

137-4 S PUGH STREET

STATE COLLEGE, PA 16801



**±700 SF AVAILABLE
FOR LEASE**



PROPERTY OVERVIEW

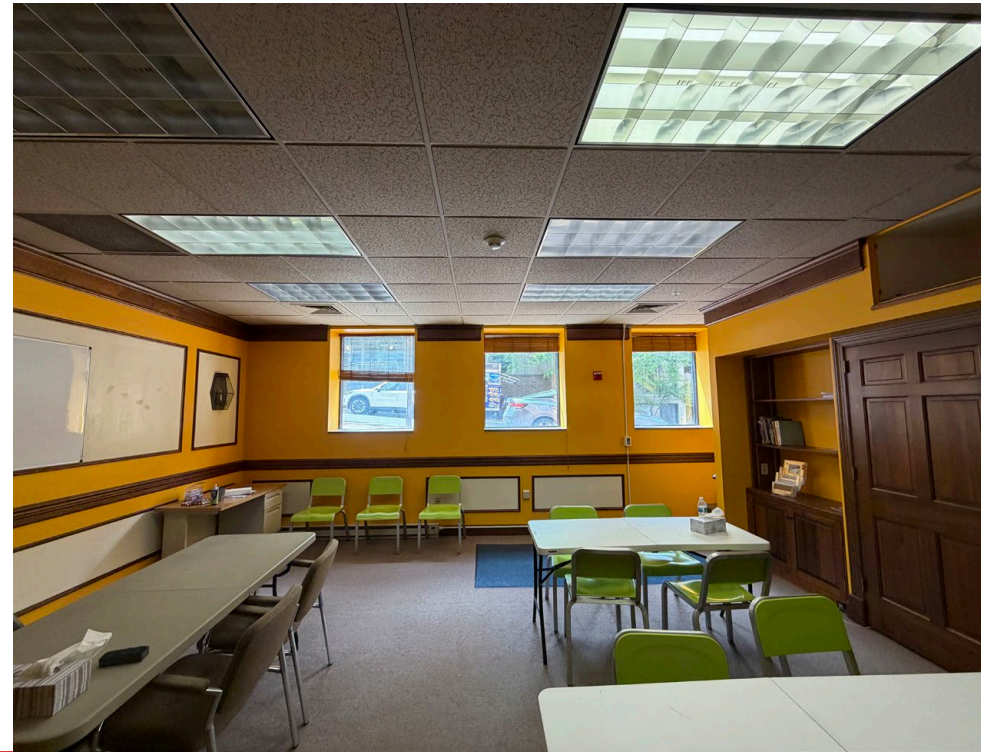
Positioned in the heart of downtown State College, 137-4 S Pugh Street, at \$14/sf, offers a prime opportunity for retailers, service users, or boutique office concepts looking to tap into one of Central Pennsylvania's most dynamic markets. This ±700 SF space features an efficient layout ideal for a variety of uses, including professional services, wellness concepts, or specialty retail. Surrounded by a dense mix of national retailers, local favorites, and a constant flow of pedestrian traffic driven by Penn State University, the location benefits from strong visibility and convenient parking. The immediate area is heavily trafficked by students, professionals, tourists, and residents, making it an ideal fit for concepts seeking consistent foot traffic in a walkable downtown environment. With its central location, manageable footprint, and proximity to campus, 137-4 S Pugh Street presents a small-space opportunity in a supply-constrained market.

LOCATION OVERVIEW

Situated in the core of downtown State College along S Pugh Street, this location offers immediate access to one of the area's most active pedestrian corridors. Located within the Scholar State College by Hilton, the property benefits from the added visibility and built-in traffic generated by hotel guests, visitors, and university-related travel year-round. Just steps from Pennsylvania State University, the property is surrounded by a strong mix of national retailers, local businesses, restaurants, and student housing—driving consistent foot traffic throughout the day and evening. The walkable setting and central positioning make it an ideal spot for businesses looking to capitalize on a high-energy, college-driven market.

TRADE AREA

The State College trade area is anchored by Penn State University, which drives a population of over 45,000 students along with a strong base of faculty, staff, and year-round residents. The market benefits from stable economic drivers, high household incomes, and consistent consumer demand fueled by both the university and surrounding communities. With limited retail supply and strong barriers to entry, State College continues to attract national and regional brands seeking to tap into a dense, educated, and high-spending customer base.





