

# STUDENT RENTAL PORTFOLIO

IN STATE COLLEGE



117 EASTERLY PARKWAY & 1016 OLD BOALSBURG RD



±1,488-  
2,688 SF

401-403 KELLER ST FOR SALE/LEASE



118 S BUTZ ST



Kandy Weader | Luke Higgins

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



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY HIGHLIGHTS

- Student housing portfolio with 4 properties
- Fully occupied for the 2024-2025 school year
- Within walking/driving distance of Penn State University
- Strong rental market
- 2 duplexes and a single family



# 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 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.





### 117 EASTERLY PARKWAY & 1016 OLD BOALSBURG RD

- **Space Size:** 1,880 SF duplex on .18 AC lot
- **Offering:** For Lease
- **Space Details:**  
Old Boalsburg:  
2 BR, 1 BA  
New gas forced air furnace



### 118 S BUTZ ST

- **Space Size:** 1,488 SF single family home on .15 AC lot
- **Offering:** For Sale
- **Space Details:**  
3 BR, 1.5 BA  
Gas forced air furnace



### 401-403 S KELLER ST

- **Space Size:** 2,688 SF duplex on .16 AC lot
- **Offering:** For Sale
- **Space Details:**  
Each side has 3 BR and 1.5 BA  
Both units have a new gas forced area furnace

# PROPERTY DETAILS



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# STATE COLLEGE

## 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



**COLONNADE AT STATE COLLEGE**



**TRADER JOE'S PLAZA**



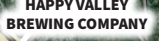
**NORTH ATHERTON PLACE**



**Park Forest Village**



**NORTHLAND CENTER**



**118 S BUTZ ST**

**117 EASTERLY PKWY & 1016 OLD BOALSBURG RD**

**401-403 KELLER ST**



**STATE COLLEGE AREA HIGH SCHOOL**



**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](http://www.bennettwilliams.com)

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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.

