

# 3650 W COLLEGE AVE

State College, PA | 16801



±2,136 SF  
**FOR SALE**



KANDY WEADER | DERICK EVANS

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



## PROPERTY HIGHLIGHTS

- 2.96-acre lot with prime location along W College Ave, a major commercial corridor in State College
- Strong visibility with consistent high traffic counts and excellent frontage
- Easy access to downtown and surrounding suburban communities
- Minutes from Pennsylvania State University, a key regional demand driver
- Surrounded by national retailers, restaurants, and service-oriented businesses
- Ideal for a variety of commercial uses including retail, office, or service
- High daytime population supported by students, residents, and workforce
- Convenient connectivity to major roadways and commuter routes

## PROPERTY OVERVIEW

Positioned along the highly desirable West College Avenue corridor, 3650 W College Ave presents a prime commercial opportunity in the heart of State College. This property offers outstanding visibility and accessibility along one of the area's busy thoroughfares, benefiting from strong daily traffic counts and a steady flow of both local and commuter traffic. Its strategic location provides convenient access to downtown State College and is just minutes from Pennsylvania State University, a major economic driver for the region. Surrounded by a dynamic mix of national retailers, restaurants, and service providers, the property is well-positioned to support a variety of commercial uses.



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# LOCATION

Located along the highly trafficked West College Avenue corridor, 3650 W College offers seamless connectivity to both downtown and the surrounding suburban communities. This stretch of W College Ave serves as a major gateway into the market, providing quick access to Pennsylvania State University, just a short drive away. The immediate area is characterized by a strong concentration of national retailers, restaurants, and service-oriented businesses, supported by nearby residential neighborhoods and student housing. With consistent traffic flow, excellent accessibility, and proximity to one of the region's largest economic drivers, this location is ideally suited for a wide range of commercial users.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	34,354	79,591	92,666
EMPLOYEES	14,021	29,008	34,518
AVERAGE HHI	\$98,483	\$102,060	\$110,409
HOUSEHOLDS	14,383	30,202	35,585

**TRAFFIC COUNTS:** W College Ave (±10,000 VPD)

# TRADE AREA

The trade area surrounding 3650 W College Ave benefits from the strong economic foundation of State College, driven largely by the presence of Pennsylvania State University. This market draws from a diverse and consistent customer base that includes a large student population, university faculty and staff, local residents, and a steady influx of visitors throughout the year. The West College Avenue corridor serves as a key retail and commuter route, capturing both daily traffic and destination-driven consumers. Additionally, the trade area extends into surrounding communities such as Bellefonte, Boalsburg, and Port Matilda, further expanding its reach and consumer base. With strong household incomes, high daytime population, and year-round activity fueled by university events and regional tourism, this trade area provides a stable and highly attractive environment for a wide range of commercial uses.

# MARKET AERIAL

## COLONNADE AT STATE COLLEGE

## TRADER JOE'S PLAZA

## NORTH ATHERTON PLACE

## Park Forest Village

## NORTHLAND CENTER

## BEAVER STADIUM

758,864 ANNUAL VISITORS

## MEDLAR FIELD

5,570 SEATS

## BRYCE JORDAN CENTER

15,000+ SEATS

## PEGULA ICE ARENA

6,014 SEATS

**Penn State**  
 ±47,560 Students

## Houserville

## HAPPY VALLEY BREWING COMPANY

## HILLS PLAZA

## State College

## weis

## STATE COLLEGE AREA HIGH SCHOOL

## weis

## SHEETZ

## RAMADA

## Residence INN

## DUNKIN'

## DOLLAR GENERAL

## SHEETZ

# SITE

# 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

### 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.

