

# 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](http://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:

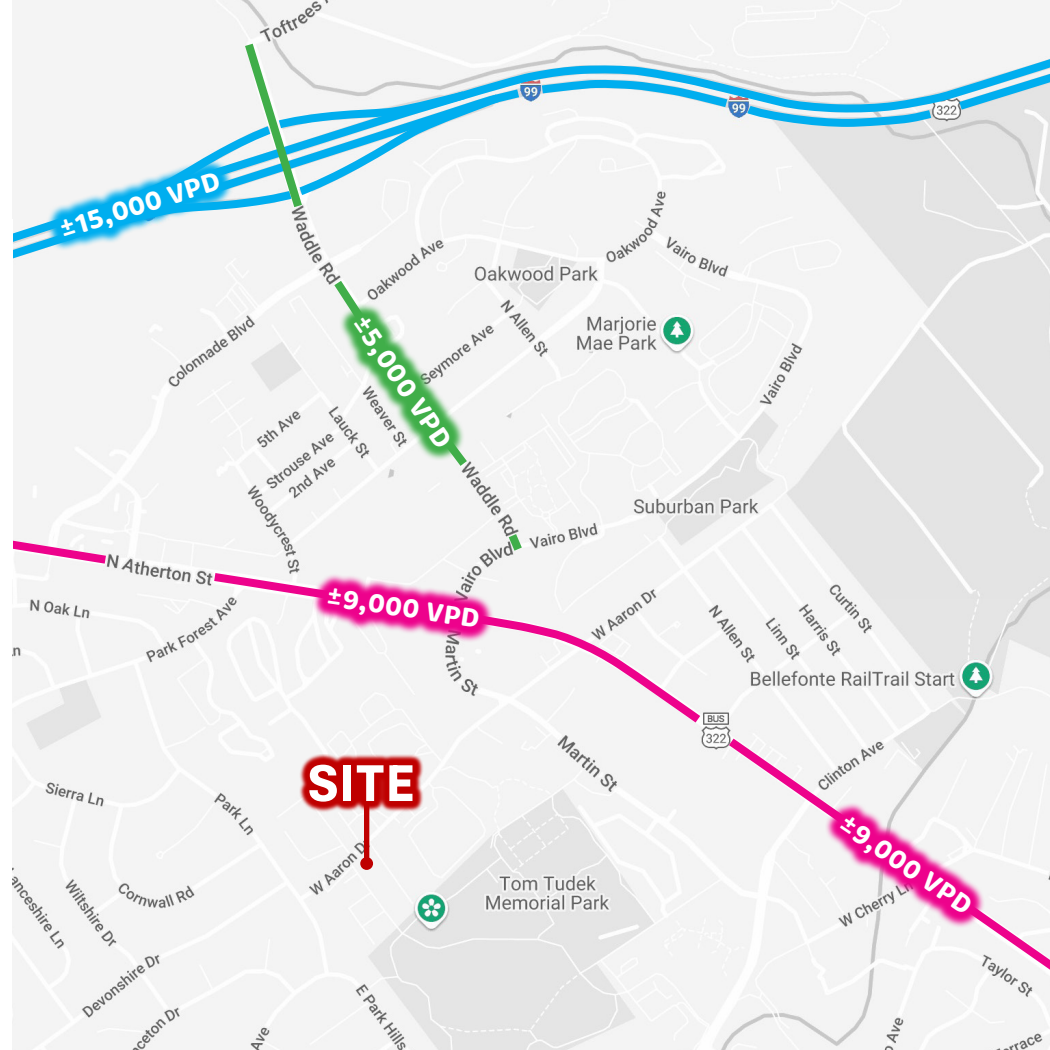
Wegmans, Starbucks, Trader Joes, Target, Aldi, Sheetz, Walmart

## 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:  
**RETAIL BROKERS**  
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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:



### KANDY WEADER

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### LUKE HIGGINS

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## CONTACT US

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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.

