

2181 W WHITEHALL ROAD

STATE COLLEGE, PA • 16801



**±44.2 ACRES
AVAILABLE**

W COLLEGE AVE - ±12,000 VPD

Exxon

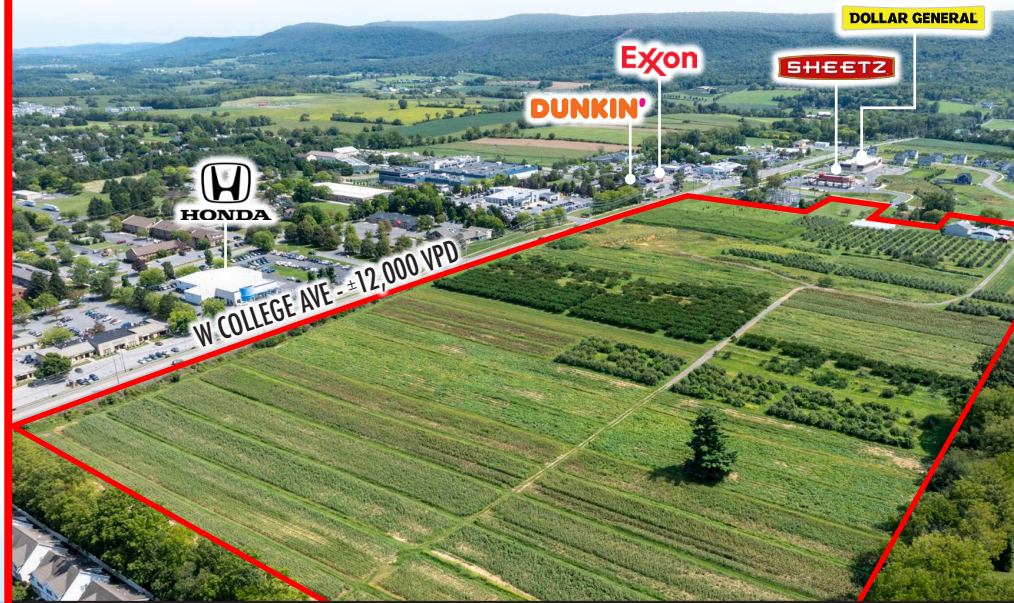
DUNKIN'

WHITEHALL RD

FOR SALE

PROPERTY OVERVIEW

This 44 acre property is being offered for sale on Whitehall Road on the growing West End of State College. This property is near a new Sheetz Convenience Store and Dollar General. Along with being close to national retailers, 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 any new development. 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 anyone looking to enter the State College market.



