

1521 MARTIN ST

STATE COLLEGE, PA | 16803



Walmart
BEST BUY
Staples
Wendy's
DQ
ADVANCE AUTO PARTS
FINE WINE & GOOD SPIRITS
Wawa

SITE

MARTIN ST - ±7,000 VPD

N ATHERTON ST - ±30,000 VPD

weis

**ENTERTAINMENT & HOSPITALITY INVESTMENT
FOR SALE**

BW COMMERCIAL
KANDY WEADER | LUKE HIGGINS | DERICK EVANS
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined*

PROPERTY OVERVIEW

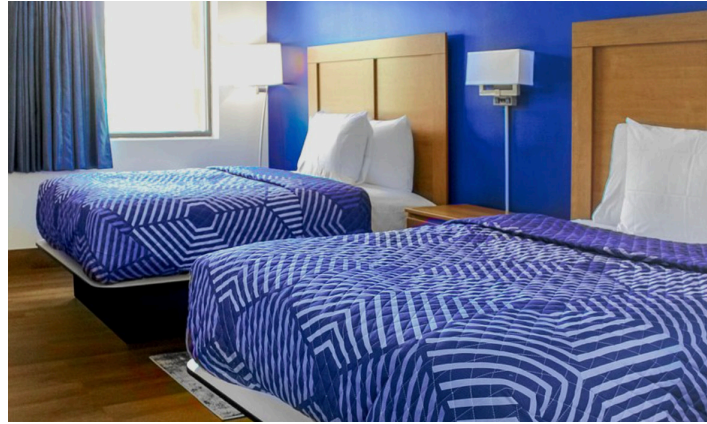






Over the last 30 years, Northland Bowl & Recreational Center has been the premier family entertainment venue located in State College, PA, designed to provide a fun atmosphere for patrons of all ages. With a full-service bar and restaurant, as well as vending options, it caters to visitors looking for a complete recreational experience.

The center offers a diverse array of bowling leagues, including options for men, women, youth, seniors, and mixed groups, ensuring that there is something for everyone. Visitors are encouraged to connect via social media and sign up for their mailing list to receive special offers and news related to the center.

Now this exceptional entertainment/hospitality investment is available to purchase!

The Northland Recreational Centre features a 3-use property supporting a state-of-the-art bowling alley, lively sports bar, and a motel with one of the highest occupancies in Centre County. It is situated in a high-profile, densely populated part of town just off the N Atherton retail corridor. This expansive, 37,500 sf property on 3.25 acres comes fully equipped with multiple income-producing components, offering unmatched potential for owners, operators, or investors seeking a dynamic, multi-use asset.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 POPULATION	12,238	70,761	86,740
 TOTAL EMPLOYEES	3,785	23,769	33,145
 AVERAGE HHI	\$84,608	\$96,961	\$108,266
 TOTAL HOUSEHOLDS	6,173	26,254	33,081



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PROPERTY HIGHLIGHTS

- **37,500 sf commercial property on 3.25 ac in the heart of State College**
- **Fully operational, income-producing, entertainment business & real estate**
- **High-tech bowling Alley, lively sports bar, and newly updated motel**
- **In a densely populated part of town along with a strong tourism industry**
- **Just off the major retail corridor, N Atherton St.**

PROPERTY INCLUSIONS

NORTHLAND BOWL:

It is a fully operational 32-lane bowling alley that has recently been updated with high-tech equipment, which has increased customer traffic while reducing labor costs and efficiencies of scale. Additional revenue generators are leagues, tournaments, birthday parties, the pro shop, pool tables, and corporate events.

THE ARENA SPORTS & ENTERTAINMENT BAR & GRILL:

It is not the usual bowling alley snack bar, but actually, an electric sports bar with a full menu along with the award-winning wings from Tussey Mountain Wing Fest. The stand-alone restaurant serves locals, students, and tourists. Hotel Liquor License is included in the sale. Opportunities abound with more event income.

NORTHLAND MOTEL:

The hospitality asset is a 16 room motel offering newly updated rooms that are simple, clean, affordable, and always fully occupied. It's the best kept secret in Happy Valley.

A CELL TOWER:

The property also has a consistent, passive income source through a long-term telecommunications lease.

Whether you're looking to run multiple businesses under one roof, expand your commercial portfolio, or redevelop a sizeable structure, The Northland Recreational Centre delivers outstanding income flexibility and built-in value. Interested in becoming part of Happy Valley's entertainment scene? Contact us to discuss this business & real estate opportunity.



LOCATION OVERVIEW

Excellent commercial location in State College, PA, just minutes from Penn State University and downtown. Situated along a densely populated, high-visibility corridor surrounded by established retailers, restaurants, hotels, and service businesses. This prime area offers easy access to Business Route 322 and major local roads, ensuring strong customer flow and convenient connectivity. A vibrant, year-round market driven by university activity, tourism, and a strong local population makes this an ideal setting for a wide range of commercial uses.



TRADE AREA OVERVIEW

This property is minutes away from Pennsylvania State University (45,000 students) which is a large driver in the local economy and lies just off PA State Route 322. State College has a population of around 40,000, while Centre County's population is 160,000. State College lies in the center of Pennsylvania and is 45 miles from Altoona, and 86 miles from Harrisburg.



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MARKET AERIAL

3028

COLONNADE AT STATE COLLEGE



TRADER JOE'S PLAZA

TRADER JOE'S



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



BEST BUY

crumbl cookies

DQ

SITE

weis

NORTHLAND CENTER



PennState
±47,560 Students

State College Area High School

HILLS PLAZA



weis

TACO BELL

weis

RAMADA

KFC

Residence INN BY MARRIOTT

DUNKIN'

SHEETZ

SHEETZ



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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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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

