

1801 N. Atherton

1801 North Atherton Street, State College, PA 16803



8,068 SF | RETAIL PROPERTY

PROPERTY OVERVIEW

Retail/Office space available in North Atherton
Large open area with multiple large & small offices, 2 handicapped restrooms.
Current tenant downsizing.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,416	31,246	43,115
Total Population	3,503	94,918	125,235
Average HH Income	\$64,024	\$57,666	\$65,255

PROPERTY HIGHLIGHTS

- Traffic count of 30,000+ per day
- Located on North Atherton's shopping district.
- Centrally located to residential subdivisions, restaurants, and shops.



FOR LEASE



Reach Out!

Kandy Weader

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Executive Summary

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OFFERING SUMMARY

Available SF:	8,068 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Lot Size:	0.31 Acres
Year Built:	1976
Building Size:	13,539 SF
Zoning:	Commercial
Traffic Count:	30,000

LOCATION OVERVIEW

Located in thriving commercial area.
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)
1801	\$22.00 SF/yr	8,068 SF

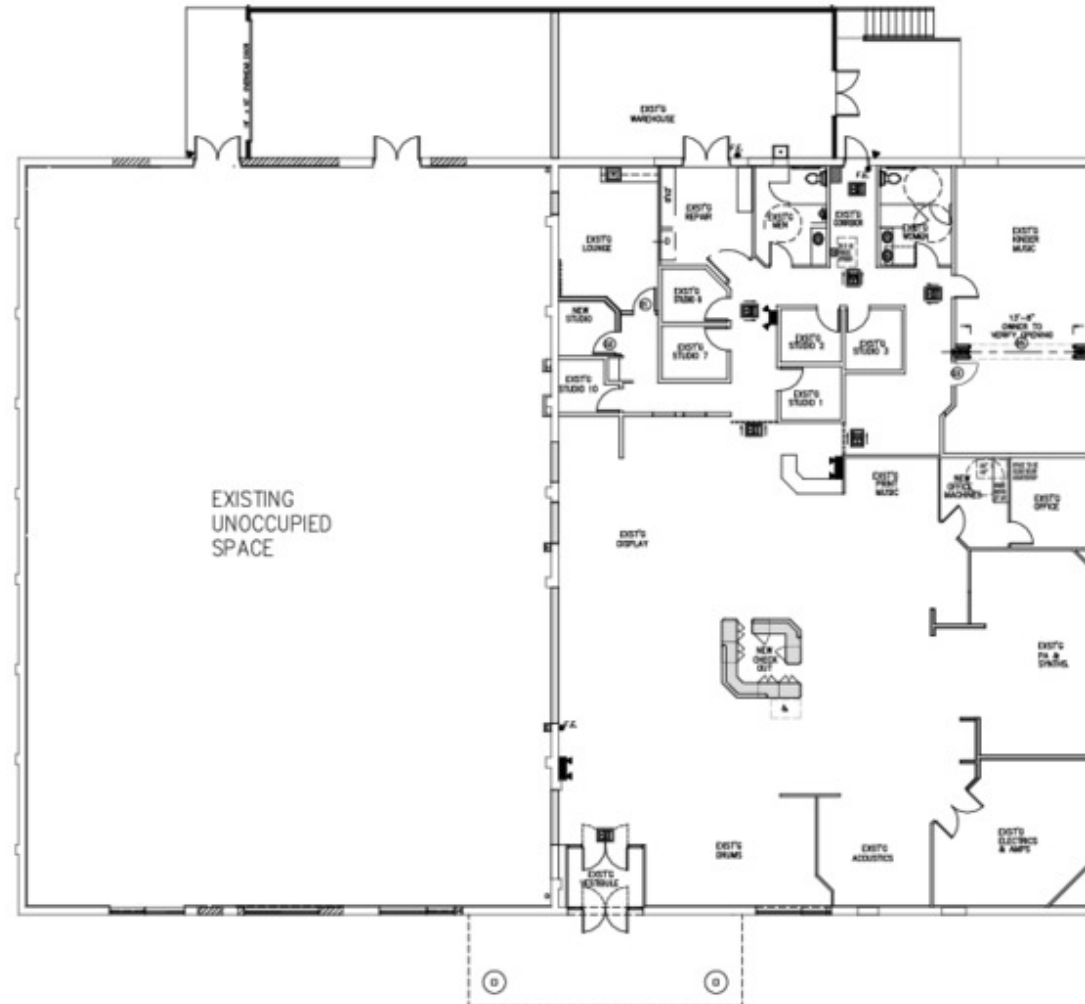
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Floor Plans

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Retailer Map

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