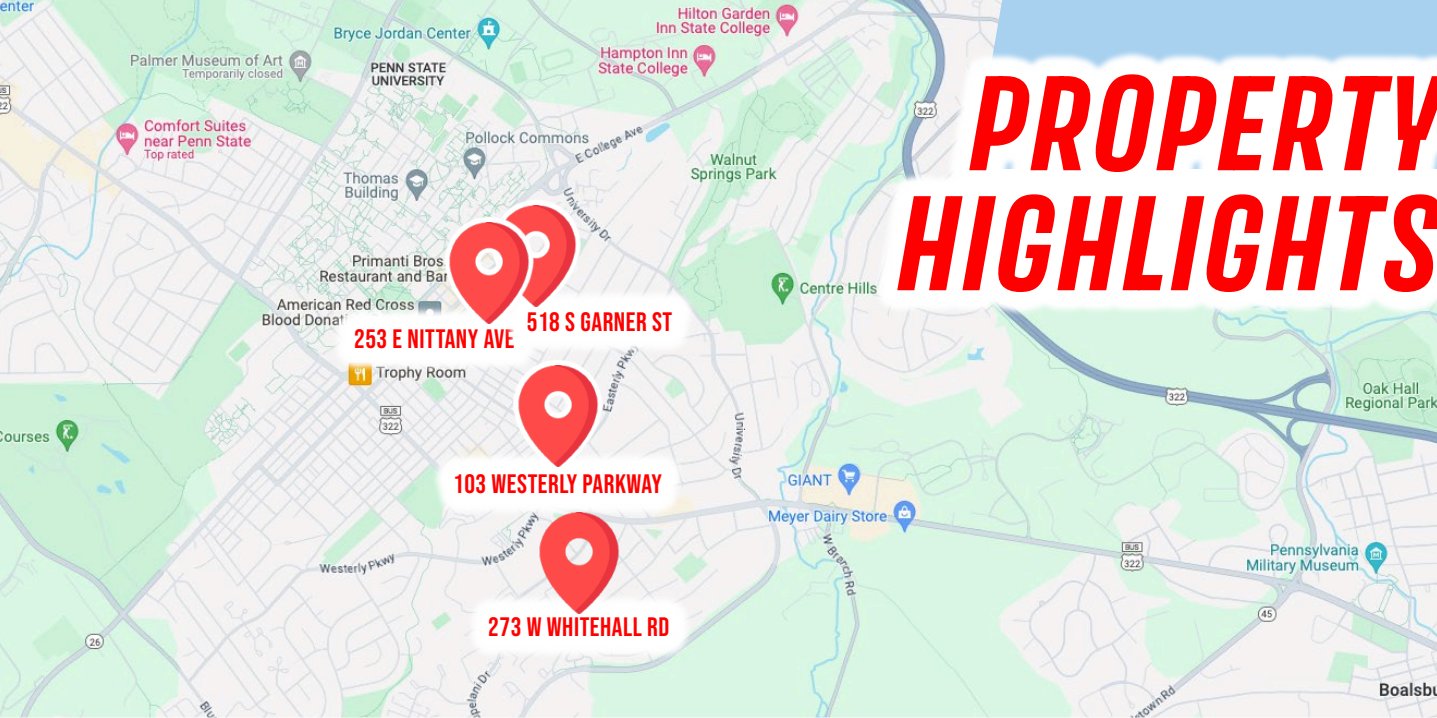


Kandy Weader | Luke Higgins

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



COMMERCIAL BROKERAGE. *Redefined.*



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



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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

EASTERLY PARKWAY ELEMENTARY

103 WESTERLY PARKWAY

weis

THE RETREAT AT STATE COLLEGE

273 W WHITEHALL RD

DELTA MIDDLE SCHOOL

STATE COLLEGE AREA HIGH SCHOOL

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



BEAVER STADIUM
758,864 ANNUAL VISITORS

MEDLAR FIELD
5,570 SEATS

PEGULA ICE ARENA
6,014 SEATS



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:



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CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
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.

