



KANDY WEADER | LUKE HIGGINS





# PROPERTY HIGHLIGHTS

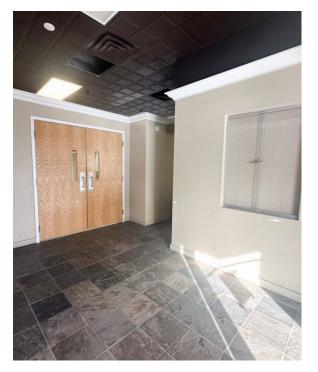
- 4,600 SF commercial property in highest income bracket in the county
- Great visibility from S Atherton St (+/- 27,000 VPD)
- Successful retail corridor with neighbors like Dunkin, Talbot's, and Papa John's
- Less than 5 minutes from downtown State
  College and Penn State University
- 3 miles from 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
<b>S</b> AVERAGE HHI	\$94,261	\$103,372	\$108,070
TOTAL HOUSEHOLDS	21,591	33,330	35,951













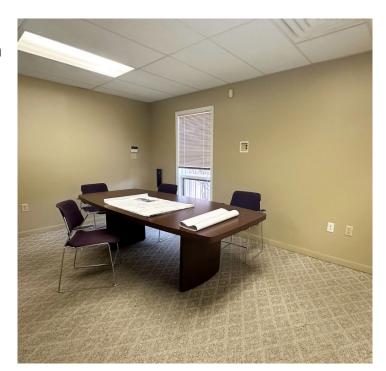
## PROPERTY OVERVIEW

Take advantage of the rapidly expanding S Atherton retail corridor with this 4,600 sf facility. With great visibility from S Atherton Street (+/-27,000 VPD) and being less than 5 minutes from Penn State University, this property has phenomenal accessibility for all. Successful retailers

such as Talbot's, Dunkin', and Papa John's neighbor this location allowing 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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#### **WEST CHESTER OFFICE:**

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#### 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:**

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## LISTING AGENTS:



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### LANDLORD REPRESENTATION

### TENANT REPRESENTATION

INVESTMENT SALFS PROPERTY MANAGEMENT



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