

STATE COLLEGE, PA

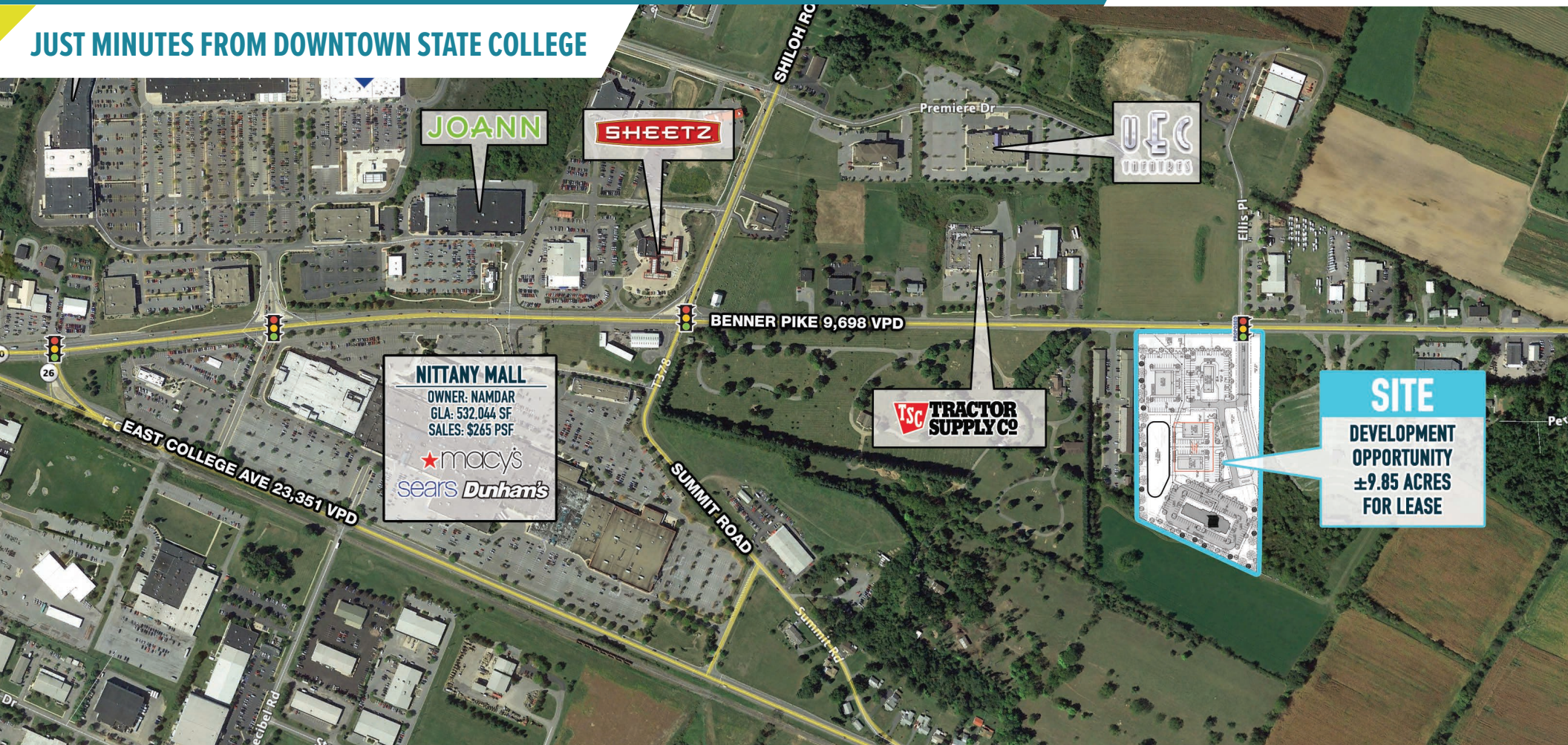
1139 BENNER PIKE

±9.85 ACRES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

CENTRE COUNTY MSA

DEVELOPMENT OPPORTUNITY

JUST MINUTES FROM DOWNTOWN STATE COLLEGE



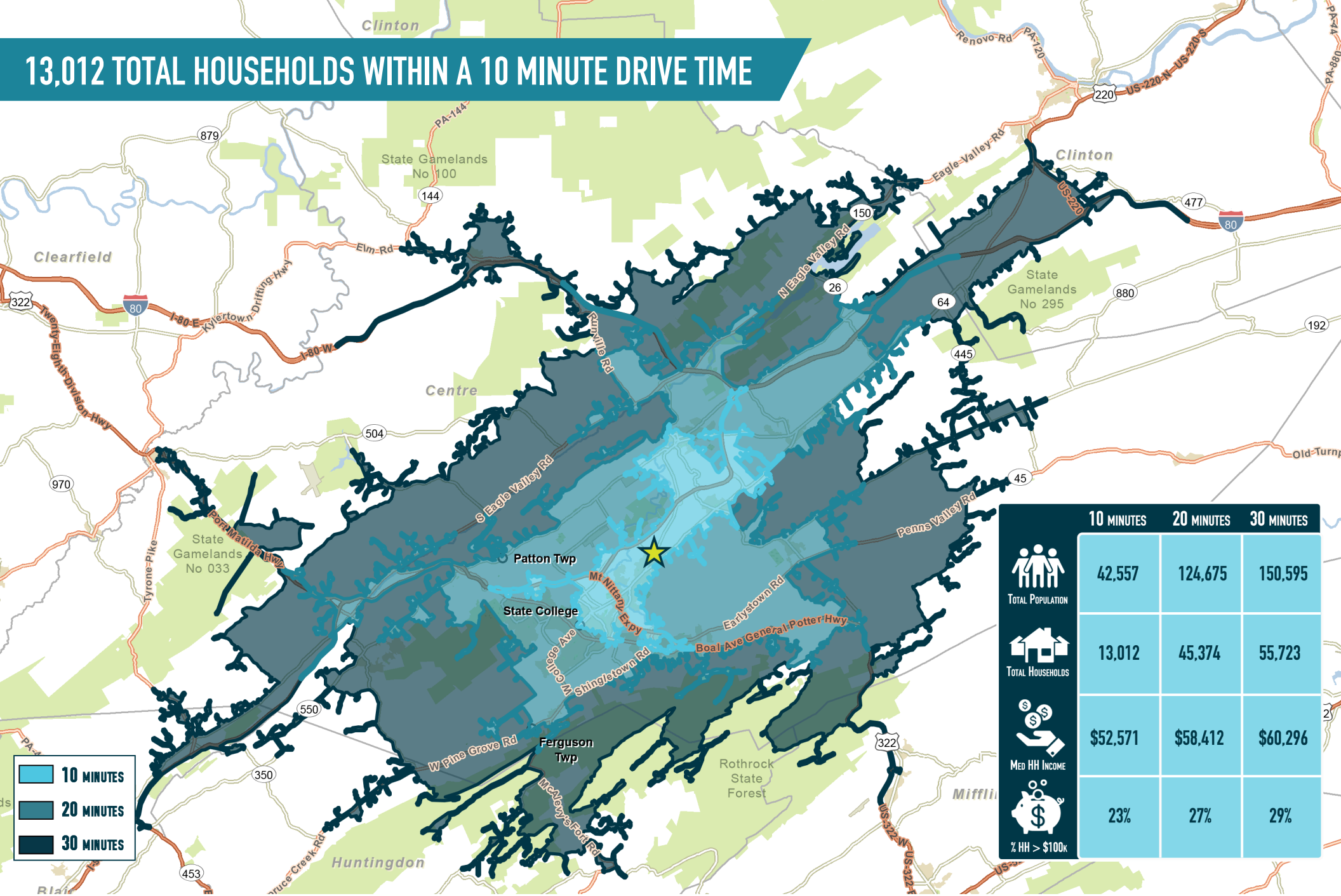
MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ

get in touch.

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13,012 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



10 MINUTES
20 MINUTES
30 MINUTES

	10 MINUTES	20 MINUTES	30 MINUTES
TOTAL POPULATION	42,557	124,675	150,595
TOTAL HOUSEHOLDS	13,012	45,374	55,723
MED HH INCOME	\$52,571	\$58,412	\$60,296
