

1000 W AARON DR

STATE COLLEGE, PA | 16803

PARK FOREST
ENTERPRISES, INC.
REALTORS'

WHY 1000 W AARON DR?

- Quiet, park-like setting that makes a lasting first impression
- Functional and flexible layout for a variety of uses
- Affordable rate with Modified Gross lease structure
- Proximity to PSU, downtown, and regional roadways

±1,350 SF
FOR LEASE



KANDY WEADER | LUKE HIGGINS

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROJECT OVERVIEW

Professional Office Suite in a Park-Like Setting

Position your business in a peaceful, professional environment with this $\pm 1,350$ square foot office suite located at 1000 W Aaron Dr., nestled within a beautiful park-like setting. Surrounded by mature landscaping and green space, this office offers a rare combination of tranquility and accessibility—ideal for professionals seeking both function and a welcoming atmosphere for clients and employees. Tenant pays the electricity.

SUITE FEATURES

- Total Size: $\pm 1,350$ SF
- Rental Rate: \$14.00/SF Modified Gross
- Layout Includes:
 - Large reception area with space for shared workstations
 - Private conference room
 - Two spacious offices
 - Private restroom
- Plenty of natural light
- Quiet setting with green space views
- Ample surface parking directly outside the suite
- Monument signage available
- Space updates available



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TRADE AREA & DEMOGRAPHICS

This location benefits from a strong and diverse trade area:

- Population of 160,000+ within a 10-mile radius
- Penn State University brings 46,000+ students and 20,000+ staff/faculty to the area
- Highly educated and professional local workforce

Nearby major retailers and service providers include:

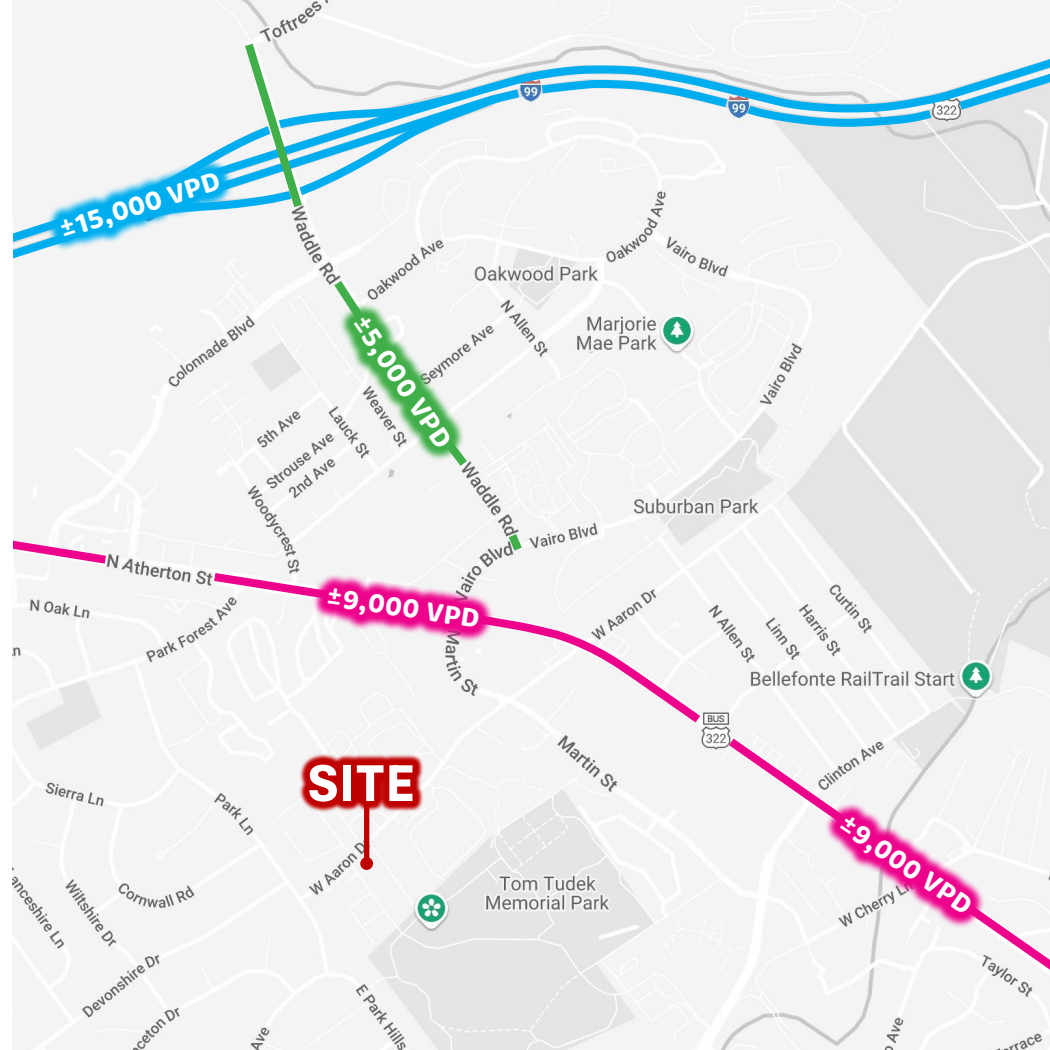
Wegmans, Starbucks, Trader Joes, Target, Aldi, Sheetz, Walmart

LOCATION HIGHLIGHTS

Located in the desirable North Atherton corridor, this office is:

- Just minutes from Downtown State College
- Less than 2 miles from Penn State University
- Close to Route 322 and I-99 for regional connectivity

This area offers the perfect mix of convenience and calm, with quick access to the bustle of downtown and campus while providing a peaceful setting for day-to-day business operations.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	69,418	84,875	96,387
EMPLOYEES	23,154	31,185	37,544
AVERAGE HHI	\$94,607	\$106,673	\$110,700
HOUSEHOLDS	25,669	32,176	37,087



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MARKET OVERVIEW



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ACTIVE MEMBER OF:
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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:



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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.

