

605 UNIVERSITY DR

STATE COLLEGE, PA | 16801



±1,980 SF FOR LEASE



KANDY WEADER | DERICK EVANS

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

- Prime location along University Drive with strong visibility
- Potential for a new gas station or retail user with a redevelopment opportunity
- ±12,000 vehicles per day providing consistent daily exposure
- Minutes from Penn State University and downtown State College
- Surrounded by dense student housing and established residential neighborhoods
- Proximity to national retailers, restaurants, and major employers
- Excellent access to College Avenue and North Atherton Street
- Strong daytime and evening population base
- High-demand market with limited available inventory



PROPERTY OVERVIEW

Located in a prime State College corridor, 605 University Drive sits on 0.7 acres and presents a unique second-generation gas station opportunity, with existing infrastructure (1,980 sf) in place that allows for a seamless continuation of fuel service operations. The site also offers flexibility for a retrofit to alternative retail uses or a full redevelopment opportunity, making it attractive to a wide range of users. Positioned just minutes from Penn State University and downtown, the property benefits from strong visibility and accessibility, along with daily traffic counts of 12,000 VPD. Surrounded by national retailers, dense student housing, and major employment hubs, the location supports consistent daytime and evening traffic. Whether for a gas station operator, retail conversion, or ground-up redevelopment, this site offers a rare chance to establish a presence in one of Central Pennsylvania's most active commercial corridors.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE



POPULATION

70,897

88,162

100,385



TOTAL EMPLOYEES

25,167

35,109

36,907



AVERAGE HHI

\$92,372

\$106,977

\$112,054



TOTAL HOUSEHOLDS

26,658

33,846

37,152



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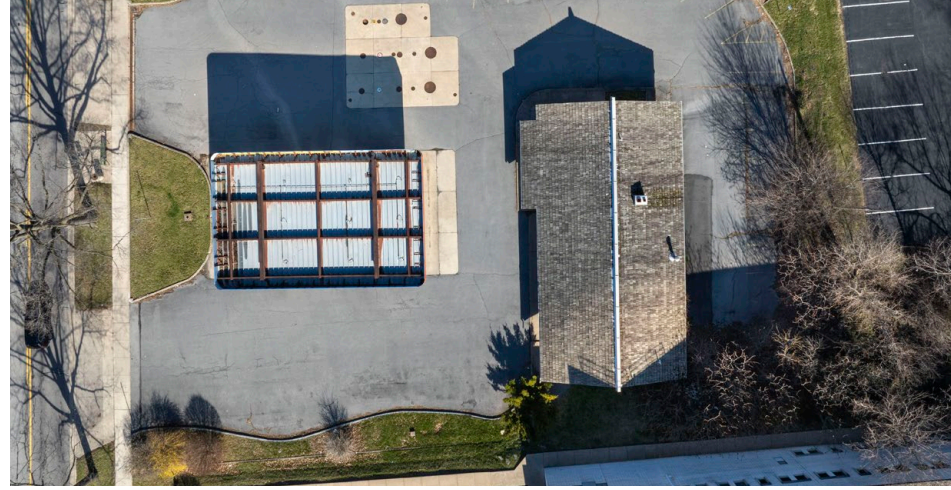
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LOCATION OVERVIEW

Situated along University Drive in the heart of State College, this property benefits from a highly desirable location just minutes from Penn State University and the downtown core. The area is characterized by a dynamic mix of student housing, residential neighborhoods, and national and local retailers, creating consistent foot traffic and year-round activity. With convenient access to major corridors, including College Avenue and North Atherton Street, the location offers excellent connectivity throughout the region. Its proximity to campus, retail centers, and major employers makes it an ideal setting for a wide range of opportunities.

TRADE AREA OVERVIEW

The property draws from a strong and diverse trade area anchored by Penn State University, one of the largest universities in the country, with a student population exceeding 45,000. The surrounding market benefits from a stable mix of students, faculty, and permanent residents, providing consistent year-round demand. State College serves as the primary commercial and employment hub for Centre County and the broader Central Pennsylvania region, attracting visitors for education, healthcare, and major events. High daytime population, strong household incomes, and steady consumer traffic support a wide range of retail, restaurant, and service-oriented uses within the immediate and extended trade area.



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MARKET AERIAL



COLONNADE AT STATE COLLEGE

Wegmans **KOHL'S**
petco **five BELOW**
where the healthy pets go
DICK'S *Michaels* *Be HomeGoods Happy*
EVERY SEASON STARTS AT SPORTING GOODS
chico's **LOFT** **JOS A BANK**

TRADER JOE'S PLAZA

TRADER JOE'S
OLD NAVY **ULTA**
BEAUTY

NORTH ATHERTON PLACE

Walmart **GameStop**
DOLLAR TREE **GNC**
T Mobile

BEAVER STADIUM
758,864 ANNUAL VISITORS

MEDLAR FIELD
5,570 SEATS

BRYCE JORDAN CENTER
15,000+ SEATS

PEGULA ICE ARENA
6,014 SEATS

PennState
±47,560 Students

SITE

HILLS PLAZA

GIANT **OLIE'S OUTLET**
GOOD STUFF CHEAP
POWER TRAIN

NORTHLAND CENTER

GIANT **PET SUPPLIES PLUS**
GREAT PRICES. NO BEGGING

Park Forest Village

Applebee's
Jersey Mike's
crumbl
cookies

T.J. Maxx
Panera
BREAD

State College Area High School

weis

weis

SHEETZ

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

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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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.

