

# 476 ROLLING RIDGE DR

STATE COLLEGE, PA • 16801

±3,178- 15,391 SF  
**AVAILABLE**

±18,000 VPD

**FOR SALE/LEASE**

**±3.82 ACRES**



# PROPERTY DESCRIPTION

There are many options for the investor, owner/occupant, or tenant in this Class-A office at 476 Rolling Ridge Dr, State College, which is approximately 46,000 square feet and located along the busy South Atherton corridor between State College and Boalsburg by choosing to:

- Lease space between 3,178 – 14,560 sf.
- Purchase a vacant condo to occupy at 14,560 sf.
- Buy an occupied condo as an investment at 14,560 sf.
- Acquire the entire 46,000-sf building.

Medical uses occupy the majority of the building, but it can also accommodate any type of professional office user that is looking to open or expand in the Centre Region.

The site has beautiful views of Mount Nittany, neighboring rolling hills, and the office park. Each office has a scenery of lush greens outside the large windows. The high-end finishes are seen in the immaculate curb appeal as you enter from South Atherton or Rolling Ridge Drive with a mixture of brick, stone, split rock, and EIFS exterior along with a metal roof. The landscaping is professionally maintained and creates a park-like setting, which is also experienced in the courtyard accessed on the first floor.

The high-end finishes continue in the common areas with automatic glass doors, tray ceilings, can lighting, including granite & ceramic tiles.

The 3.82-acre lot is zoned residential office in College Township.

Contact us to discuss this spectacular office building.

**SITE**



## POPULATION

5 MILE- 84,401  
7 MILE- 96,493  
10 MILE- 119,964



## EMPLOYEES

5 MILE- 31,773  
7 MILE- 35,274  
10 MILE- 41,249



## AVERAGE HHI

5 MILE- \$103,383  
7 MILE- \$107,442  
10 MILE- \$109,102



## HOUSEHOLDS

5 MILE- 32,170  
7 MILE- 35,530  
10 MILE- 45,904





## LOCATION

The property is well-located with easy access to nearby major highways/interstates, including Rt 322 and I-99. It is also only 2 miles from downtown State College and Penn State University and 1.5 miles from Boalsburg.



## TRADE AREA

College Township is a large township of Centre County (158,172 population & 57,573 households), which is part of the State College MSA. State College has a population of 40,745 people and 47,000 students. The South Atherton trade area is a good mix of retail, office, multi-family, and single-family homes. It also has the highest household income for the county.

State College is an excellent place for business. It's one of the most educated US cities with 63% of the population having a degree. The job growth is estimated at 1.6% and is predicted to grow over the next 10 years to 35.45%. Happy Valley has also been ranked as "The Best Places for Business and Careers" along with many other honors making it a top location to live, work, and play in the northeast.

Centre County's top employers continue to show the wide range of industries that contribute to the economic strength of Happy Valley. Our major employers include a mix of education, healthcare, retail, service industries, government, research & development, and other industries.



# PROPERTY HIGHLIGHTS

- A 46,000+ sf, Class A, office building for sale
- Office condominiums for occupancy or as an investment
- Medical/professional office space for lease between 3,100 – 15,000 sf
- Curb appeal with magnificent views of Mount Nittany
- Interior and exterior, high-end finishes
- Convenient to Rt 322, I-99, and downtown State College



## INTERIOR PHOTOS





## SPACE 1: 1<sup>ST</sup> FLOOR - 3,179 SF **FOR LEASE**

The 1st floor, 3,179 sf space was previously an MRI center and could easily be operational again with equipment reinstallation. With the space's electrical capabilities, it would be a perfect fit for an IT company, medical user, or other heavy electric user. Otherwise, the space could be retrofitted to a professional office with a waiting room, multiple offices, and a conference room. There are private restrooms in the space. Tenant pays all operating expenses.

## SPACE 2: 1<sup>ST</sup> FLOOR CONDO - 15,391 SF **FOR SALE**

A first-floor office condo is for sale with three office spaces of approximately 15,000 total sf. Two of the three spaces are fully leased to long-term, medical tenants, a 3,178 sf space is for lease. The condo unit is perfect for an owner-occupant or an investor looking to expand his/her portfolio.

## AVAILABLE SPACES



2<sup>ND</sup> FLOOR - FLOOR PLAN

## SPACE 3: 2<sup>ND</sup> FLOOR CONDO - 15,391 SF **FOR SALE & LEASE**

A second-floor office condo, with at-grade access, is for sale or lease. The condo is 15,391 SF with a total of  $\pm 14,560$  USF. The space was previously a large, medical office containing 41 individual rooms used as exam rooms or practitioner offices, a large waiting room, both large and small reception areas, a radiological room, 3 nursing stations, 2 treatment rooms, a spacious practitioner work area, staff break room, a consultation room, patient and staff restrooms, and a grand conference room with beautiful views of the mountains. A portion of the office can be divided to as small as 3500 – 7000 sf to accommodate a smaller medical or professional user. The condo is perfect for an owner-occupant or an investor looking to expand their portfolio.

## SPACE 4: 3<sup>RD</sup> FLOOR CONDO - 15,391 SF **FOR SALE**

A fully leased, third-floor office condo of 15,391 sf is for sale. The top floor of the building has many luxurious features of a Class-A space with security-controlled access to the floor, solid wood trim, high ceilings, private restrooms, and large windows with magnificent views that captivate you as you enter the suite. The condo unit is perfect for an owner-occupant or an investor looking to expand his/her portfolio.



**KANDY WEAVER | LUKE HIGGINS**

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



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# MARKET OVERVIEW

## COLONNADE AT STATE COLLEGE



## TRADER JOE'S PLAZA



## NORTH ATHERTON PLACE



**BEAVER STADIUM**  
758,864 ANNUAL VISITORS

**MEDLAR FIELD**  
5,570 SEATS

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

**PEGULA ICE ARENA**  
6,014 SEATS

Houserville

**COUNTRY**  
INN & SUITES

**Hilton Garden Inn**

**HAPPY VALLEY BREWING COMPANY**

**DUNKIN'**

**Park Forest Village**

**Applebee's**  
GRILL + BAR

**Jersey Mike's**  
SUBS

**crumbl**  
cookies

**TJ-MAXX**  
**Panera**  
BREAD

**PennState**  
±47,560 Students

## HILLS PLAZA



State College

## NORTHLAND CENTER



**Talbots**  
**DUNKIN'**

**SHEETZ**

**weis**

**SITE**

State College Area High School

**weis**

**RAMADA**

**TACO BELL**

**KFC**

**Residence INN**  
BY MARRIOTT

**DUNKIN'**

**SHEETZ**



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WEST CHESTER OFFICE:

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

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### 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.

