

THE RISE AT STATE COLLEGE

532 E COLLEGE AVE | STATE COLLEGE, PA | 16801



PROJECT DESCRIPTION

The Rise is a new construction, mixed-use development comprised of retail, student housing, and professional apartments. ±11,000 SF of ground floor retail with 586 residential beds above.

±1,500-9,200 SF
FOR LEASE



KANDY WEADER

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



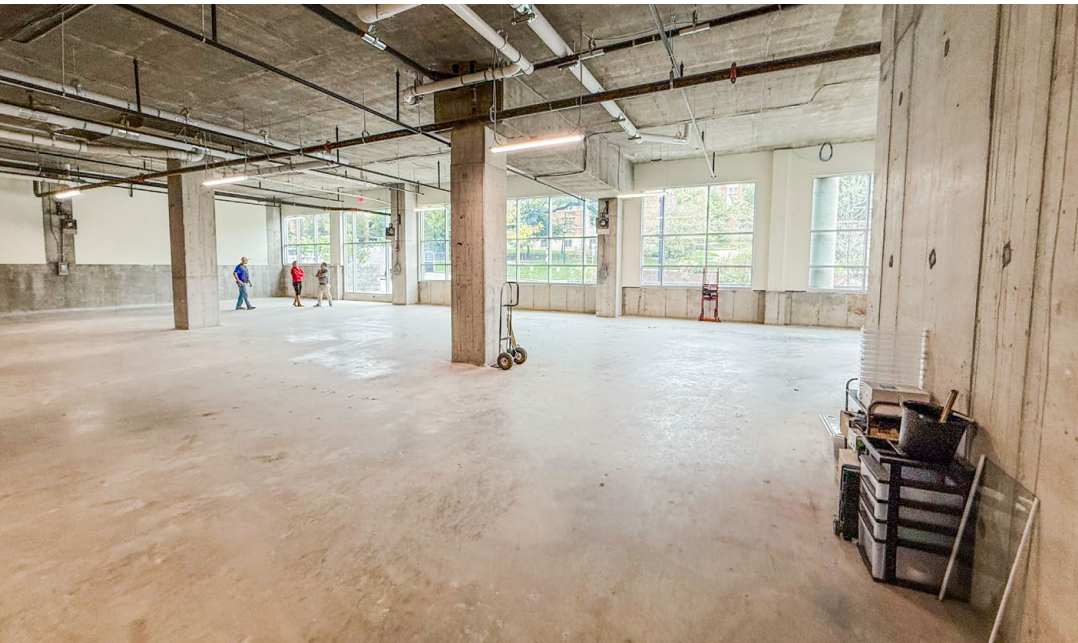
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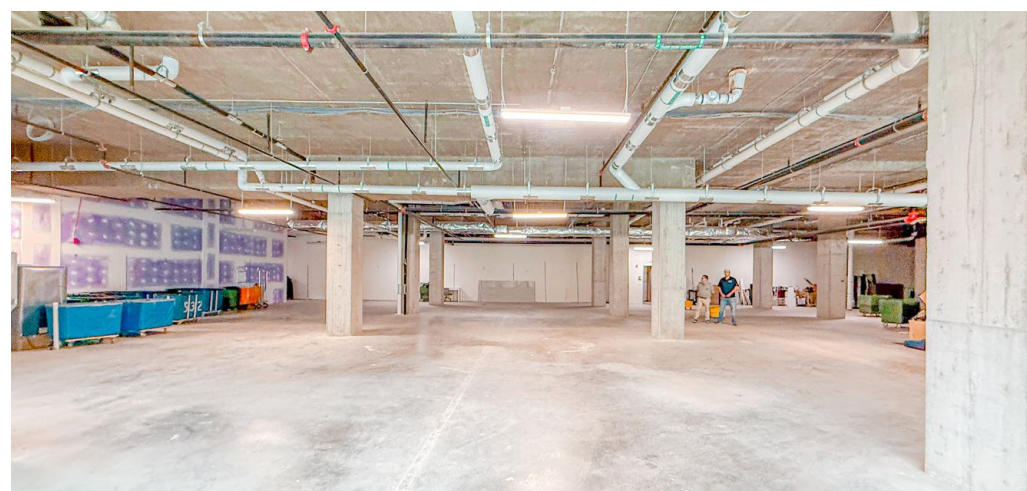
PROPERTY HIGHLIGHTS

