

MSC



THE STANDARD AT STATE COLLEGE

338 W. COLLEGE AVENUE
STATE COLLEGE, PA

±11,473 SF OF RETAIL/
RESTAURANT OPPORTUNITIES



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CONTACT



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PENN STATE UNIVERSITY

Undergraduate Students	±41,000
Graduate	±7,000
Total Student Population	±48,000
Faculty/Staff	±8,000

ADDITIONAL STATISTICS

±2 million annual visitors to Downtown State College

Out-of-state visitors spend nearly \$800M annually



PROPERTY DETAILS

- ±11,473 SF ground floor retail and restaurant opportunities in a 1,000 bed student housing development
- Fantastic visibility at the highest vehicular intersection in downtown State College
- Walking distance to Penn State's main campus, best in class retail tenants, and other off campus student housing
- At the doorstep of Penn State University, the largest employer in the area with over 40,000 employees and 48,000 students, who combined account for over \$500M in annual spending
- New construction; Delivering September 2021

DEMOGRAPHICS



EST. POPULATION

1 mi 33,969 | 3 mi 76,065



EST. AVERAGE HH INCOME

1 mi \$48,138 | 3 mi \$65,028



EST. MEDIAN AGE

1 mi 23.5 | 3 mi 28.4



EST. TOTAL EMPLOYEES

1 mi 14,408 | 3 mi 37,244

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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RENDERINGS

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View from College Avenue



View from Calder Way

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STRIP MAP

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AERIAL

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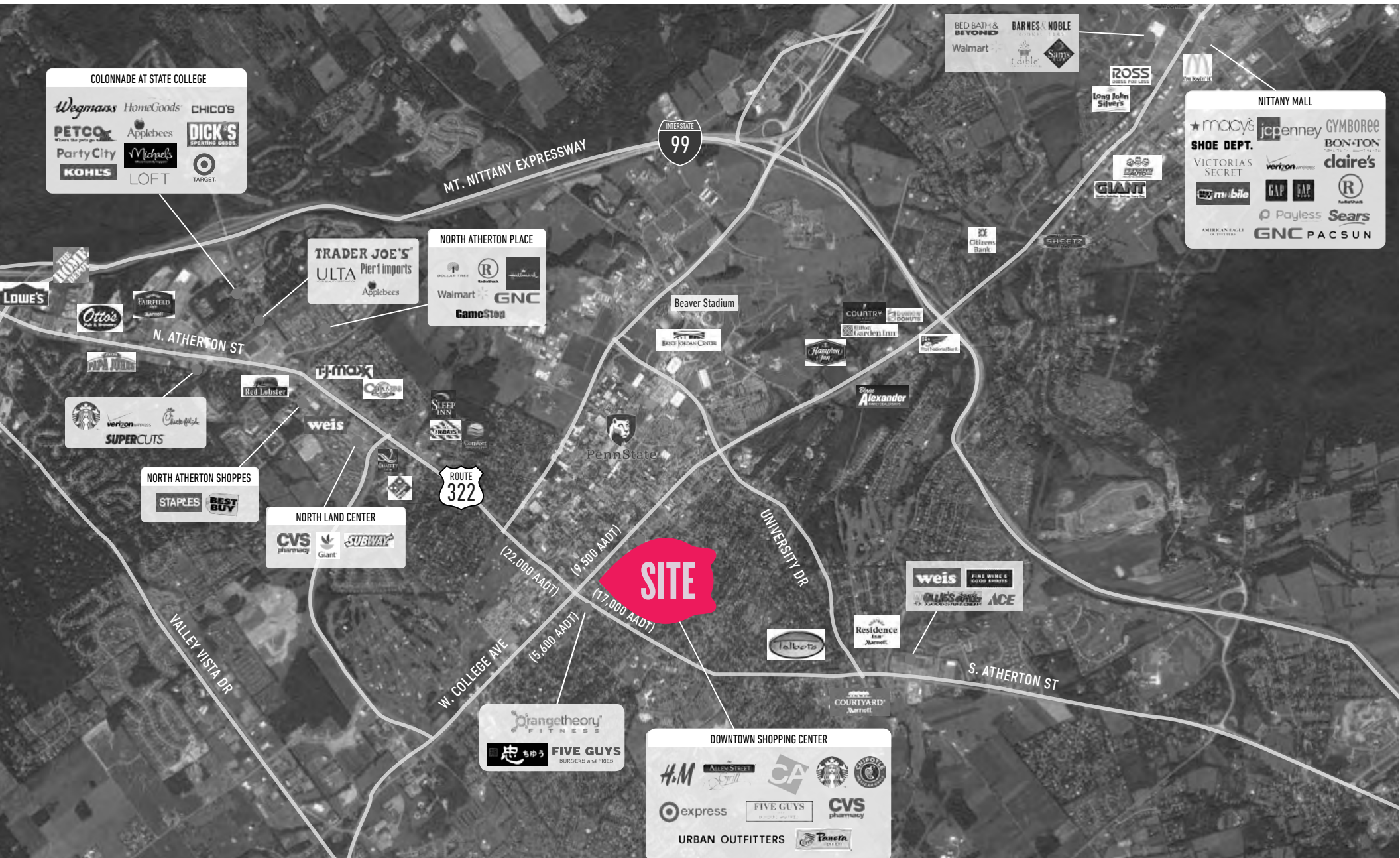
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COLONNADE AT STATE COLLEGE

- Wegmans
- HomeGoods
- CHICO'S
- PETCO
- Applebees
- DICK'S SPORTING GOODS
- Party City
- Michaels
- KOHL'S
- LOFT
- TARGET

NORTH ATHERTON PLACE

- TRADER JOE'S
- ULTA
- Pier 1 Imports
- Walmart
- GNC
- GameStop
- DOLLAR TREE
- Rite Aid
- Amazon
- Applebees

NITTANY MALL

- macys
- JCPenney
- GYMBOREE
- SHOE DEPT.
- BON-TON
- VICTORIA'S SECRET
- verizon
- claire's
- mobile
- GAP
- GAP
- Payless
- Sears
- GNC
- PAC SUN

SITE

OrangeTheory FITNESS

FIVE GUYS
BURGERS and FRIES

DOWNTOWN SHOPPING CENTER

- H&M
- express
- URBAN OUTFITTERS
- Starbucks
- CVS pharmacy
- Panera