

914 W COLLEGE AVE

State College, PA | 16801



±1,000-4,365 SF
FOR LEASE



KANDY WEADER | DERICK EVANS | KLAIR FAUSNAUGHT

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



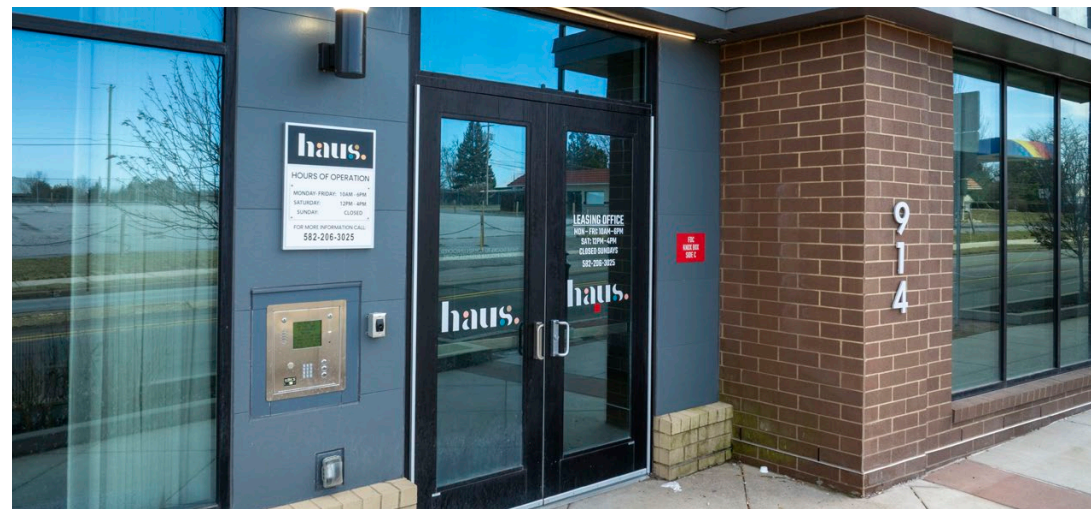
COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

- 4,635 sf of prime street-front retail opportunity on one of State College's most visible corridors
- Located just minutes from Penn State University's University Park campus
- Surrounded by a mix of national brands and local retailers, creating a proven retail environment
- Strong year-round consumer base: students, faculty, residents, alumni, and visitors
- Flexible space suitable for restaurants, quick-service, lifestyle retail, office, boutique concepts, or experiential tenants
- Proximity to student housing, downtown amenities, and major transportation routes

PROPERTY DESCRIPTION

914 W College Avenue offers a 4,365 sf highly visible retail opportunity along one of State College's main commercial corridors, just minutes from Penn State University. The location benefits from steady year-round traffic generated by students, faculty, residents, and visitors. Situated within the West College Avenue retail corridor, the property is surrounded by a mix of national brands and established local businesses, creating a proven environment for retail success. The space is well-suited for quick-service or fast-casual restaurants, boutique or lifestyle retail, and service-oriented users seeking strong exposure in a college-driven market. With excellent accessibility, strong demographics, and proximity to campus and surrounding housing, 914 W College Avenue provides an outstanding opportunity to establish a presence in one of Central Pennsylvania's most active retail markets.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	71,623	88,156	96,824
EMPLOYEES	28,583	36,337	37,947
AVERAGE HHI	\$101,647	\$113,636	\$115,985
HOUSEHOLDS	27,164	34,132	36,843
W College Ave: ±9,500 VPD			



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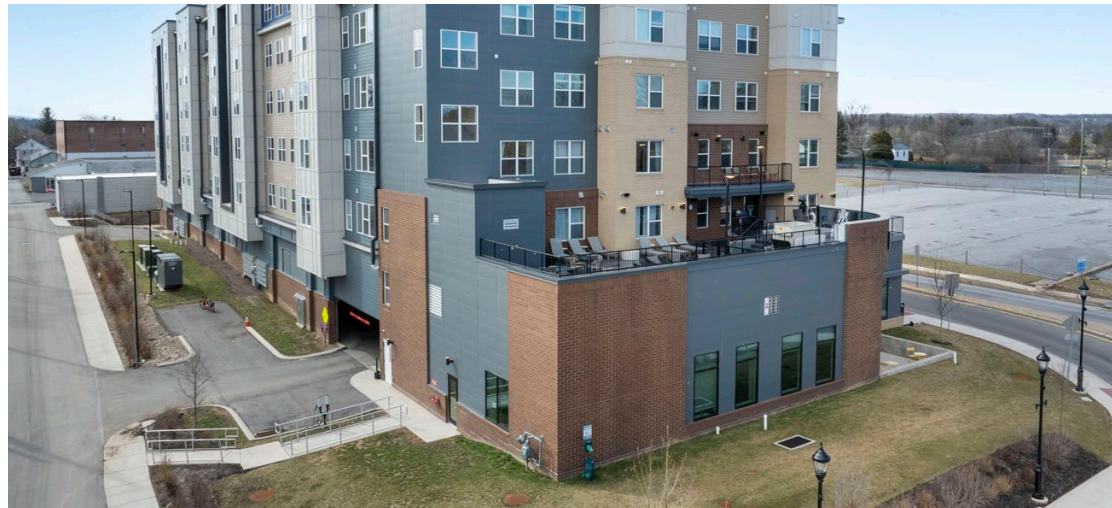
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LOCATION

914 W College Avenue is ideally situated on one of State College's primary commercial corridors, just minutes from the heart of Penn State University's campus. The property enjoys excellent visibility and accessibility along a high-traffic street, with nearby parking and easy connections to surrounding residential neighborhoods. The site is surrounded by a strong mix of national retailers, restaurants, and service-oriented businesses, creating a vibrant college-town retail environment. With proximity to student housing, downtown amenities, and university events, this location benefits from consistent foot traffic and a diverse customer base year-round.