PROPERTY HIGHLIGHTS

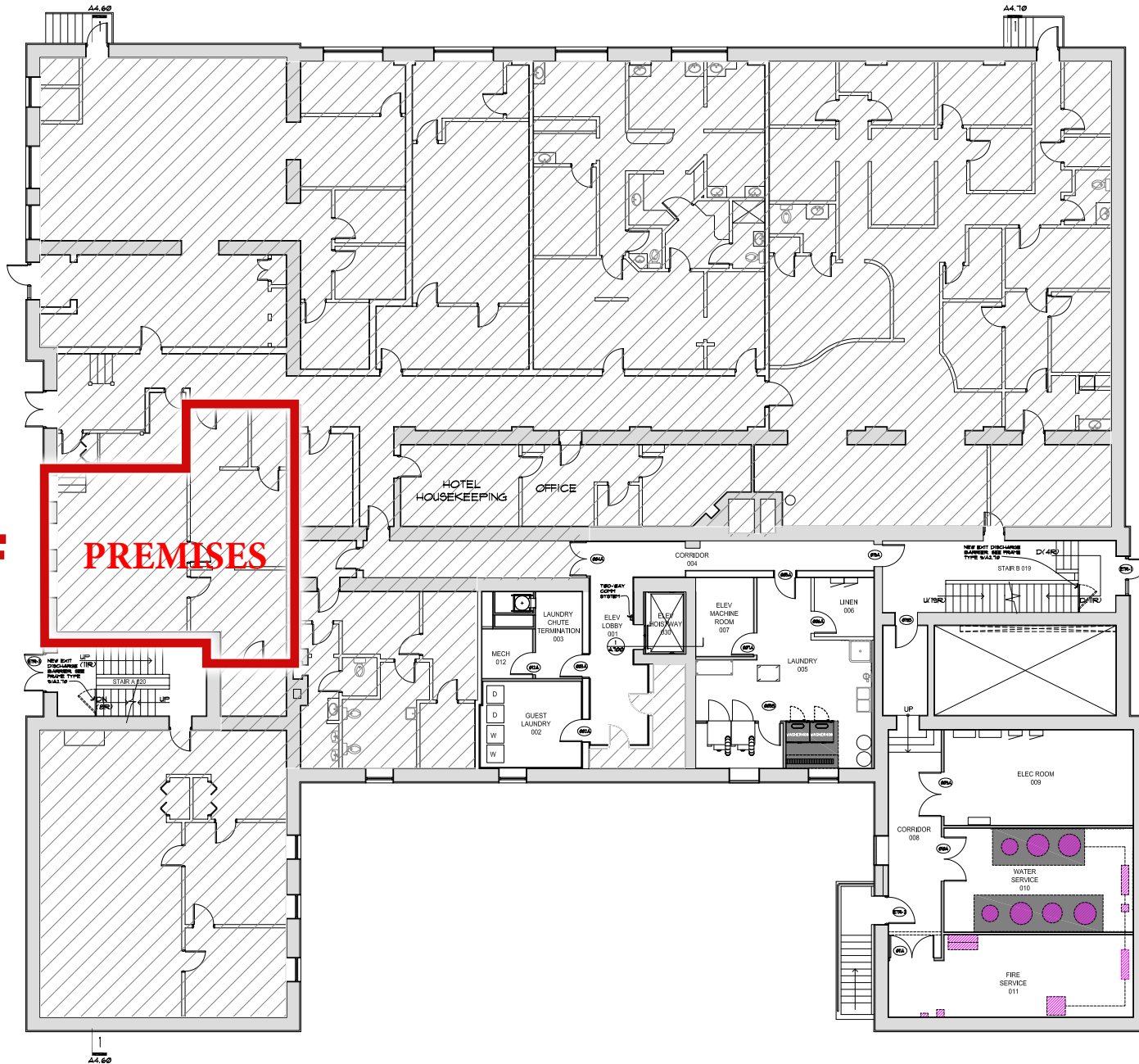
- ±700 SF small-format space ideal for retail, office, or service use
- Affordably priced at \$14/sf
- Flexible floorplan with an open space and 2 attached offices
- Shared restroom
- Prime downtown location with strong pedestrian traffic
- Steps from Penn State University
- Surrounded by a mix of national retailers, local shops, and restaurants
- Excellent opportunity in a supply-constrained market with high demand for small spaces

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	88,502	99,601	122,709
EMPLOYEES	35,084	36,353	44,032
AVERAGE HHI	\$107,461	\$112,016	\$109,636
HOUSEHOLDS	33,948	36,791	47,017

Exhibit "A"

±700 SF

PREMISES



MARKET AERIAL

COLONNADE AT STATE COLLEGE

TRADER JOE'S PLAZA

NORTH ATHERTON PLACE

Park Forest Village

T.J. MAXX

NORTHLAND CENTER

Penn State

±47,560 Students

State College

State College Area High School

RAMADA

Residence INN

HILLS PLAZA

Houserville

BEAVER STADIUM

758,864 ANNUAL VISITORS

MEDLAR FIELD

5,570 SEATS

PEGULA ICE ARENA

6,014 SEATS

BRYCE JORDAN CENTER

15,000+ SEATS

Hilton Garden Inn

COUNTRY

HAPPY VALLEY BREWING COMPANY

DUNKIN' nt

TACO BELL

weis

SHEETZ

KFC

Bennett Williams

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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

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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.

