

THE METROPOLITAN

412 W COLLEGE AVE | STATE COLLEGE, PA | 16801

±2,258 SF
FOR LEASE



KANDY WEADER | LUKE HIGGINS

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



ACTIVE MEMBER OF:

RETAIL BROKERS
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COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

There is a Class A office on the 2nd floor of The Metropolitan, which is a mixed-use student housing complex including strong retail & office tenants and 10 floors of residential. This property lies on a great corner in State College right on the bustling Atherton St with 24,000 VPD. It is walking distance to Penn State University, the central downtown State College hub, and on major bus loops.

LOCATION

Prime office space in a mixed-use, luxury, apartment building at the doorstep of Penn State University, the largest employer in the area with over 40,000 employees and 45,000 students, who combined account for over \$900M in annual spending. State College attracts over 1.5M visitors a year that generate more than \$1 billion for the state economy. Population of 246,619 with a HH income of \$50,038 in 45-minute drive time. 3 miles from Rt 322 and 3.5 miles from I-99.



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

74,625

88,505

99,639

EMPLOYEES

27,537

35,115

35,844

AVERAGE HHI

\$96,955

\$106,194

\$110,927

HOUSEHOLDS

27,954

33,907

36,725

TRAFFIC COUNTS: W College Ave (±25,000 VPD)

HIGHLIGHTS

- Luxury, mixed-use housing project
- 2,258 sf of Class A office space
- Prime location on the corner of N Atherton St (25,000 VPD) and E College Ave (10,000 VPD)
- Easy access across all of State College
- Across the Street from Penn State University



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MARKET AERIAL

COLONNADE AT STATE COLLEGE

Target Wegmans KOHL'S
petco five BEL'W
EVERY SEASON STARTS AT DICK'S SPORTING GOODS where the healthy pets go
Be Michaels HomeGoods Happy
chico's LOFT J'S A BANK

TRADER JOE'S PLAZA

TRADER JOE'S
OLD NAVY ULTA BEAUTY

NORTH ATHERTON PLACE

Walmart GameStop
DOLLAR TREE GNC
T Mobile

BEAVER STADIUM
758,864 ANNUAL VISITORS

MEDLAR FIELD
5,570 SEATS

Hampton
by Hilton

Hilton Garden Inn

COUNTRY
INN & SUITES

HAPPY VALLEY BREWING COMPANY

DUNKIN' nt

Park Forest Village

Applebee's
GRILL + BAR

TJ-maxx
Panera BREAD

crumbl
cookies

BRYCE JORDAN CENTER
15,000+ SEATS

PEGULA ICE ARENA
6,014 SEATS

PennState
±47,560 Students

HILLS PLAZA

GIANT **OLIE'S OUTLET**
GOOD STUFF CHEAP

SHERWIN WILLIAMS

H&R BLOCK

McDonald's

Firestone

Talbots
DUNKIN'

NORTHLAND CENTER

GIANT **sweetFrog**
premium frozen yogurt
PET SUPPLIES PLUS

SITE

State College

STATE COLLEGE AREA HIGH SCHOOL

weis

RAMADA

KFC

Residence INN
BY HARRIOTT

SHEETZ

TACO BELL

weis

DUNKIN'

Valvoline

DOLLAR GENERAL

SHEETZ



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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

LISTING AGENTS:



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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.

