

1321 S ATHERTON ST

STATE COLLEGE, PA | 16801



**±1,263 - 4,258 SF
FOR LEASE**



KANDY WEADER | LUKE HIGGINS

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

- 4,258 SF commercial property in highest income bracket in the county
- Two spaces available: 1,263 sf & 2,995 sf
- Great visibility from S Atherton St ($\pm 27,000$ VPD)
- Successful retail corridor with neighbors like Dunkin, Talbot's, and Papa John's
- Less than 5 minutes from downtown State College and Penn State University
- 3 miles from Rt. 322
- Next to proposed retail & restaurant development



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE



POPULATION

61,778

86,789

97,383



TOTAL EMPLOYEES

22,859

33,417

34,964



AVERAGE HHI

\$94,261

\$103,372

\$108,070



TOTAL HOUSEHOLDS

21,591

33,330

35,951



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PROPERTY OVERVIEW

1321 S. Atherton Street is undergoing an exciting transformation into a modern farmhouse-style retail destination, blending classic charm with contemporary appeal. This remodeled two-unit retail building will feature fresh white exterior paint with striking black trim, updated storefronts, stylish black awnings, and coordinating matte black light fixtures to enhance its curb appeal. The property will also include brand-new professional landscaping to create a welcoming, polished environment for customers and tenants alike. Two retail spaces—measuring approximately 1,263 SF and 2,995 SF for a total of 4,258 sf—will be delivered as a warm, lit shell. Seize this unique opportunity to establish your business in one of State College's most visible and high-traffic corridors (+/-27,000 VPD) and less than 5 minutes from Penn State University.

Successful retailers such as Talbot's, Dunkin', Papa John's, Hotworx, Jersey Mike's, along with the new Autoport District coming in 2026 will allow for this section of State College to be a strong retail corridor. It is also worthy to note that this area has the highest income bracket in the county.

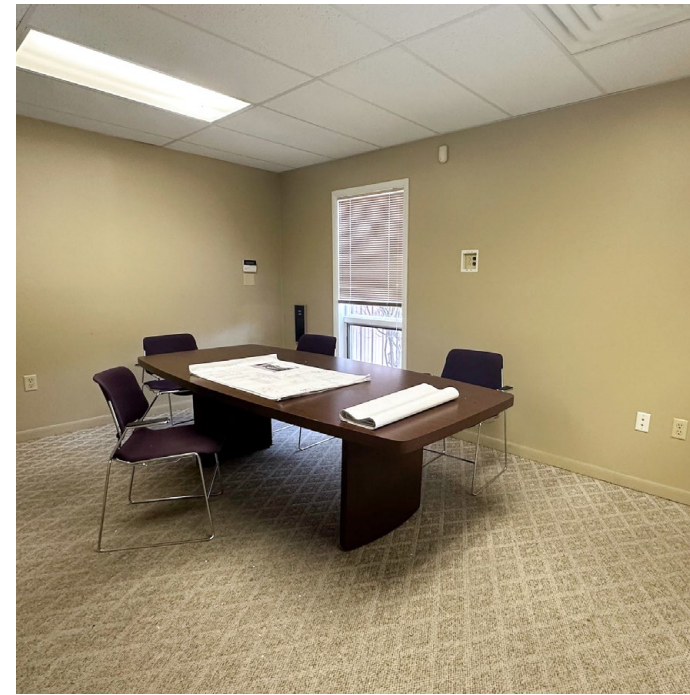
LOCATION OVERVIEW

This location is in the State College Borough and lies on S Atherton St. The property is nestled 1 mile from several shopping centers to the east and Penn State University to the west. It is just 5 minutes from Rt 322 and 3 minutes to downtown.

TRADE AREA OVERVIEW

This property is in Centre County with a population of 158,172. It is in State College, PA, which is the 13th most populous town in PA with 41,092 people + 47,000 PSU students not included in the census. The South Atherton Trade Area serves the highest income bracket of Centre County while still accommodating a large student population. It has a good mix of all ages with

plenty of locals, students, and tourists. The South Atherton Trade area is the gateway to Rothrock State Forest and provides lodging and food to the outdoor enthusiasts who come to the area to hike, bike, ski, fish, and climb. Lying on the most southern edge of State College allows for the trade area to be the primary source for other quaint Centre County communities such as Boalsburg, Lemont, Houserville, Penns Valley, Centre Hall, Potter's Mills, etc. resulting in a large drive-time radius up to 45 minutes away. The Ramada is across the street from the new development, and there is also a new Giant grocery store, IHop, KFC, McDonald's, Taco Bell, Jersey Mike's, Crunch Fitness, Talbot's, Dunkin, HotWorx, and Meyer's Dairy in the area.