DEMOGRAPHICS

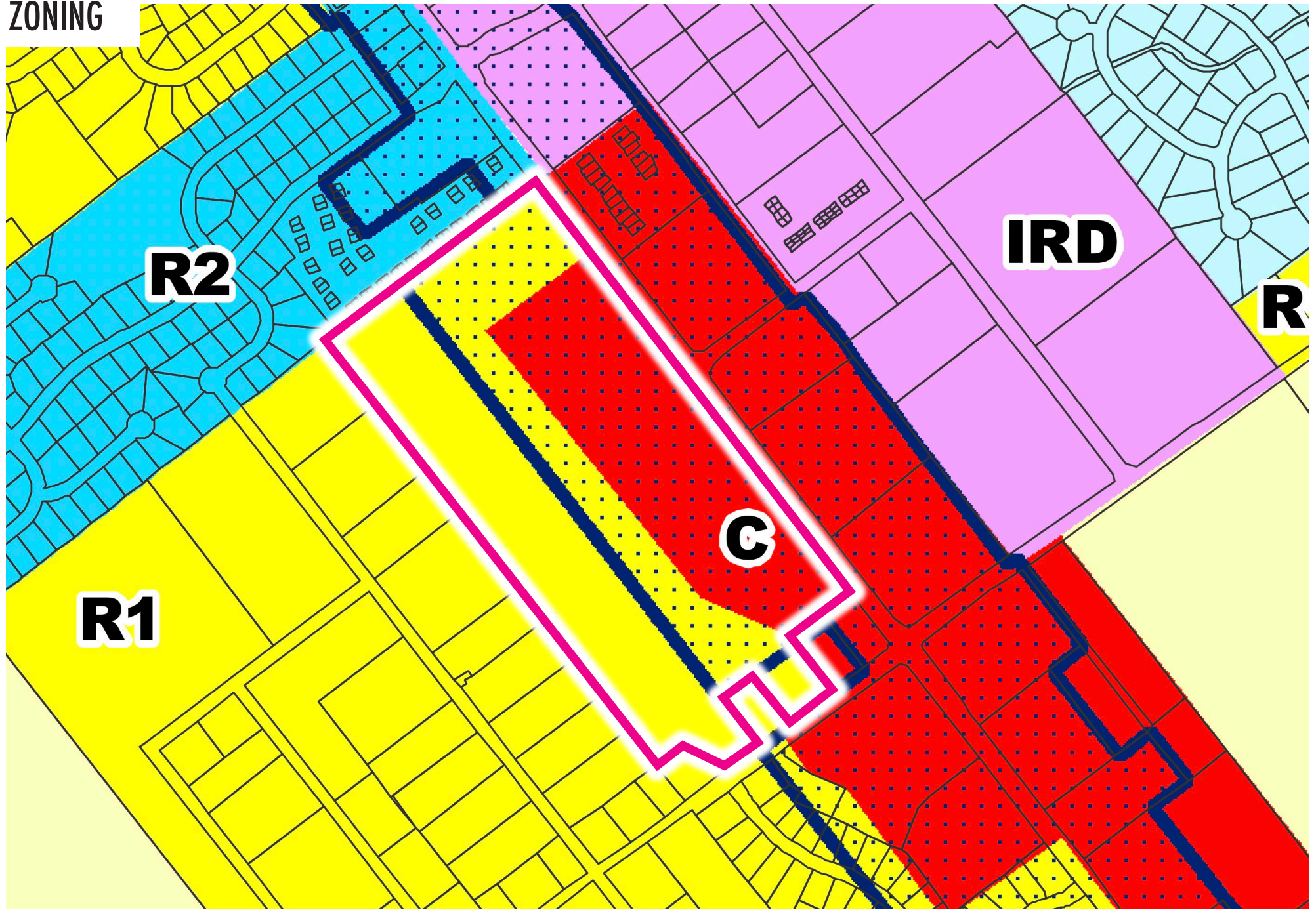
	5 MILE	7 MILE	10 MILE
POPULATION	80,100	92,705	106,310
TOTAL EMPLOYEES	28,560	34,057	38,364
AVERAGE HHI	\$101,474	\$110,927	\$111,864
TOTAL HOUSEHOLDS	30,286	35,479	39,399



PROPOSED SITE PLAN



ZONING



ZONING: SINGLE FAMILY RESIDENTIAL

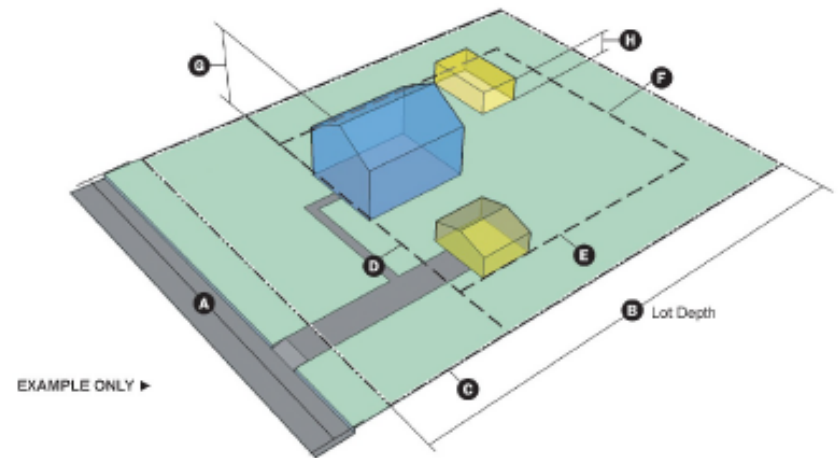
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
2	Single-Family Detached Dwellings	P
3	Group Homes	P
3	Model Homes	C
4	Community Garden	P
4	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
4	Park and Outdoor Recreational Facilities, Community, Public	P
4	Places of Assembly, Community	P
4	Schools, Public or Private	C
5	Emergency Services	P
5	Essential Services – Type 1	P

