

Burrowes St.

232 S Burrowes St, State College, PA 16801



1,441 SF | OFFICE BUILDING

PROPERTY OVERVIEW

Newly remodeled with modern LVT flooring and neutral colors
Spacious office that is move-in ready
Kitchenette
Modern bathroom
Large waiting room
5-6 offices
Plenty of storage

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	3,928	9,825	15,348
Total Population	12,184	38,408	55,512
Average HH Income	\$29,644	\$35,246	\$42,876

PROPERTY HIGHLIGHTS

- 1 block from PSU
- On-site parking available (1.99 ratio)
- Close to restaurants & shops
- Convenient to on-street-metered parking & Beaver Ave Parking Garage



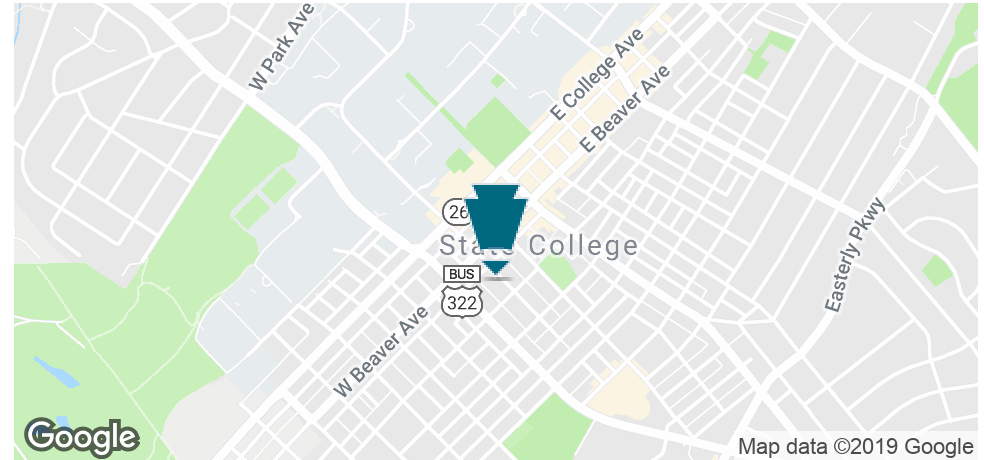
Reach Out!



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Executive Summary

1,441 SF | OFFICE BUILDING



OFFERING SUMMARY

Available SF: 1,441 SF

Lease Rate: \$1,900 per month (NNN)

Lot Size: 0.21 Acres

Year Built: 1965

Building Size: 5,015 SF

Zoning: Commercial

LOCATION OVERVIEW

Convenient downtown office building, 1 block from PSU with on-site parking available. Close to restaurants & shops, convenient to on-street-metered parking & Beaver Ave Parking Garage.

Yearly PSU student spending is ~\$932 million in PA's economy.

PSU has 44,000 employees with a yearly payroll of \$805 million.

Penn State visitors generate more than \$1 billion for state economy.

Population* of 246,619 with a HH income of \$50,038 in a 45-minute drive time.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
232 S Burrowes St.	\$1,900 per month	1,441 SF

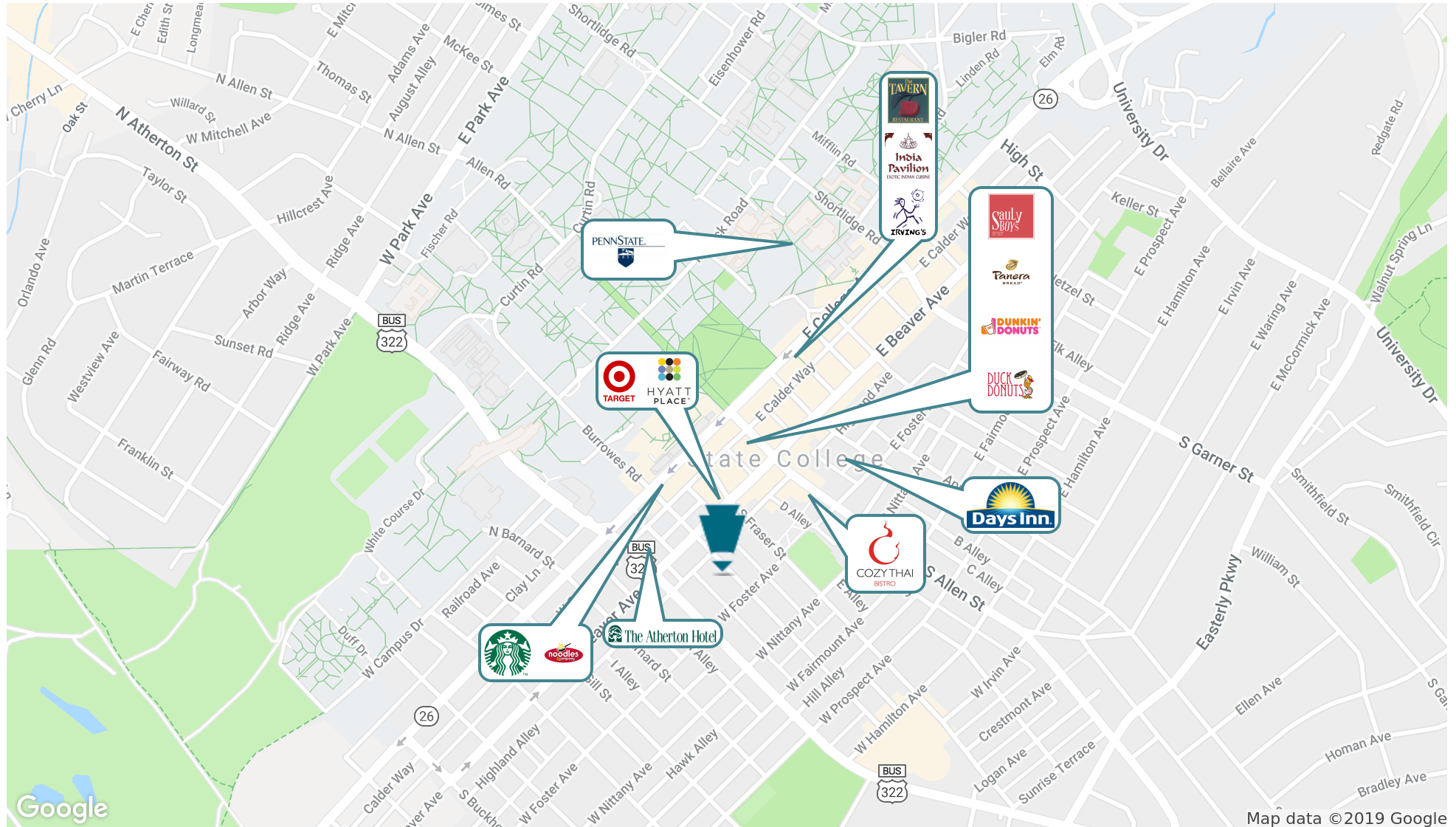
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Retailer Map

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