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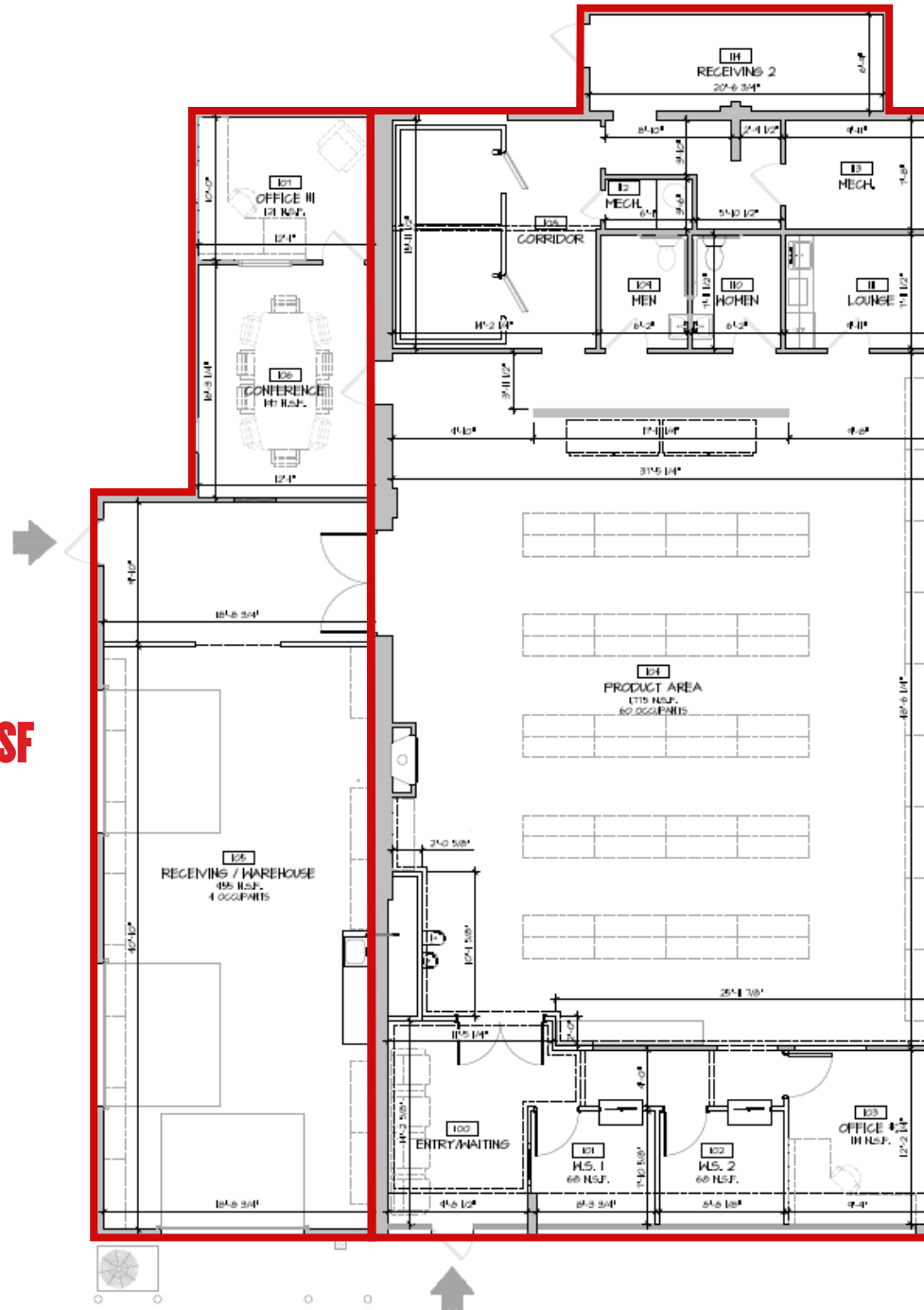
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FLOOR PLAN

±1,263 - 4,258 SF



±2,995 - 4,258 SF



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MARKET AERIAL

COLONNADE AT STATE COLLEGE



TRADER JOE'S PLAZA



NORTH ATHERTON PLACE



BEAVER STADIUM
758,864 ANNUAL VISITORS

MEDLAR FIELD
5,570 SEATS

PEPULA ICE ARENA
6,014 SEATS

Houserville

COUNTRY
INN & SUITES

HAPPY VALLEY
BREWING COMPANY

DUNKIN' nt

Park Forest Village

Applebee's
GRILL + BAR

Jersey Mike's
SUBS

crumbl
cookies

TJ-maxx
Panera
BREAD®

BRYCE JORDAN CENTER
15,000+ SEATS

PennState
±47,560 Students

HILLS PLAZA



NORTHLAND CENTER



SITE

Talbots
DUNKIN'

weis

TACO BELL

State College Area High School

weis

RAMADA

KFC

SHEETZ

Residence INN
BY HARRIOTT

DUNKIN'

SHEETZ



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LANCASTER OFFICE:

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Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 16803

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About Bennett Williams

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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.

