

# 821 E BISHOP STREET

BELLEFONTE, PA • 16823

±3,300-5,500 SF // ±1.7 AC  
**FOR LEASE**

±8,000 VPD



DAVE NICHOLSON | KANDY WEADER

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

# PREMIER RETAIL OPPORTUNITY IN A HIGH-TRAFFIC LOCATION

Unlock the potential of your business at 821 E Bishop Street—offering flexible retail space in one of Bellefonte's busiest commercial areas. With availability ranging from  $\pm 3,300$  to 5,500 square feet, this site is ideal for a wide variety of users including:

- Quick Service Restaurants (QSR)
- Junior Box Retailers
- Fitness & Health Clubs
- Urgent Care & Medical Practices
- Specialty Retail & More

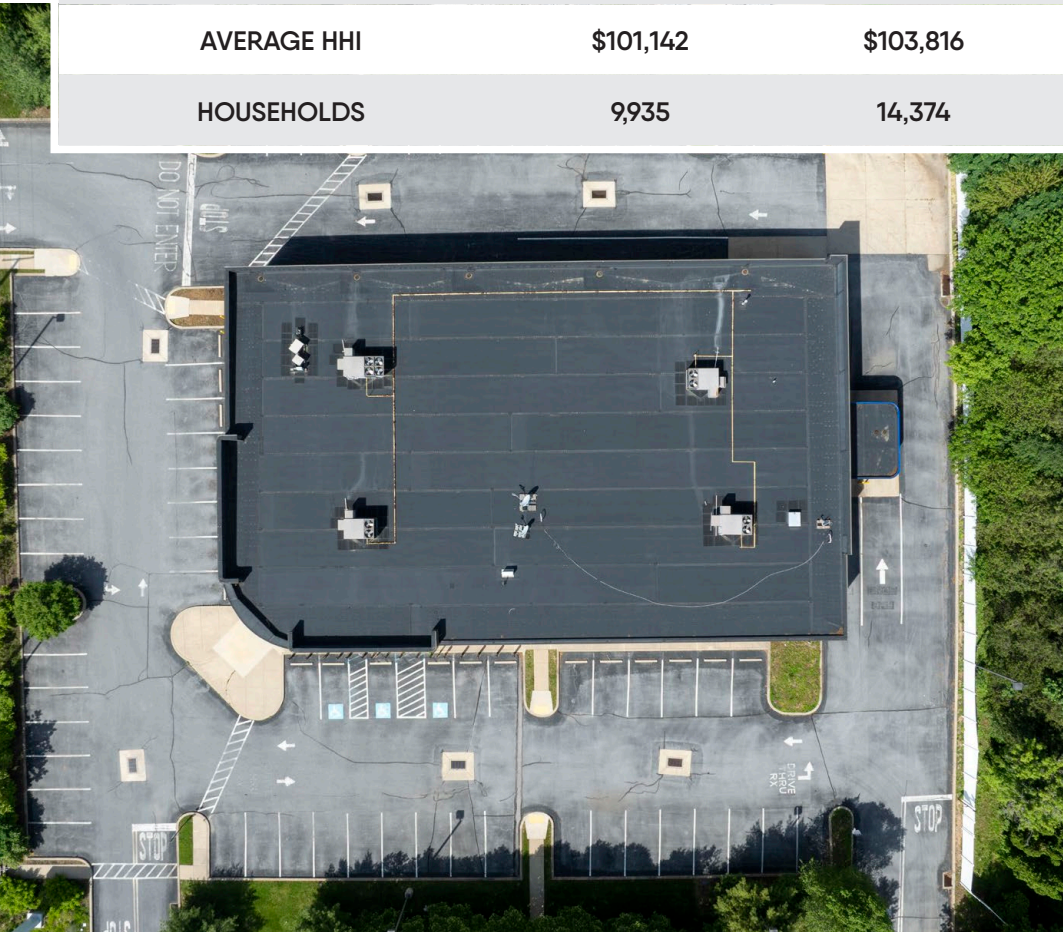


# LOCATION OVERVIEW

The property is across from Bellefonte Area schools and two minutes away from downtown Bellefonte. The location is just one mile from I-99 and 3 miles from I-80. It's a walker's delight with restaurants, shops, the library, the post office, and parks close by the office. The on-site, private parking and public lot makes for easy access for your staff and customers, which is rare for any downtown office building.



