

# BELLEFONTE (CENTRE COUNTY), PA

170 BUCKAROO LANE

±1,600 SF AVAILABLE FOR LEASE & 1-7 ACRES AVAILABLE FOR SALE OR LEASE

STATE COLLEGE MSA

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FINE WINE &  
GOOD SPIRITS



PAD SITES AVAILABLE — IDEAL FOR HOTEL, INDUSTRIAL & OFFICE



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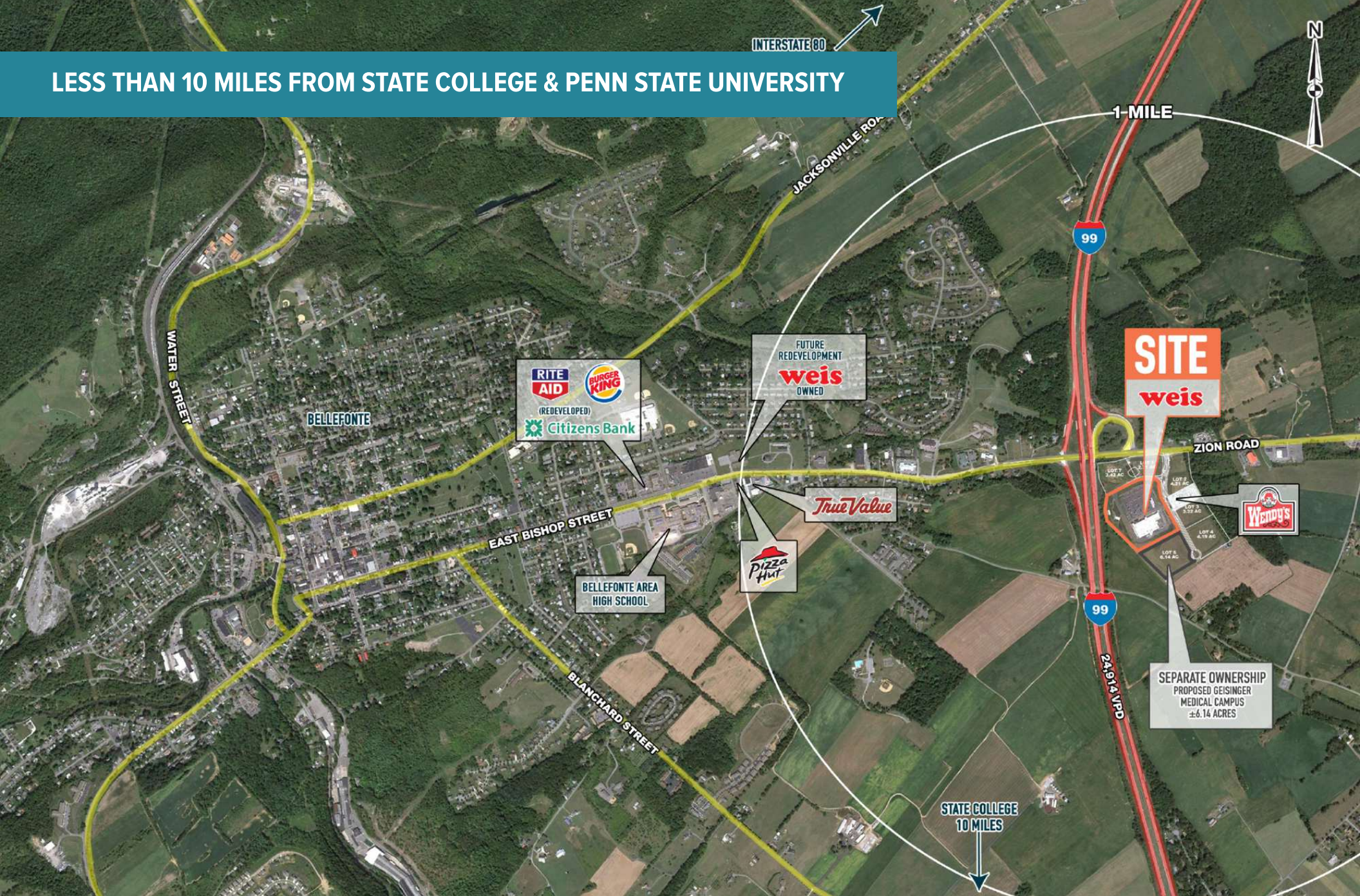
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LESS THAN 10 MILES FROM STATE COLLEGE & PENN STATE UNIVERSITY