% HH > \$100k	23%	27%	29%

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BALLY'S CASINO COMING TO NITTANY MALL



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IDEAL LOCATION: FAMILY STYLE RESTAURANT, FAST FOOD, CASUAL DINING, DENTAL, AND URGENT CARE



NITTANY MALL
 OWNER: NAMDAR
 GLA: 532,044 SF
 SALES: \$265 PSF
 ★ macy's
 sears *Dunham's*

SITE
 DEVELOPMENT
 OPPORTUNITY
 ±9.85 ACRES
 FOR LEASE

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STATE COLLEGE, PA
 1139 BENNER PIKE



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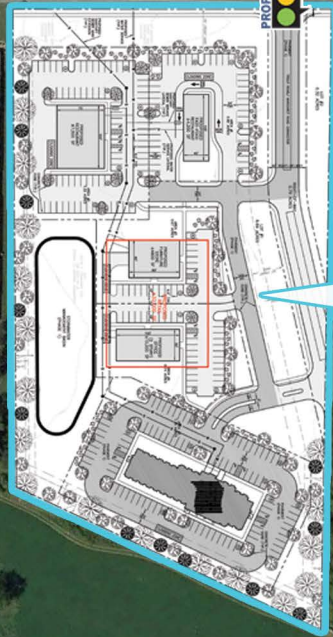
Premiere Dr

