

160 W CLEARVIEW AVE

STATE COLLEGE, PA

10,000 VPD

±4,163 SF / 2.5 AC AVAILABLE

MULTI-FAMILY ZONING

FOR SALE

PROPERTY OVERVIEW

Positioned in a highly desirable infill location, 130 W Clearview offers a 2.5-acre redevelopment opportunity in the heart of State College. This well-located parcel is ideally suited for a new multifamily community, with approvals in place to support residential density in one of Central Pennsylvania's strongest rental markets.

Surrounded by established neighborhoods and just minutes from Pennsylvania State University, the property benefits from consistent housing demand driven by student, faculty, and workforce populations. The site provides convenient access to major retail corridors, employment centers, and regional transportation routes, enhancing its appeal for both developers and future residents.

With its multi-family zoning, strong demographics, and proximity to core amenities, 130 W Clearview presents a rare opportunity to deliver a thoughtfully designed multifamily project in a supply-constrained market.

Since we had it rezoned, I would focus more on the pictures for redevelopment and not the building as the best use if a multi-family redevelopment.



LOCATION OVERVIEW

Located in the heart of State College's established residential corridor, 160 W Clearview Ave offers a highly accessible setting just off North Atherton Street, one of the area's primary commercial thoroughfares. The property sits minutes from downtown State College and Penn State University, providing convenient connectivity to major retail centers, restaurants, healthcare facilities, and everyday amenities. Surrounded by stable neighborhoods and consistent year-round population density, the location benefits from strong local traffic patterns and easy access to I-99 and other key regional roadways. This central positioning makes it an attractive site for users seeking visibility, accessibility, and proximity to both student and permanent resident populations within the Centre County market.





TRADE AREA OVERVIEW

The trade area surrounding 160 W Clearview Ave draws from a dense and diverse customer base within a 3–5-mile radius, anchored by the year-round population of State College and the student body of Penn State University. The area benefits from a balanced mix of permanent residents, young professionals, and university students, creating consistent daily traffic and stable consumer demand. Strong household incomes, high educational attainment levels, and steady residential density support a wide range of retail, service, and office uses. Proximity to North Atherton Street and other primary corridors enhances accessibility and visibility, allowing the site to capture both neighborhood-driven traffic and broader Centre County consumer flow. The combination of demographic strength, institutional presence, and established commercial infrastructure makes the trade area one of the most reliable and active markets in the region.

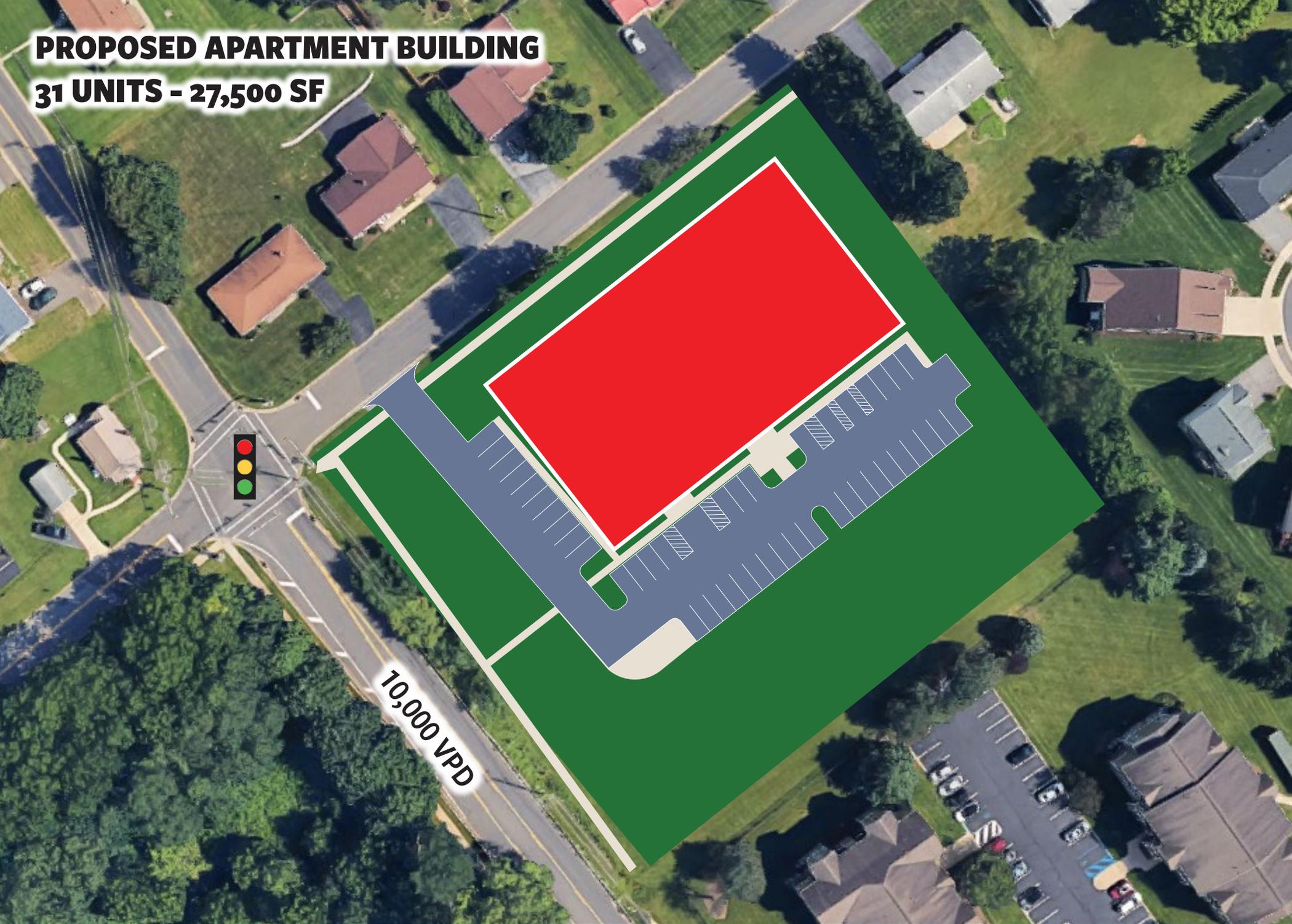
PROPERTY HIGHLIGHTS

- Prime location for residential development, which is approved for 31 units
- Desirable in-town location within an established residential and commercial corridor
- Level parcel with utilities in place
- Minutes from N Atherton Street, Penn State University, and I-99

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	85,459	100,902	120,513
EMPLOYEES	32,405	35,966	43,936
AVERAGE HHI	\$107,147	\$111,941	\$109,993
HOUSEHOLDS	32,540	37,262	46,047

PROPOSED APARTMENT BUILDING

31 UNITS - 27,500 SF



**PROPOSED APARTMENT BUILDING
RESIDENT STORAGE BELOW**



MARKET AERIAL



THE COLLONADE AT STATE COLLEGE

five BELOW KOHL'S

NORTH ATHERTON PLACE

NORTHLAND CENTER

THE COLONADE AT STATE COLLEGE

TRADER JOE'S PLAZA

TRADER JOE'S

SITE

NORTH ATHERTON PLACE

Park Forest Village

Applebee's

crumbl cookies

TJ-MAXX

Panera BREAD

NORTHLAND CENTER

PennState

±47,560 Students

Talbots

DUNKIN'

HILLS PLAZA

weis

TACO BELL

State College Area High School

weis

SHEETZ

RAMADA

KFC

Residence INN BY MARRIOTT

DUNKIN'

SHEETZ

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:

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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.

