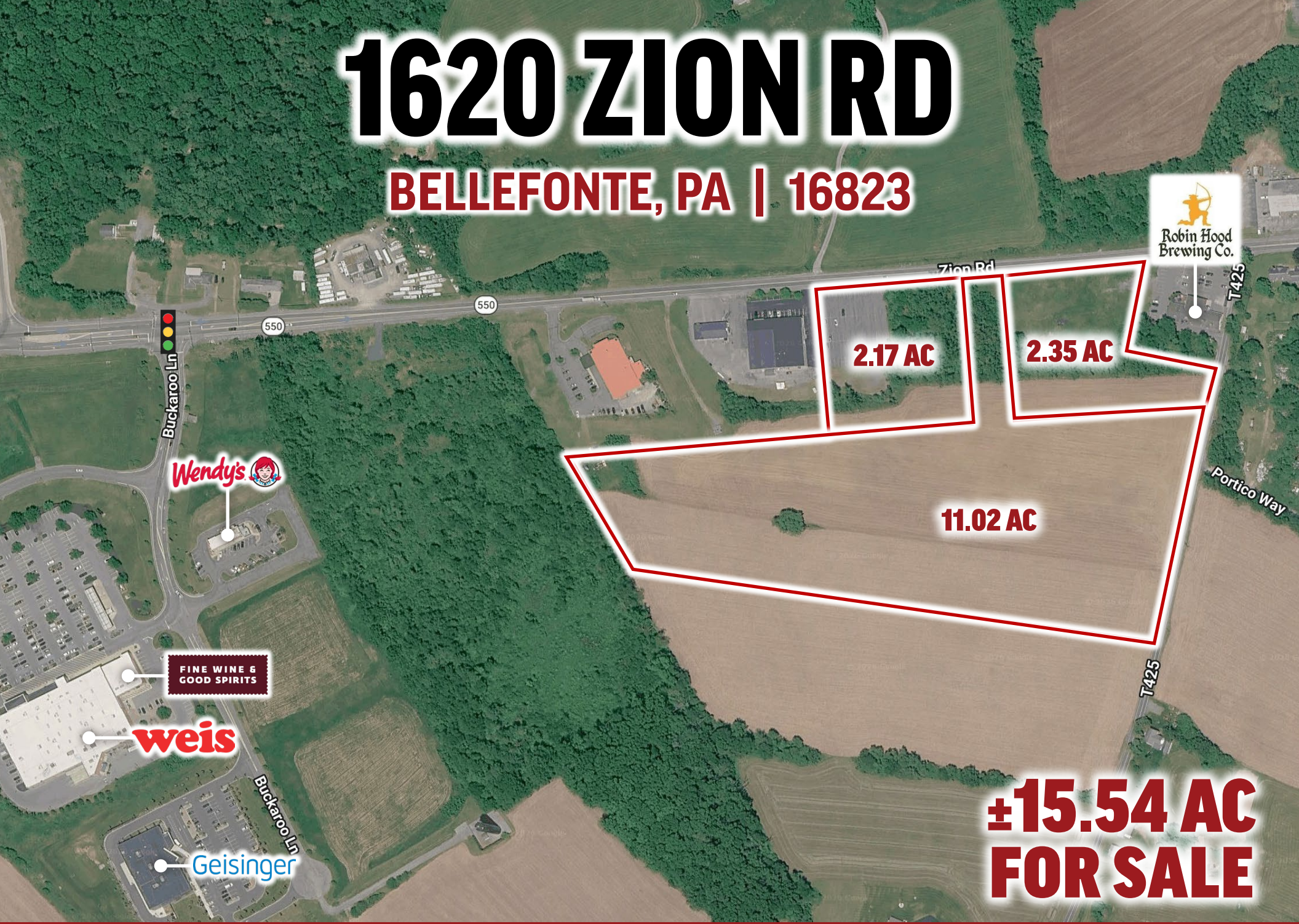


# 1620 ZION RD

BELLEFONTE, PA | 16823



2.17 AC

2.35 AC

11.02 AC

**±15.54 AC  
FOR SALE**

Wendy's





FINE WINE & GOOD SPIRITS

weis

Geisinger

# PROPERTY HIGHLIGHTS

- Up to 15.54 Acres of gently sloping land (2.17, 2.35, & 11.02 acre lots)
- Excellent opportunity for future development
- Minutes from downtown Bellefonte and State College
- Convenient access to I-99, I-80, and Route 550
- Neighbors recent commercial and residential housing projects
- Positioned within the growing Centre County market
- Attractive rural setting with strong regional connectivity
- Ample acreage for expansion or phased development
- Near Penn State University and major employment centers

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	13,013	26,803	33,657
 TOTAL EMPLOYEES	4,531	7,839	11,276
 AVERAGE HHI	\$95,299	\$102,071	\$105,892
 TOTAL HOUSEHOLDS	5,977	10,152	13,113



## PROPERTY OVERVIEW

Prime development opportunity featuring up to 15.54 acres of gently sloping land just off I-99 & I-80 along Zion Road in Bellefonte, Centre County. The property offers 3 parcels. The 2 smaller parcels (2.17 acres and 2.35 acres) offer over 300 feet of frontage along Zion Road, and a larger parcel (11.02 acres) is located along the rear with access to Lutz Road. This expansive parcel offers a desirable topography with a slight grade, providing flexibility for a variety of uses under the Highway Commercial zoning such as retail, restaurant, hotel, office, and self-storage facilities. The property's ample acreage and convenient access make it well-suited for investors, developers, and owner-users seeking room for expansion and long-term growth. Located just minutes from Bellefonte and major transportation routes of I-99 and minutes from I-80. This site combines accessibility with the benefits of a growing Central Pennsylvania market.

## LOCATION OVERVIEW

Zion Road is strategically located in Bellefonte, Centre County, Pennsylvania, offering convenient access to the region's major employment, education, and transportation hubs. The property is situated just minutes from downtown Bellefonte and approximately 10 miles from State College, home to Penn State University and one of Central Pennsylvania's strongest economic drivers. Nearby access to I-99, I-80, and Route 550 provides efficient connectivity throughout the region, making travel to Harrisburg, Altoona, Williamsport, and other key markets convenient. The area is characterized by a mix of agricultural, residential, and commercial uses, offering a desirable balance of rural surroundings and modern amenities. With its proximity to major roadways, growing population centers, and a strong regional economy, the property is well-positioned for a variety of future development opportunities.

## TRADE AREA OVERVIEW

Located in the thriving Bellefonte-State College market, the property benefits from proximity to Penn State University, major healthcare providers, and a diverse employment base. Convenient access to I-99, I-80, and Route 550 provides strong regional connectivity, while continued growth in Centre County supports long-term development and investment opportunities.

# MARKET AERIAL

**Jersey Mikes** SINCE 1926 SUBS  
**DUNKIN'**  
**verizon**  
**BURGER KING**  
BELLEFONTE AREA HIGH SCHOOL  
**Wendy's**  
**weis**  
FINE WINE & GOOD SPIRITS  
**SITE**

**Fulton Bank**  
LISTENING IS JUST THE BEGINNING.<sup>SM</sup>  
**RESTEK**  
**HOME 2**  
SUITES BY HILTON  
**SHEETZ**  
**DUNKIN'**  
**Wawa**  
**GIANT**  
PENN EAGLE INDUSTRIAL PARK  
**amazon**  
FULLFILLMENT CENTER  
**McDonald's**  
**Rutter's**  
BENNER COMMERCE PARK

# 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:

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Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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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.