Use	ACCESSORY USES				
	Area and Bulk Categories				
	1	2	3	4	5
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P
Bed and Breakfast (1-3 rooms)		P			
Building- and Ground-Mounted Solar Systems	P	P	P	P	P
Building- and Ground-Mounted Wind Systems	C	C	C	C	C
Community Garden	P	P	P	P	P
Family Child-Care Homes		P			
Farm Markets		P		P	
Group Child-Care Homes		C			
Home-Based Business, No-Impact (including Farm-Based Business, No Impact)		P			
Home Occupation – Type 1		P			
Short-Term Rentals		P			
Raising of Chickens		P			
Tutoring		P		P	

DIMENSIONS		AREA AND BULK CATEGORIES						
		1	2	3	4	5		
Minimum	Lot Size	C	10 ac	10,000 sf	1 ac	2 ac	n/a	
	Lot Width		at Building Setback Line	300 ft	80 ft	100 ft	100 ft	100 ft
		A	at Street Line	300 ft	50 ft	75 ft	100 ft	75 ft
	Setback	D	Front Yard, for Principal Use on Local/Collector Street	50 ft	25 ft	25 ft	50 ft	50 ft
			Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	50 ft
E		Side Yard, for Principal Use	100 ft	10 ft	10 ft	30 ft	30 ft	
F		Rear Yard, for Principal Use	100 ft	30 ft	30 ft	50 ft	50 ft	
Maximum	Height	G	Principal Structure	40 ft	40 ft	40 ft	40 ft	40 ft
		H	Accessory Structure	n/a	24 ft	24 ft	24 ft	24 ft
	Coverage		Building	n/a	30%	30%	30%	n/a
		Impervious Surface	5%	50%	50%	50%	n/a	

AREA AND BULK CATEGORIES:

- 1 – conservation activities
- 2 – dwellings (off-site sewage)
- 3 – other residential uses (on-lot sewage)
- 4 – non-residential uses
- 5 – essential and emergency services



P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

ZONING: GENERAL COMMERCIAL

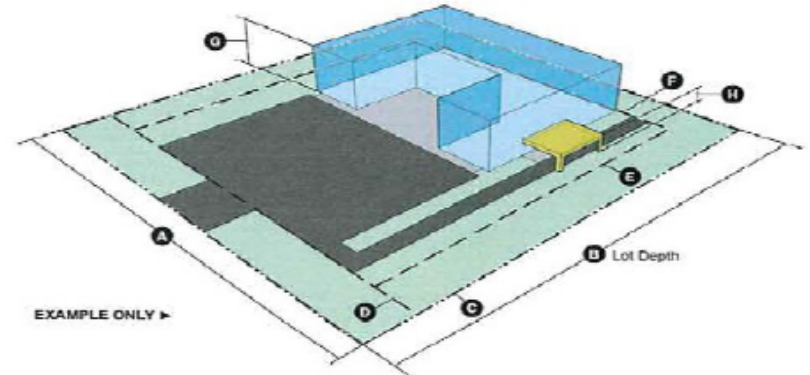
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
1	Sport and Field Complexes	P
2	Group Homes	P
2	Personal Care Homes, Small	P
3	Automobile Service Stations and Garages	P
3	Banks and Financial Establishments	P
3	Business, Professional and Financial Offices	P
3	Car Washes	P
3	Child/Day Care Centers	P
3	Cideries	P
3	Cigar, Hookah, and/or Vapor Lounge	C
3	Clinics and Medical and Dental Offices	P
3	Convenience Food Stores	P
3	Eating and Drinking Establishments, Sit-Down	P
3	Eating and Drinking Establishments, Takeout	P
3	Essential Services	P
3	Food Catering	P
3	Health and Athletic Clubs	P
3	Laundromats	P
3	Medical Marijuana Dispensary	P
3	Mortuaries	P
3	Personal Service Establishments	P
3	Pet Care Services Facility	C
3	Pet Stores	P
3	Printing Establishments	P
3	Retail Establishments, General	P
3	Schools, Commercial	P
3	Studios for Instruction in Music, Performing Arts and Visual Media	P
3	Tasting Room	P
3	Treatment Centers	C
3	Tutoring and Study Centers	P
3	Veterinary Offices/Clinics	P
4	Adult Business Uses	C
4	Amusement Arcades	P
4	Bowling Alleys	P