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CONVENIENT ACCESS & GREAT VISIBILITY OFF OF INTERSTATE 99



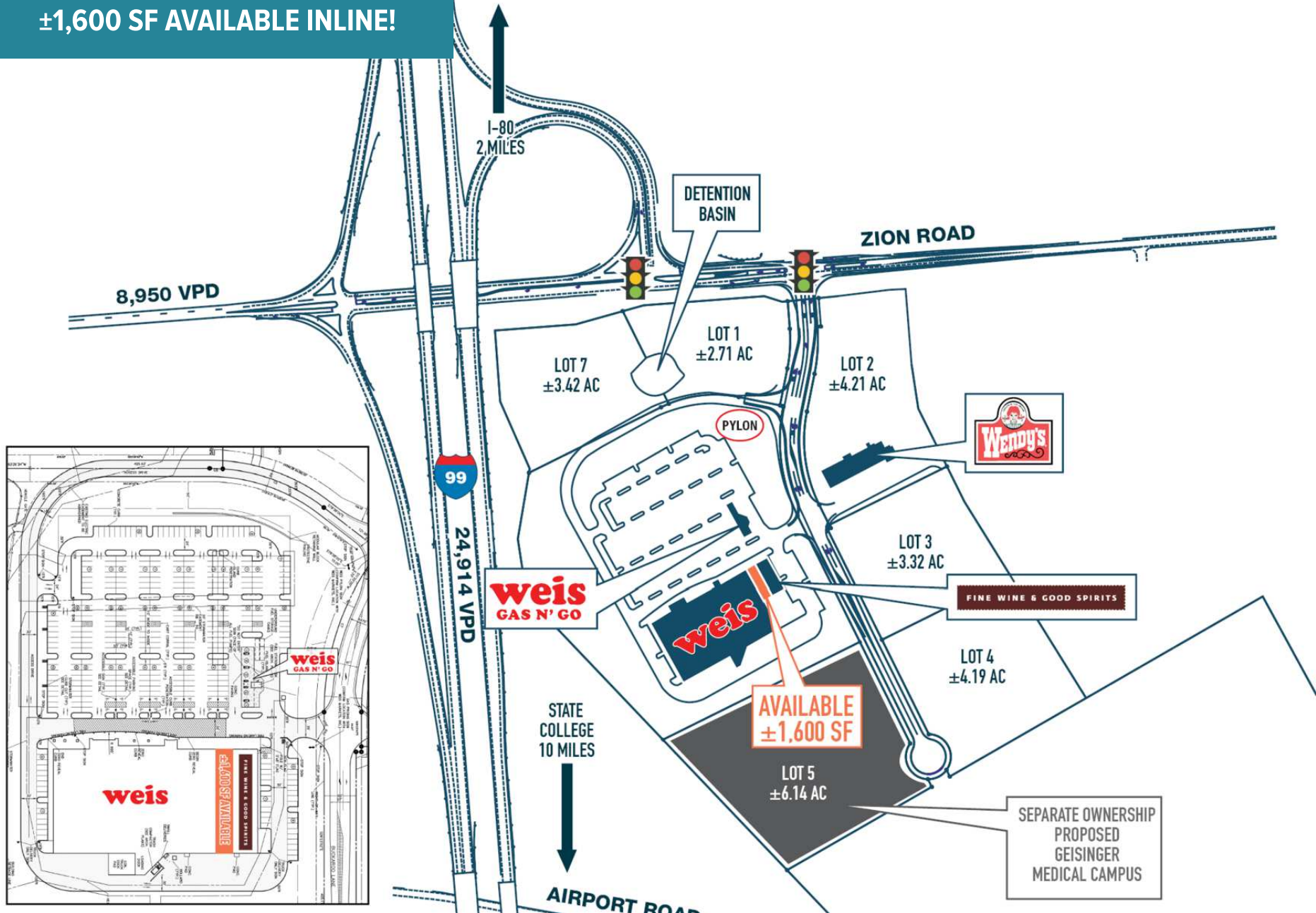
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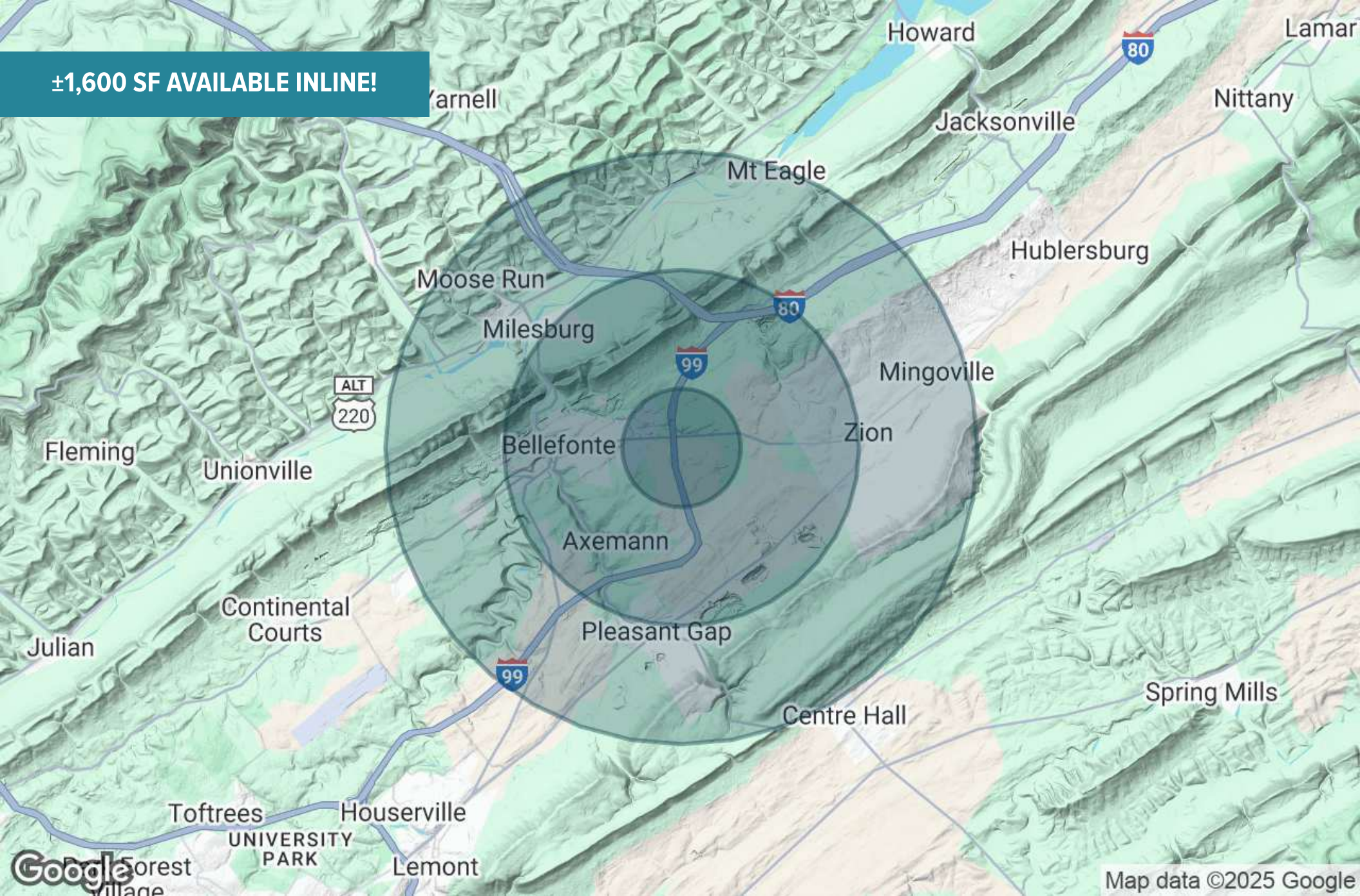
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,417	14,710	26,581
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	600	6,521	9,582
# of Persons per HH	2.4	2.3	2.8
Average HH Income	\$96,394	\$88,369	\$91,523
Average House Value	\$285,413	\$299,986	\$306,562

*Demographics data derived from AlphaMap*

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