

1321 S ATHERTON ST

STATE COLLEGE, PA | 16801



±1,263 - 4,258 SF
FOR LEASE

BW KANDY WEADER | LUKE HIGGINS
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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 (±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

POPULATION 3 MILE 5 MILE 7 MILE

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



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.



MARKET AERIAL

COLONNADE AT STATE COLLEGE



TRADER JOE'S PLAZA



NORTH ATHERTON PLACE



BEAVER STADIUM
758,864 ANNUAL VISITORS

MEDLAR FIELD
5,570 SEATS

BRYCE JORDAN CENTER
15,000+ SEATS

PEGULA ICE ARENA
6,014 SEATS

PennState
±47,560 Students

Houserville

Park Forest Village

Applebee's
GRILL + BAR

Jerry Mike's
SUBS

crumbl
cookies

T.J. Maxx
Panera
BREAD

NORTHLAND CENTER



State College

Talbots
DUNKIN'

HILLS PLAZA
GIANT **OLIE'S OUTLET**
H&R BLOCK
SHERWIN WILLIAMS
McDonald's
Firestone
Jerry Mike's
SUBS

SITE

weis

TACO BELL

State College Area High School

weis

SHEETZ

RAMADA

KFC

Residence INN
BY MARRIOTT

DUNKIN'

SHEETZ



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Bennett Williams

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Lancaster, PA 17601

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STATE COLLEGE OFFICE:

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State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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About Bennett Williams

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