

# 1321 S ATHERTON ST

STATE COLLEGE, PA | 16801



**±1,263 - 4,258 SF**  
**FOR LEASE**



**KANDY WEADER**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)





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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	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

## 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.

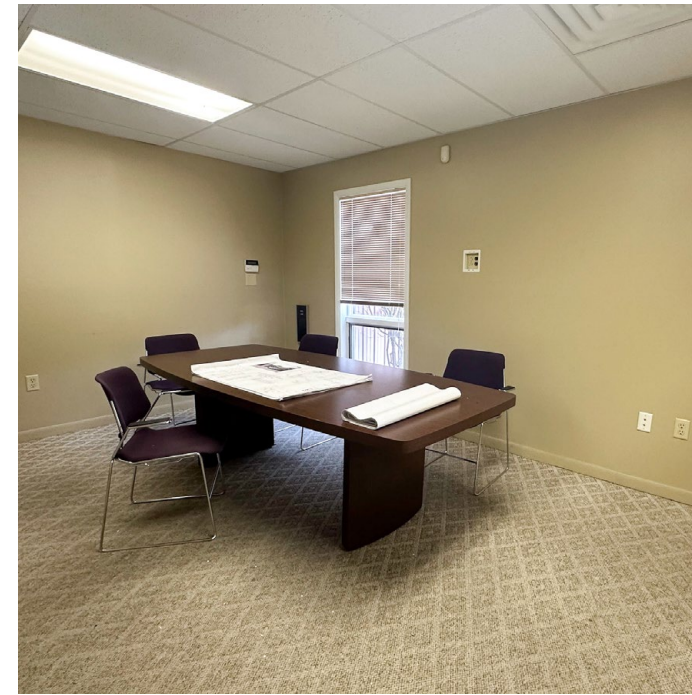
## LOCATION OVERVIEW

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

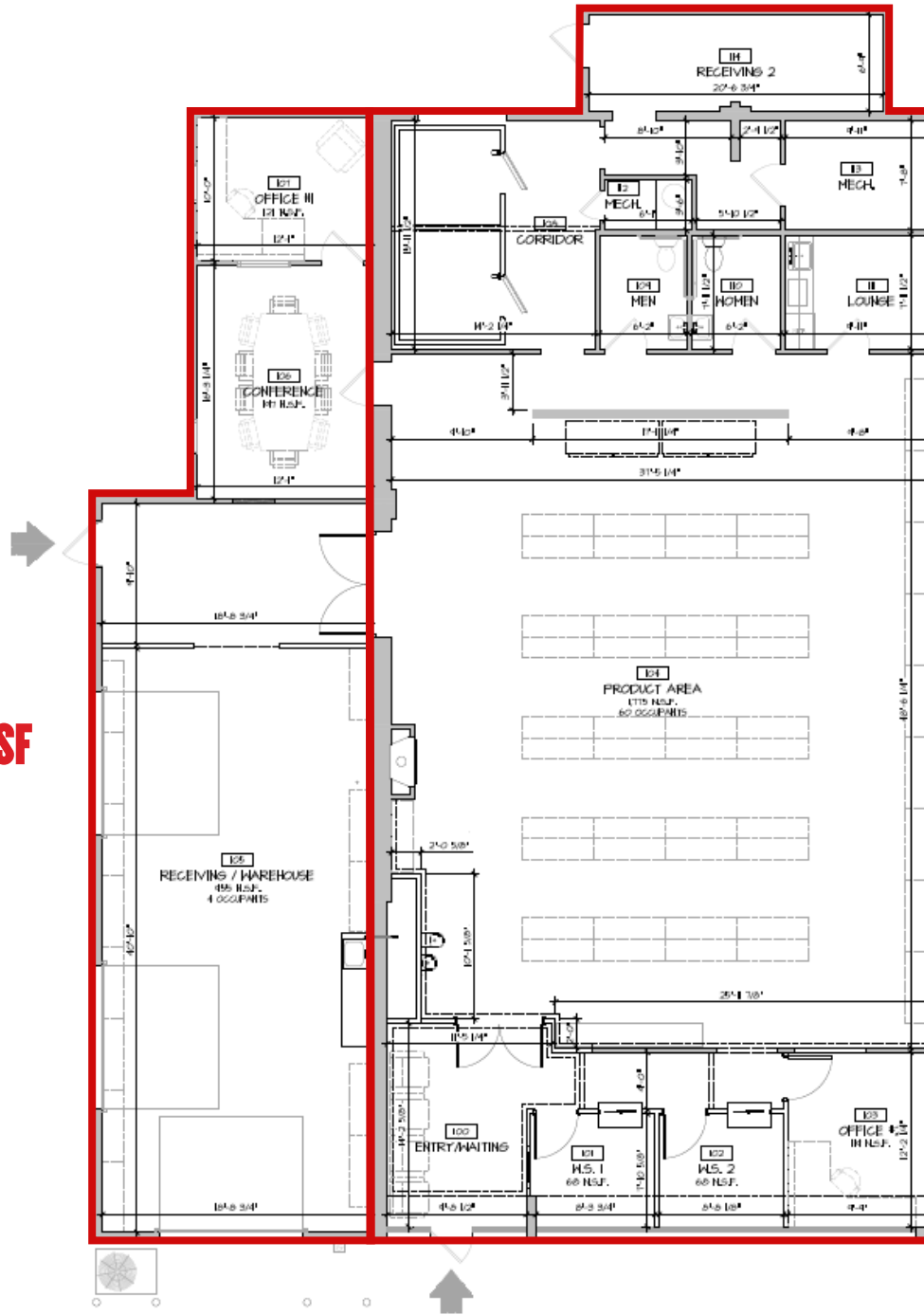
This property is in Centre County with a population of 158,172. It is in State College, PA, which is the 13th most populous town in PA with 41,092 people + 47,000 PSU students not included in the census. The South Atherton Trade Area serves the highest income bracket of Centre County while still accommodating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



# FLOOR PLAN

**±1,263 - 4,258 SF**



**±2,995 - 4,258 SF**

# 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

Jerry Mike's

crumbl cookies

TJ-MAXX  
Panera BREAD

## NORTHLAND CENTER



State College

Talbots  
DUNKIN'

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

**SITE**

weis

TACO BELL

State College Area High School

weis

SHEETZ

RAMADA

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 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Park, 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.

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