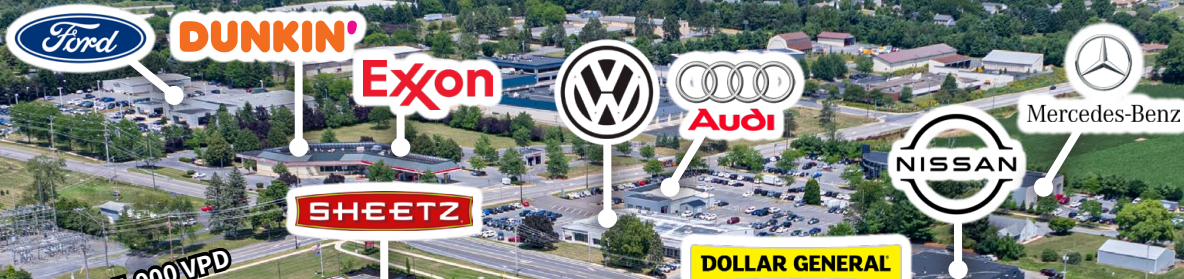


ORCHARD SQUARE

3283 W COLLEGE AVE • STATE COLLEGE, PA • 16801



W WHITEHALL RD ±5,000 VPD

DOLLAR GENERAL

SITE

W COLLEGE AVE ±11,000 VPD

NEARBY RETAILERS

DOLLAR GENERAL

DUNKIN'

SHEETZ

weis



OLLIE'S
GOOD STUFF CHEAP



**UP TO 9,052 SF
AVAILABLE FOR LEASE**



Adam Hagerman | Cale Brusio | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

Come be a tenant at Orchard Square! Up to 9,052 SF space is being offered for lease on West College Ave (11,000 VPD) and Whitehall Road on the growing West End of State College. Orchard Square features a new Sheetz Convenience Store and Dollar General. Along with being attached to a national retailer, this space offers quick access to North and South Atherton Street (21,000 VPD). Located just 2 miles from Penn State University Main Campus, the site has dozens of apartments and student housing complexes in close proximity making this a perfect fit for retail, service, or office related tenants. Some other nearby retailers include Sheetz, Dunkin', Weis Markets, Ollie's, Starbucks, McDonald's. With the property's position, it creates a great opportunity for any tenant looking to enter the State College market.



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COMMERCIAL BROKERAGE. *Redefined.*

SITE PLAN



**UP TO
9,052 SF**

DOLLAR GENERAL

W COLLEGE AVE ±7,000 VPD

DEMOGRAPHICS



POPULATION
3 MILE- 38,223
5 MILE- 79,924
7 MILE- 92,683



EMPLOYEES
3 MILE- 14,759
5 MILE- 28,381
7 MILE- 34,064



AVERAGE HHI
3 MILE- \$100,091
5 MILE- \$100,766
7 MILE- \$110,906



HOUSEHOLDS
3 MILE- 15,973
5 MILE- 30,281
7 MILE- 35,482



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COMMERCIAL BROKERAGE. *Redefined.*

COLONNADE AT STATE COLLEGE



TRADER JOE'S PLAZA



NORTH ATHERTON PLACE



NORTHLAND CENTER



HILLS PLAZA



MARKET AERIAL

SITE

SHEETZ

DUNKIN'

SHEETZ

McDonald's

weis

weis

PennState
±47,560 Students

BRYCE JORDAN CENTER
15,000+ SEATS

BEAVER STADIUM
758,864 ANNUAL VISITORS

MEDLAR FIELD
5,570 SEATS

PEGULA ICE ARENA
6,014 SEATS

Houserville

State College

State College Area High School

High Density Residential

Park Forest Village

Applebee's

Jersey Mike's

crumbl cookies

T.J. MAXX
Panera BREAD

Hilton Garden Inn

Hampton

COUNTRY

HAPPY VALLEY BREWING COMPANY

DUNKIN'

Boalsburg Rd

S Garner St

Westerly Pkwy

University Dr

W Whitehall Rd

Waupelan Dr

Science Park Rd

Whitehall Rd

E Branch Rd

Boal Ave

Boalsburg

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

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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.

