

MSC  
UNIVERSITY



# YUGO ECHELON

338 W. COLLEGE AVE. STATE COLLEGE, PA

±12,629 CONTIGUOUS SF OF RETAIL/RESTAURANT OPPORTUNITIES

# YUGO ECHELON

## PROPERTY DETAILS

- ▶  $\pm 12,629$  SF ground floor retail and restaurant opportunities in a 1,000 bed student housing development
- ▶ Fantastic visibility at the highest vehicular traffic 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

## DEMOGRAPHICS

### EST. POPULATION

1 mi: 36,038  
3 mi: 75,513

### EST. MEDIAN AGE

1 mi: 23.5  
3 mi: 28.4

### EST. AVERAGE HH INCOME

1 mi: \$65,626  
3 mi: \$88,002

### EST. EMPLOYEES

1 mi: 11,345  
3 mi: 68,938

### PENN STATE UNIVERSITY

Undergraduate Students	$\pm 40,500$
Graduate	$\pm 7,000$



## JOIN THESE AREA TENANTS



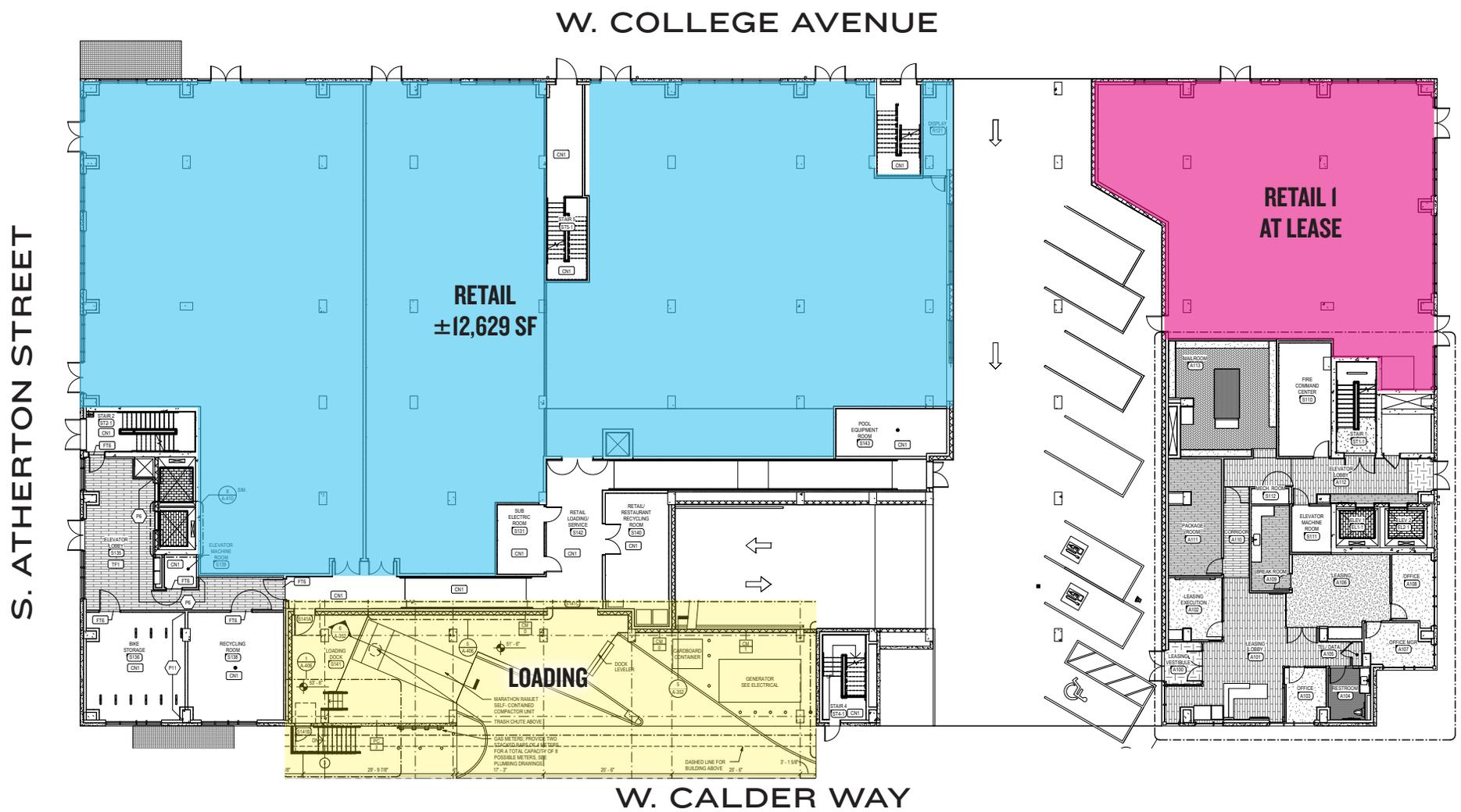
# EXTERIOR IMAGES



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# CONTIGUOUS AT-GRADE SITE PLAN



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# STRIP MAP





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**MATTHEW COOPER**

mcooper@hellomsc.com

215.883.7388

**MATTHEW STEIN**

mstein@hellomsc.com

215.883.7407

