# 2738 W COLLEGE, PA | 16801





2746 W. College Ave.





## **PROPERTY OVERVIEW**

This newly renovated office building is the perfect space for small businesses seeking a quiet and accessible location. Its optimal location grants easy access to local amenities and 5 minutes away from downtown State College. Perfect for freelancers, independent contractors, startups, and small teams. Whether you're starting a new business or looking for a fresh space to grow, this renovated office building provides the flexibility and atmosphere you need.

Tenant pays operating expenses at \$3.30/sf plus pro-rata share of electric, gas, and trash.

## **LOCATION OVERVIEW**

This property is located along W. College Avenue in the strong office corridor near Science Park and Villa Vista, State College, PA. It is very accessible from downtown State College and can easily service surrounding markets such as Huntingdon, Mifflin, and Blair counties as well as the rest of Centre County.

# **TRADE AREA OVERVIEW**

Centre county is one of the most educated communities in the U.S with over 63% of the population having degrees. Businesses in Centre County benefit from a skilled regional workforce, a strong entrepreneurial support system, plus an attractive quality of life — metropolitan cultural experiences combined with small-town charm.

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
i <b>iņi</b> ji	POPULATION	55,321	81,728	92,938
	TOTAL EMPLOYEES	18,735	29,254	34,291
\$	AVERAGE HHI	\$93,078	\$101,169	\$109,572
	TOTAL HOUSEHOLDS	20,297	30,992	35,728

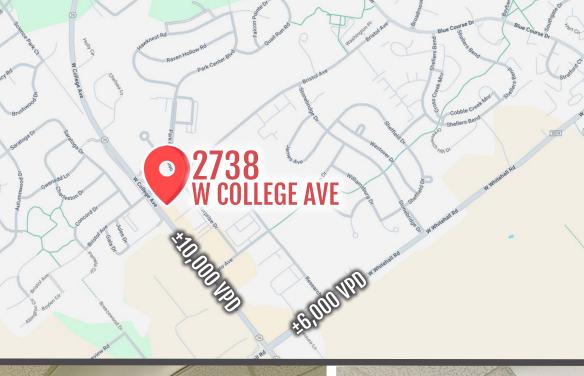




COMMERCIAL BROKERAGE. Redefined







# PROPERTY HIGHLIGHTS

- 362 sf 2,150 sf
- Building B is newly renovated
- Easily accessible from downtown State College and Penn State University
- 5-minute drive from I-99
- Quiet and professional business area

COMMERCIAL BROKERAGE. Redefined.

• An affordable office option











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





## Sennett WILLIAMS **COMMERCIAL REAL ESTATE**

#### TFNANT INVESTMENT LANDLORD REPRESENTATION REPRESENTATION SALES

PROPERTY MANAGEMENT



#### YORK OFFICE:

3528 Concord Rd. York, PA 17402

#### **EXTON OFFICE:**

1 E. Uwchlan Ave. Suite 409, Exton, PA 19341 **STATE COLLEGE OFFICE:** 330 Innovation Blvd, Suite 205 State College, PA 16803

150 Farmington Lane, Suite 201

LANCASTER OFFICE:

Lancaster, PA 17601

#### WEST CHESTER OFFICE:

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

#### **NEW JERSEY OFFICE:** 236 E. Route 38, Suite 130 Moorestown, NJ 08057

## **M≜** LISTING AGENTS:



#### **KANDY WFADFR**

kweader@bennettwilliams.com

**LUKE HIGGINS** 

### lhiggins@bennettwilliams.com

#### **CONTACT US** 717.843.5555 | www.bennettwilliams.com



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 guality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

