

PARADISE SHOPPING CENTER PADS

2647 BENNER PIKE | BELLEFONTE, PA | 16823



COMING SOON
 **CHIPOTLE**
MEXICAN GRILL

GIANT.

**PAD 2
1.35 AC**

**PAD 1
1.01 AC**

Benner Pike ±18,000 VPD

JOIN RETAILERS:



**AVAILABLE
FOR SALE**



DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Two prime pad-ready land sites are available for sale along the highly trafficked Benner Pike corridor in Bellefonte, PA. Located at 2647 Benner Pike, this offering includes a 1.01-acre parcel and a 1.35-acre parcel, both situated just off a signalized intersection for easy access and excellent visibility. The site is surrounded by strong national and regional retailers and is located minutes from State College and Penn State University. Ideal for retail, medical, QSR, or service-based development, these parcels offer a strategic location in the heart of a growing Centre County market.

TRADE AREA OVERVIEW

Benner Township, which is on the northeastern portion of State College and in Bellefonte, is part of the State College MSA. It is the home of Benner Commerce Park and Penn Eagle Industrial Park along with many recent housing developments. Benner Township is one of the fast-growing portions of Centre County. Centre County has 158,172 people, 57,573 households, and \$64,995 median household income. There is a daytime population of 158,425. The State College region is an excellent place for business and industry. It's one of the most educated US cities with 63% of the population having a degree. The job growth is estimated at 1.6% and is predicted to grow over the next 10 years to 35.45%. Happy Valley has also been ranked as "The Best Places for Business and Careers" along with many other honors making it a top location to live, work, and play in the northeast.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE



POPULATION

19,097

29,642

63,631



TOTAL EMPLOYEES

5,859

12,255

22,062



AVERAGE HHI

\$100,288

\$105,167

\$108,727

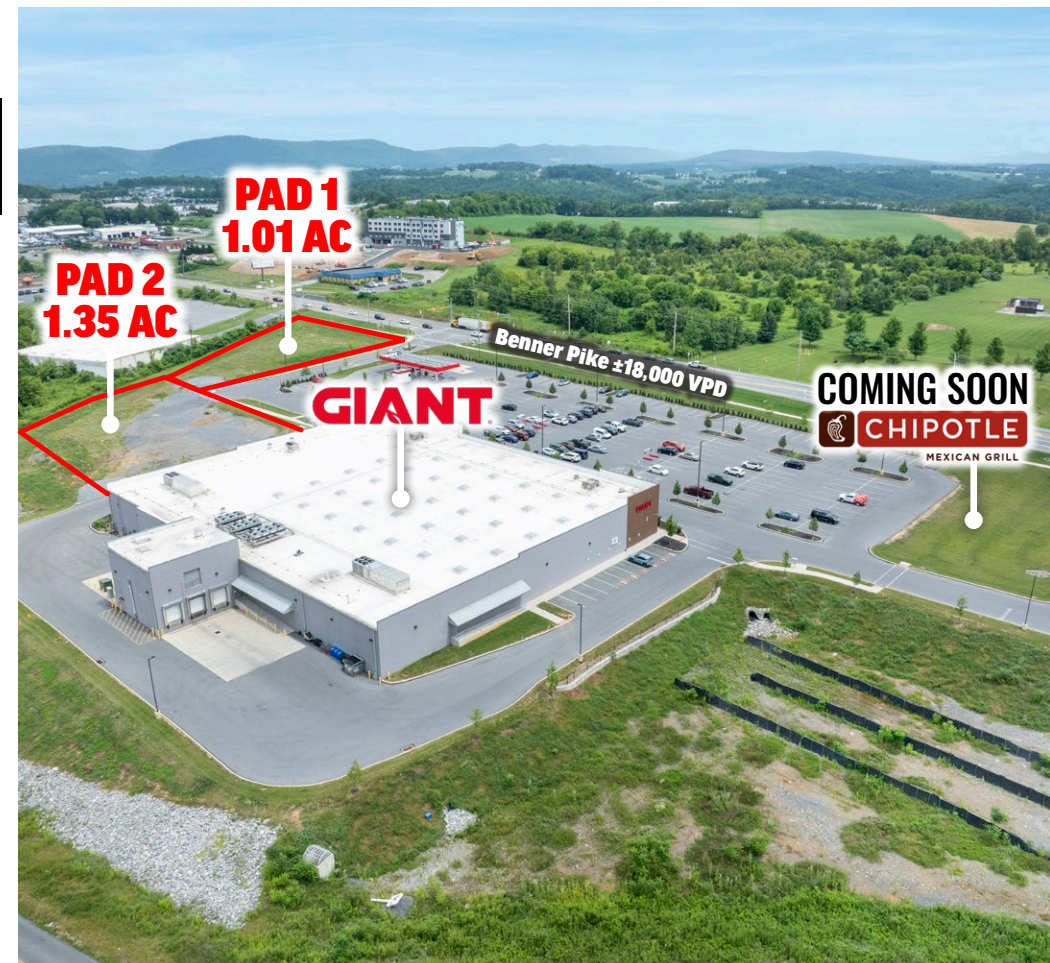


TOTAL HOUSEHOLDS

6,895

11,453

21,603



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SITE PLAN



ZOOMED-IN MARKET AERIAL

HOME 2
SUITES BY HILTON

Wawa
DUNKIN'

SHEETZ

PAD 1
1.01 AC
PAD 2
1.35 AC

GIANT

COMING SOON
CHIPOTLE
MEXICAN GRILL



Benner Pike ±18,000 VPD

CENTRE COUNTY
CORRECTIONAL FACILITY

Rutter's

±25,000 VPD

amazon
FULLFILLMENT CENTER



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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MARKET AERIAL



Bennett Williams

COMMERCIAL REAL ESTATE



OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

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.

