

# 2738 W COLLEGE AVE

STATE COLLEGE, PA | 16801



**±384-5,000 SF OFFICES  
FOR LEASE**



**KANDY WEADER | LUKE HIGGINS**

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



COMMERCIAL BROKERAGE. *Redefined.*



# 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    |
|-------------------------------------------------------------------------------------|------------------|----------|-----------|-----------|
|  | 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    |







# PROPERTY HIGHLIGHTS

- 384-5,000 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
- An affordable office option



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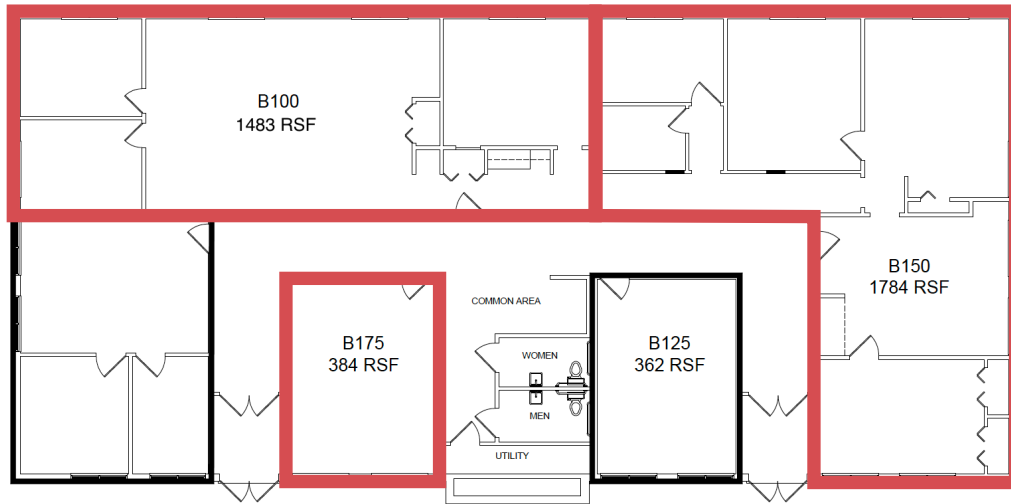
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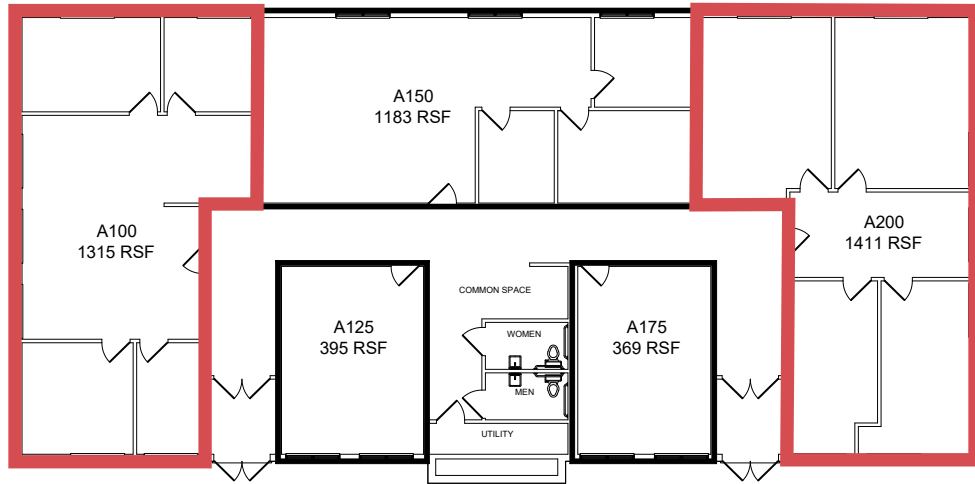
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# FLOOR PLANS/AVAILABLE SPACES



OVERALL FLOOR PLAN LAYOUT  
SCALE: 1/4" = 1'-0"



OVERALL FLOOR PLAN LAYOUT  
SCALE: 1/4" = 1'-0"





# MARKET AERIAL

COLONNADE AT STATE COLLEGE

TRADER JOE'S PLAZA

NORTH ATHERTON PLACE

**BEAVER STADIUM**  
758,864 ANNUAL VISITORS

**MEDLAR FIELD**  
5,570 SEATS

**Hilton Garden Inn**

**HAPPY VALLEY BREWING COMPANY**

**DUNKIN'**

**Park Forest Village**

**Jersey Mike's**

**Applebee's**

**crumbl cookies**

**TJ-maxx**  
**Panera BREAD**

**Bryce Jordan Center**  
15,000+ SEATS

**PEGULA ICE ARENA**  
6,014 SEATS

**PennState**  
±47,560 Students

**HILLS PLAZA**

**GIANT** **OLIE'S OUTLET**  
GOOD STUFF CHEAP

**H&R BLOCK**

**McDonald's**

**Firestone**

**NORTHLAND CENTER**

**Talbots**  
**DUNKIN'**

**weis**

**TACO BELL**

**STATE COLLEGE AREA HIGH SCHOOL**

**weis**

**RAMADA**

**KFC**

**SHEETZ**

**Residence INN**  
BY MARRIOTT

**SITE**

**DUNKIN'**

**Valvoline**

**DOLLAR GENERAL**

**SHEETZ**



# Bennett Williams

COMMERCIAL REAL ESTATE



## 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:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057



## LISTING AGENTS:



### KANDY WEADER

[kweader@bennettwilliams.com](mailto:kweader@bennettwilliams.com)



### LUKE HIGGINS

[lhiggins@bennettwilliams.com](mailto:lhiggins@bennettwilliams.com)

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