APPROVED PLANS FOR 80 ROOM HOTEL TO BE BUILT



BENNER PIKE 9,698 VPD

Ellis Pl



SITE
DEVELOPMENT
OPPORTUNITY
±9.85 ACRES
FOR LEASE

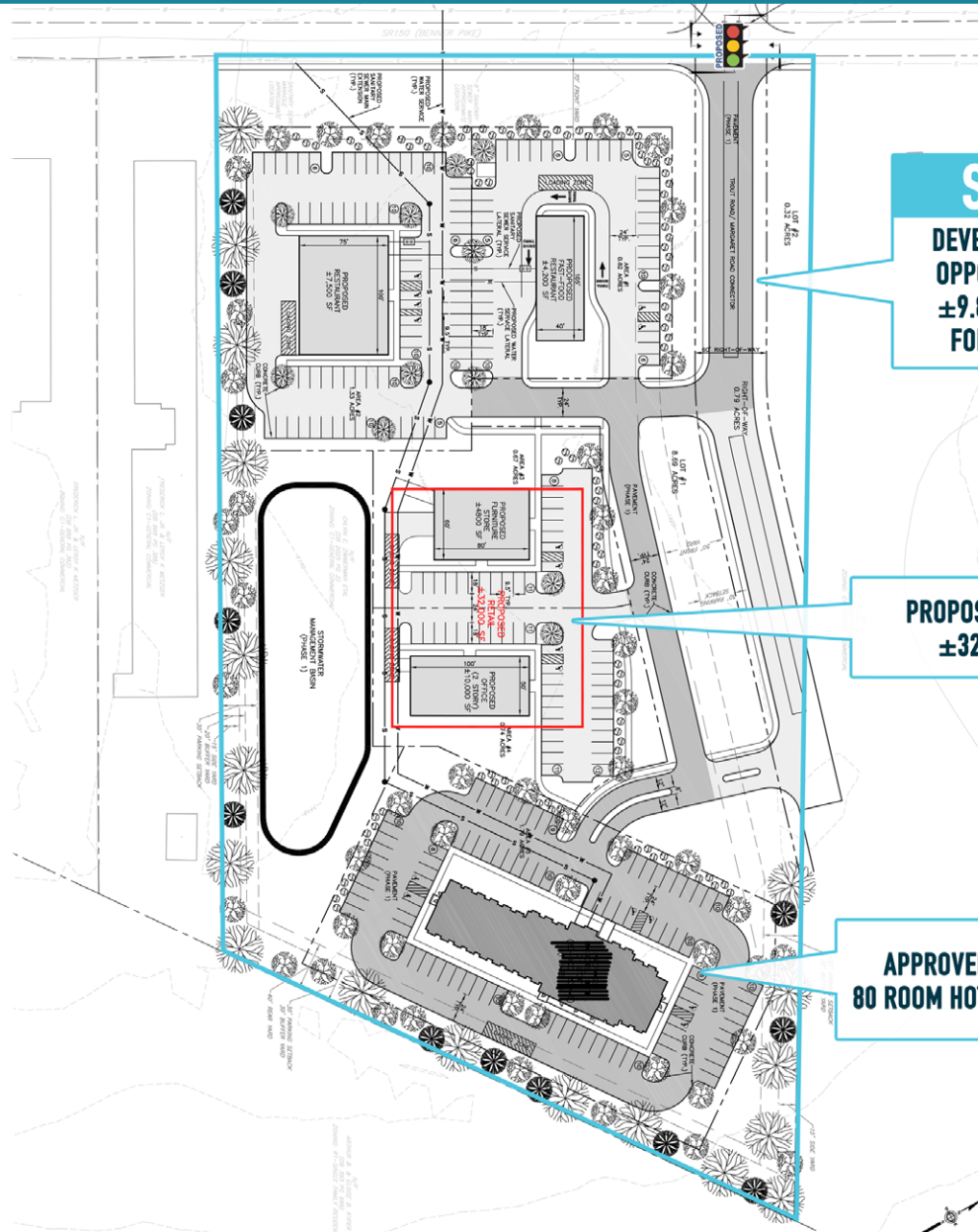
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PROPOSED TRAFFIC LIGHT TO BE LOCATED AT ENTRANCE OF THE SITE



SITE
DEVELOPMENT
OPPORTUNITY
±9.85 ACRES
FOR LEASE

PROPOSED RETAIL
±32,000 SF

APPROVED PLANS FOR
80 ROOM HOTEL TO BE BUILT



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