

821 E BISHOP STREET

BELLEFONTE, PA • 16823

±14,673 SF / ±1.7 AC
FOR LEASE

±8,000 VPD



DAVE NICHOLSON | KANDY WEADER | LUKE HIGGINS

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT 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 $\pm 1,635$ to 14,673 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 in the State College borough only 3 blocks from Old Main's Lawn at Penn State University. 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)



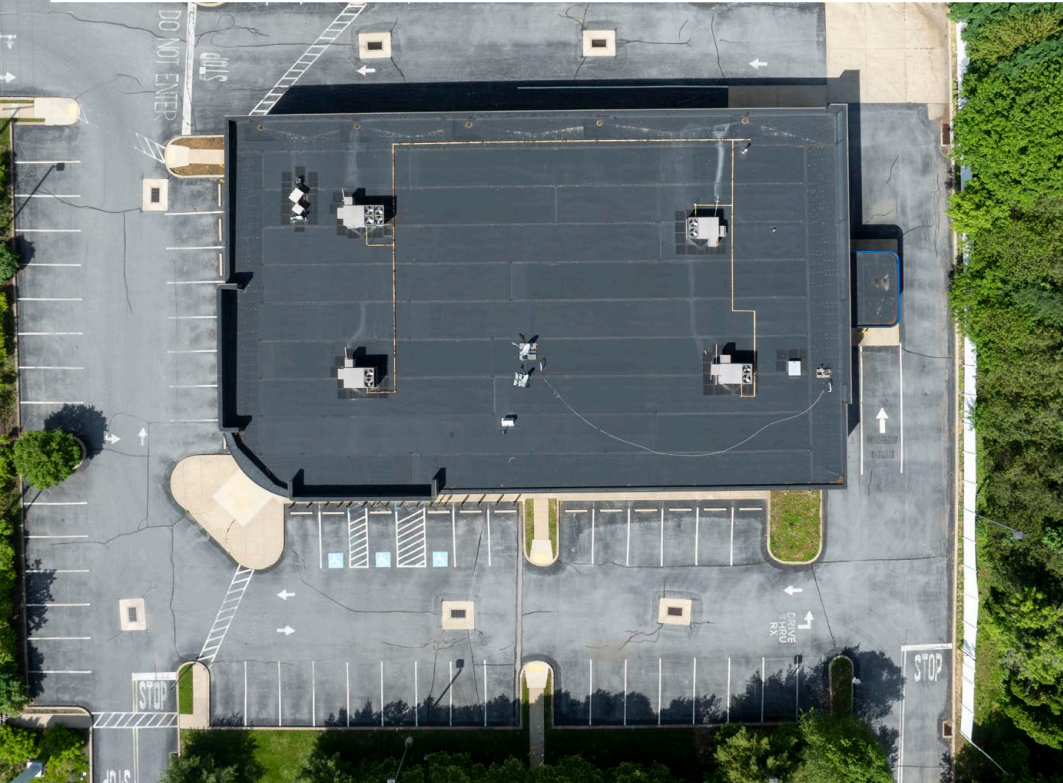
High-Density Area – Surrounded by residential neighborhoods, Bellefonte Area High School, and commercial anchors



Strong Traffic Counts – Consistent daily exposure and shopper activity



Medical & Retail Synergy – Perfect for health, wellness, and service providers



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MARKET OVERVIEW



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.