- Raw Space Customization: Flexible raw space from 1,500 to 9,200 SF, ready for your vision.
- Class A Quality: Newly built with top-tier construction and modern amenities.
- Lease Terms: Available for lease on a NNN basis.
- Tenant Improvements: Negotiable TI allowance for qualified, creditworthy tenants.
- Prime Visibility: Directly across from Penn State University, ensuring high exposure.
- Traffic Advantages: Exceptional foot and vehicle traffic in a high-density area close to downtown.
- Retail Focus: Ideal for retail uses in a dynamic, university adjacent setting.

For leasing inquiries, contact us to schedule a tour!



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|-------------------------------------|----------|-----------------------|-----------|
| POPULATION | 74,288 | 88,973 | 99,706 |
| EMPLOYEES | 27,334 | 35,187 | 36,523 |
| AVERAGE HHI | \$94,601 | \$106,040 | \$110,765 |
| HOUSEHOLDS | 27,954 | 34,141 | 36,803 |
| East College Ave: ±9,059 VPD | | Walk Score: 89 | |



PROPERTY DESCRIPTION

Discover an exceptional opportunity to lease premium retail space in the heart of State College at 532 E College Ave. This newly built Class A property offers raw, customizable space ranging from 1,500 to 9,200 square feet, ideal for a variety of retail concepts. Available on a NNN lease basis, the space is designed for tenants seeking a high-visibility location with the flexibility to tailor the interior to their brand. Tenant improvements are available for creditworthy tenants, ensuring a seamless build-out process. 18 parking spots are included for retail use. Positioned directly across from Penn State University, this property combines modern construction with unparalleled accessibility, making it a flagship destination for businesses aiming to capitalize on the vibrant local economy.



LOCATION DESCRIPTION

The luxury mixed-use project sits on East College Avenue and overlooks the eastern portion of Penn State's Campus with views of Beaver Stadium in the distance. The largest population of Penn State's on-campus housing about 14,000+ students, 5 of the 8 complexes, live directly across the street. The off-campus housing has also dramatically expanded over the past few years off East College Avenue creating a demand for goods & services in this downtown submarket. The athletic complexes are within walking distance with endless year-round events and home of Beaver Stadium with a 110,000-seat capacity, Bryce Jordan Center with 15,000 seats, Pegula Ice Arena with 6,000 seats and many others. On game day, State College becomes the 3rd largest city in Pennsylvania and East College Avenue is the buzz of town.



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MARKET AERIAL

COLONNADE AT STATE COLLEGE



TRADER JOE'S PLAZA



NORTH ATHERTON PLACE



BEAVER STADIUM
758,864 ANNUAL VISITORS

MEDLAR FIELD
5,570 SEATS

BRYCE JORDAN CENTER
15,000+ SEATS

PEGULA ICE ARENA
6,014 SEATS

Houserville

COUNTRY INN & SUITES

Hampton by Hilton

Hilton Garden Inn

HAPPY VALLEY BREWING COMPANY

DUNKIN' NT

Park Forest Village

Jersey Mike's Subs

Applebee's GRILL + BAR

crumbl cookies

TJ-maxx
Panera BREAD

PennState
±47,560 Students

HILLS PLAZA



NORTHLAND CENTER



State College

Talbots
DUNKIN'

SITE

weis

TACO BELL

STATE COLLEGE AREA HIGH SCHOOL

weis

SHEETZ

RAMADA

KFC

Residence INN BY MARRIOTT

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

STAE 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.