TRADE AREA

914 W College Avenue is in the heart of Downtown State College, just minutes from Penn State University's University Park campus, home to over 45,000 students. The downtown corridor attracts millions of visitors annually, including students, faculty, residents, and alumni, with foot traffic ranging from 40,000 daily to over 100,000 on football weekends. Downtown State College features a diverse mix of more than 350 shops, restaurants, and services, creating a vibrant retail environment. This combination of a large university population, strong event-driven traffic, and a proven retail ecosystem makes 914 W College Avenue an ideal location for restaurants, lifestyle retail, and experiential concepts.

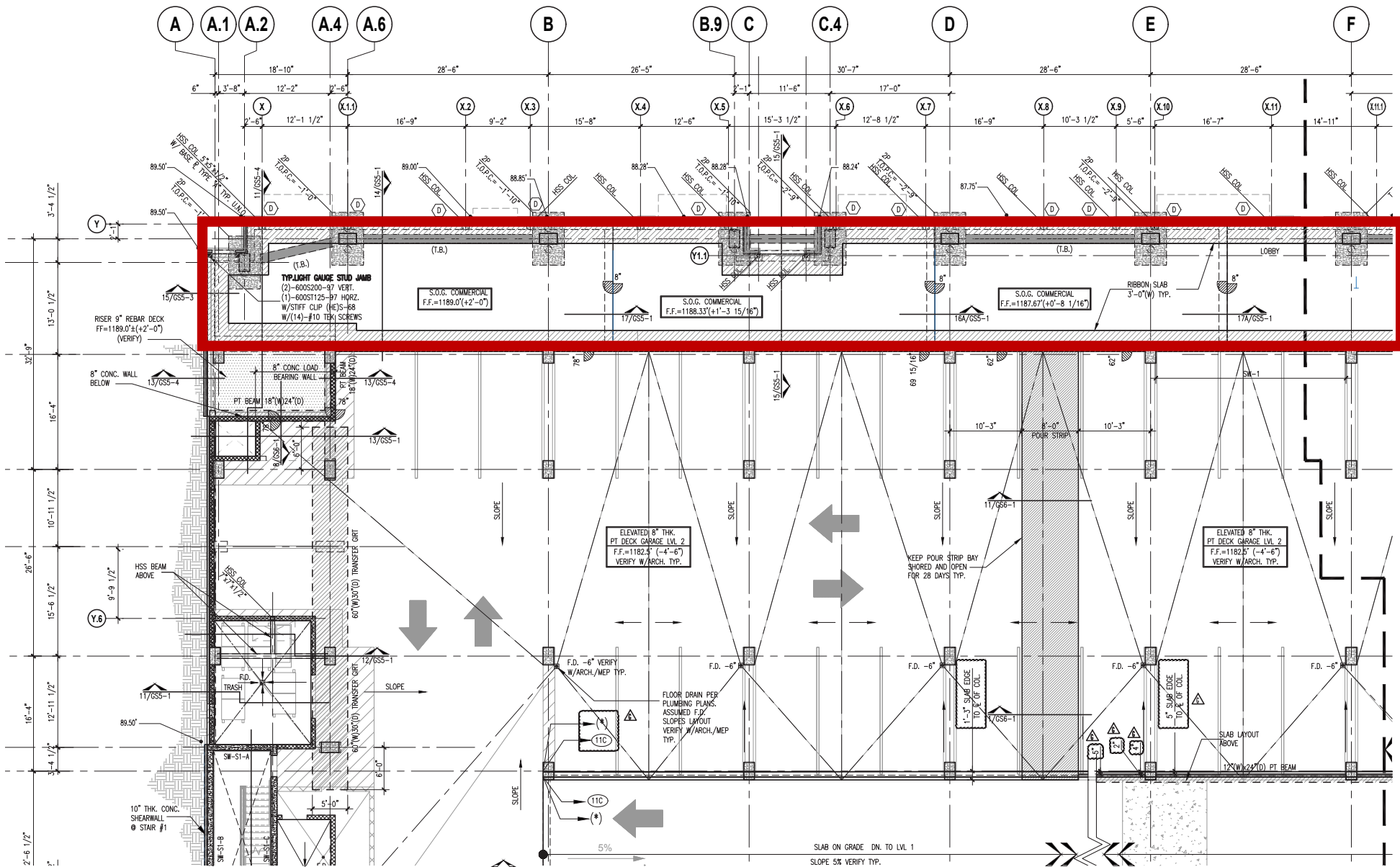


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MARKET AERIAL

COLONNADE AT STATE COLLEGE

TRADER JOE'S PLAZA

NORTH ATHERTON PLACE

Park Forest Village

TJ-maxx

NORTHLAND CENTER

PennState
±47,560 Students

Talbots
DUNKIN'

HILLS PLAZA

weis
TACO BELL

STATE COLLEGE AREA HIGH SCHOOL

weis
RAMADA

SHEETZ



Residence INN
BY MARRIOTT

SITE

DUNKIN'



DOLLAR GENERAL

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



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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.