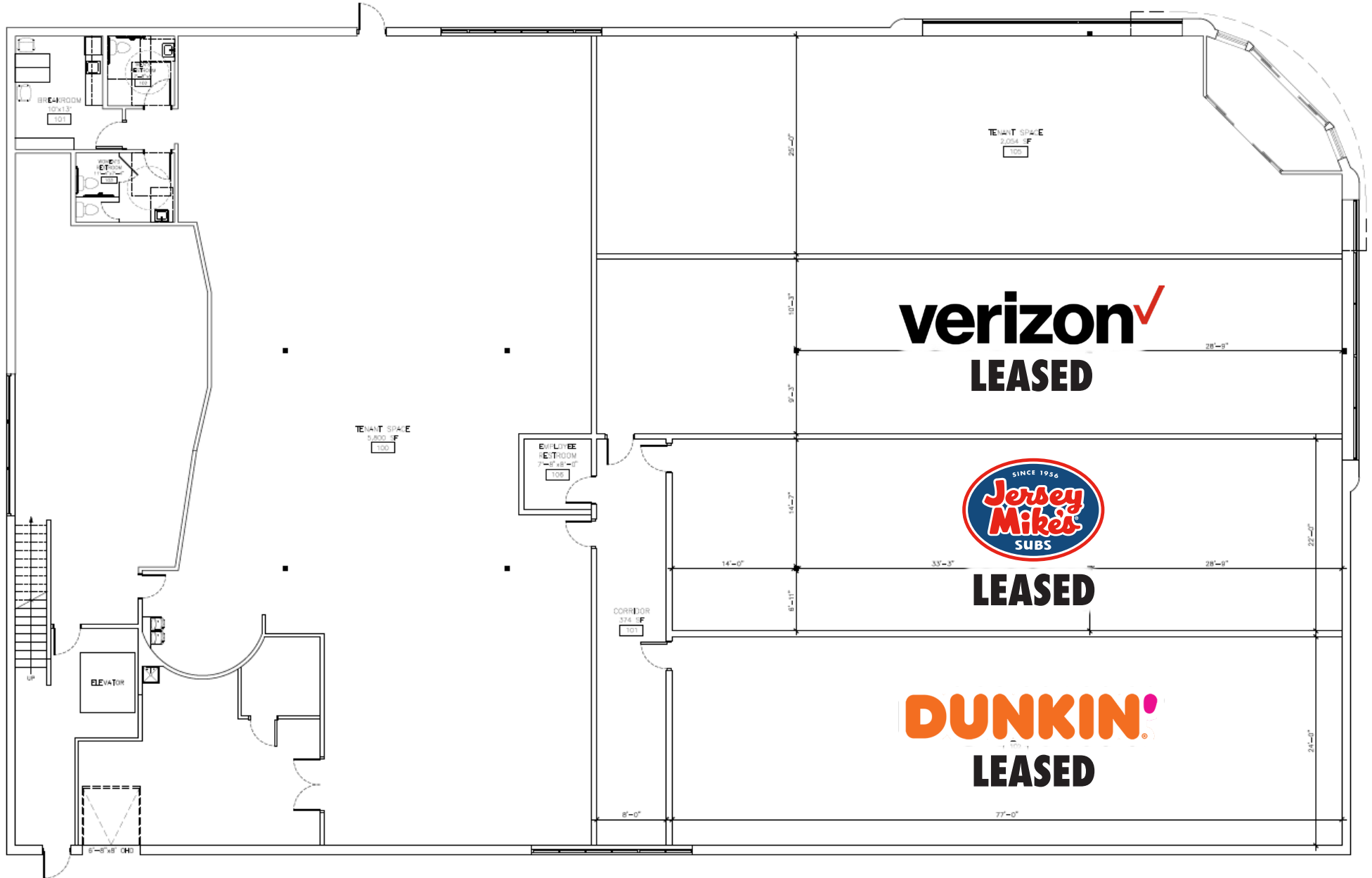
| DEMOGRAPHICS | 5 MILE    | 7 MILE    | 10 MILE   |
|--------------|-----------|-----------|-----------|
| POPULATION   | 26,271    | 36,485    | 92,365    |
| EMPLOYEES    | 7,675     | 11,947    | 29,515    |
| AVERAGE HHI  | \$101,142 | \$103,816 | \$100,218 |
| HOUSEHOLDS   | 9,935     | 14,374    | 33,789    |



## PROPERTY HIGHLIGHTS

-  Flexible Suite Sizes – Combine or divide to fit your business needs
-  Ample On-Site Parking – Easy access for customers and staff
-  Excellent Visibility – Prime frontage along Route 150 (E Bishop St)
-  High-Density Area – Surrounded by residential neighborhoods, Bellefonte Area High School, and commercial anchors
-  Strong Traffic Counts – Consistent daily exposure and shopper activity
-  Medical & Retail Synergy – Perfect for health, wellness, and service providers

# SITE PLAN



# MARKET OVERVIEW



**BELLEFONTE AREA MIDDLE SCHOOL**

**SITE**

**BURGER KING**

**M&T Bank**

**Habitat for Humanity**

**PNC BANK**

**CVS pharmacy**

**Domino's**

**Northwest**

**JSSB Mortgage Services**  
Army Shore State Bank

**Wendy's**

**FINE WINE & GOOD SPIRITS**

**weis**

**BELLEFONTE AREA HIGH SCHOOL**

**DOLLAR GENERAL**

**NAPA**

**Pizza Hut**

**±25,000 VPD**

# 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

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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.