AREA AND BULK CATEGORY	PRINCIPAL USES, continued	
4	Exercise and Fitness Centers	P
4	Grocery Stores	P
4	Health and Athletic Clubs	P
4	Hotels and Motels	P
4	Micro-Distillery/Brewery (Beverage Production Facilities)	P
4	Miniature Golf	P
4	Public or Private Parking Garages	P
4	Self-Service Storage Facility	P
4	Theater	P
4	Wineries	P
4	All Other Commercial Uses	C
5	Bus Passenger Stations	P
5	Communication Towers	P
5	Emergency Services	P
5	Places of Assembly, Neighborhood	C
5	Places of Assembly, Community	C
5	Places of Assembly, Regional	C
5	Potable Water Pump Station Facilities	C
5	Radio and Television Studios, Excluding Towers in Excess of District Max. Height	P
5	Taxi and Limousine Services	P

Use	Area and Bulk Categories				
	1	2	3	4	5
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P	P
Food Truck	P	P	P	P	P
General Storage to include Boats and RVs					P

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	1 acre	10,000 sf	5,000 sf	20,000 sf	n/a	
		at Building Setback Line	75 ft	50 ft	25 ft	100 ft	60 ft
	at Street Line		75 ft	50 ft	50 ft	100 ft	60 ft
		Setback	D Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	50 ft	50 ft
	U Front Yard, for Principal Use on Arterial Street		50 ft	50 ft	50 ft	50 ft	50 ft
	E Side Yard, for Principal Use		30 ft	15 ft	15 ft	25 ft	75 ft
F Rear Yard, for Principal Use	50 ft		50 ft	20 ft	50 ft	50 ft	
Maximum	Height	G Principal Structure	40 ft	40 ft	40 ft	45 ft	40 ft
		H Accessory Structure	10 ft	10 ft	10 ft	10 ft	10 ft
Coverage	Building	n/a	45%	45%	45%	30%	
	Impervious Surface	30%	60%	60%	60%	50%	

- AREA AND BULK CATEGORIES:**
- 1 – conservation and recreation activities
 - 2 – residential uses
 - 3 – local commercial uses
 - 4 – regional commercial uses
 - 5 – institutional, governmental, utility, and communication facilities



EXAMPLE ONLY ▶

P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception

MARKET OVERVIEW

COLONNADE AT STATE COLLEGE

TRADER JOE'S PLAZA

NORTH ATHERTON PLACE

HILLS PLAZA

NORTHLAND CENTER

Talbots
DUNKIN'

weis
TACO BELL

STATE COLLEGE AREA HIGH SCHOOL

weis
SHEETZ

RAMADA
KFC

Residence INN BY MARRIOTT

SITE

DUNKIN'
Valvoline

DOLLAR GENERAL

SHEETZ

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:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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.

