

135 S PUGH STREET

STATE COLLEGE, PA | 16801



±2,970 SF • FOR LEASE

PROPERTY OVERVIEW

Plant your business in busy Downtown State College with this 2970 SF space. Sandwiched between College and Beaver Avenues, 135 S Pugh St is in a prime location; plus it boasts a Walk Score of 95. The retail space is located in the historic Scholar Hotel, which is part of the Tapestry Collection by Hilton, and a co-tenant with Big Springs, a highly acclaimed tasting room and cocktail lounge.

The 2,970 sf space consists of a large open area, 2 kitchenettes, 3 offices, and a restroom. A hotel liquor license is available for specialty liquor use for beer and/or wine making it a perfect fit for a wine bar, brewery tasting room, pool hall, or a food and beverage user. The space could also accommodate an office user, boutique fitness user, or retailer. Penn State's enrollment of 40,000+ students annually brings about a strong demand for a wide range of goods and services. Bring us your concept!

Parking is plentiful with the neighboring Pugh Street Garage, on-street parking, and four, off-street, stacked spaces.

LOCATION

The space is truly in the heart of Happy Valley being only 2 blocks from Old Main lawn and 2 miles from the sports complexes. This unit is also within blocks of hundreds of shops, restaurants, bars, and other businesses. Being only one block away from Penn State's campus, the location is within walking distance of thousands of student housing units on and off campus.

TRADE AREA

Downtown State College is a bustling area with hundreds of shops, restaurants, bars, and other businesses within half a mile. The annual visitor rate of nearly 2 million people, the 45,000+ students, and the stable economy coining "Happy Valley", makes for a solid investment for investors and businesses.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	75,069	87,734	98,734
TOTAL EMPLOYEES	26,489	33,820	35,058
AVERAGE HHI	\$95,058	\$104,486	\$109,294
TOTAL HOUSEHOLDS	28,254	33,703	36,518

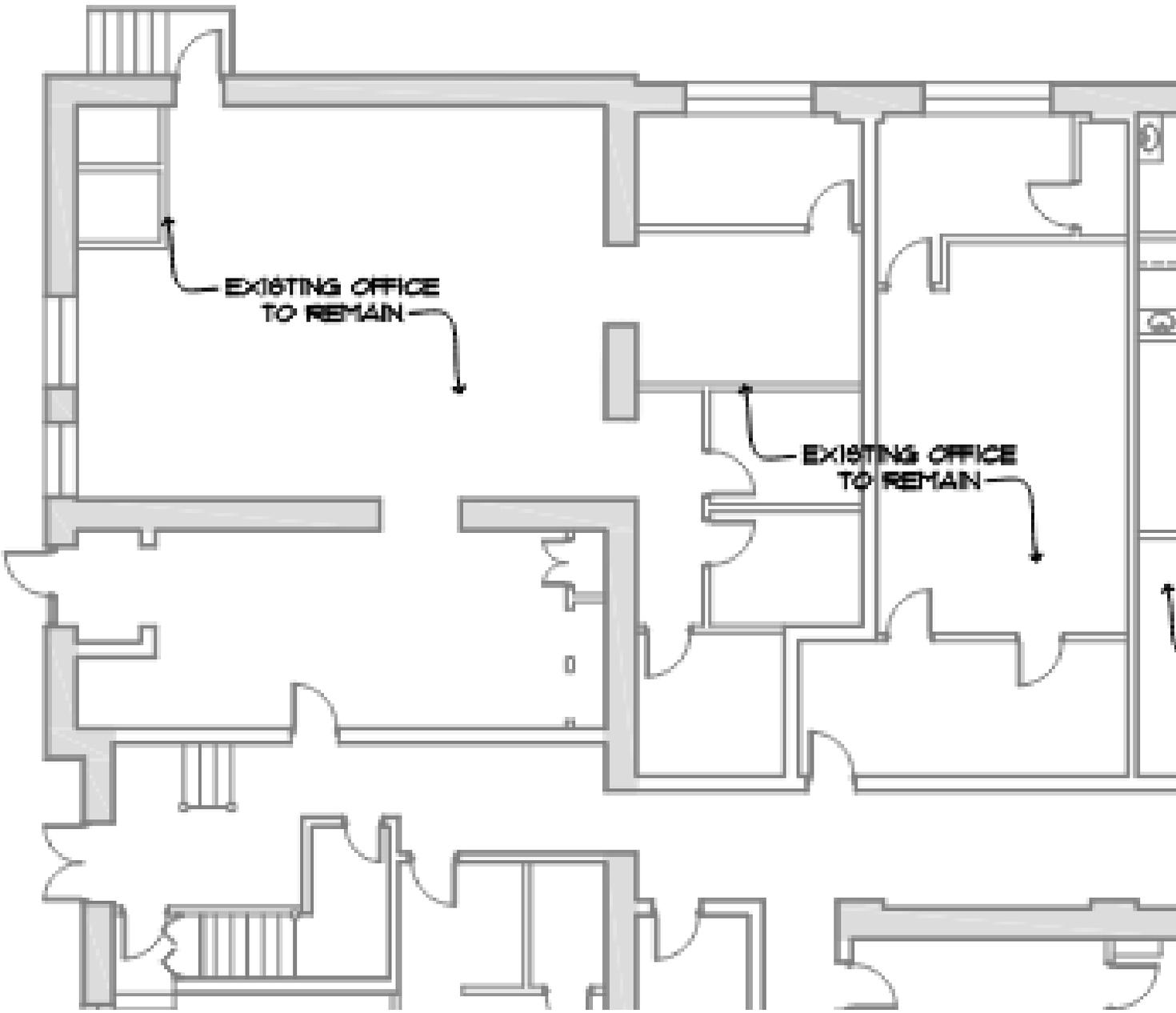


HIGHLIGHTS

- 2,970 SF commercial space in the heart of Downtown State College
- Walk Score of 95
- Unit attached to the Scholar Hotel by Hilton
- 1 block from Penn State University
- Plentiful downtown parking
- Located on main thoroughfare between College and Beaver
- Co-tenants with Big Spring Spirits and surrounded by other local and national brands



FLOOR PLAN



MARKET AERIAL

COLONNADE AT STATE COLLEGE

TRADER JOE'S PLAZA

NORTH ATHERTON PLACE

Park Forest Village

T.J. Maxx
Panera Bread

NORTHLAND CENTER

PennState
±47,560 Students

Talbots
DUNKIN'

HILLS PLAZA

weis
TACO BELL

State College Area High School

weis
RAMADA

SHEETZ

KFC

Residence INN
BY HARRIOTT

SITE

BEAVER STADIUM
758,864 ANNUAL VISITORS

MEDLAR FIELD
5,570 SEATS

BRYCE JORDAN CENTER
15,000+ SEATS

PEGULA ICE ARENA
6,014 SEATS

Hilton Garden Inn

COUNTRY
INN & SUITES

HAPPY VALLEY BREWING COMPANY

DUNKIN' nt

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 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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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.

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.

