



Offering Summary

Sales Price:	Subject to Offer
Lease Rate:	Negotiable
Building Size:	14,673 SF
Lot Size:	1.7 Acres
Built:	2009
Zoning:	HC
Parking:	50-Spaces
Traffic Count:	Approx. 9,000 VPD

Property Overview

The offering is for a single-tenant retail building located at 821 East Bishop Street in Bellefonte, PA, approximately 12 miles northeast of Penn State University. The 14,673 square foot single-tenant retail building was constructed in 2009 and was formerly occupied by Rite-Aid. The Property features dual-sided pylon signage fronting Bishop Street (approx. 9,000 VPD) and a large on-site parking lot totaling 50 spaces (3.74/1,000 SF). Within Bellefonte, the Property is located directly across the street from Bellefonte Area High School (Approx. 900 students) and a few blocks east of downtown. Neighboring retailers include CVS/Pharmacy, Verizon, Pizza Hut, M&T Bank, PNC Bank, Domino's Pizza, Dollar General, NAPA Auto Parts, Burger King, Wendy's, Weis Market, and Habitat for Humanity, among others.

Property Highlights

- Freestanding retail building (2009) with drive-thru, located directly across the street from Bellefonte Area High School (approx. 900 students)
- Conveniently located approx. one (1) mile from Interstate-99 (I-99) and approximately three (3) miles south of Interstate-80 (I-80)
- Located approximately 12 miles northeast of Penn State University

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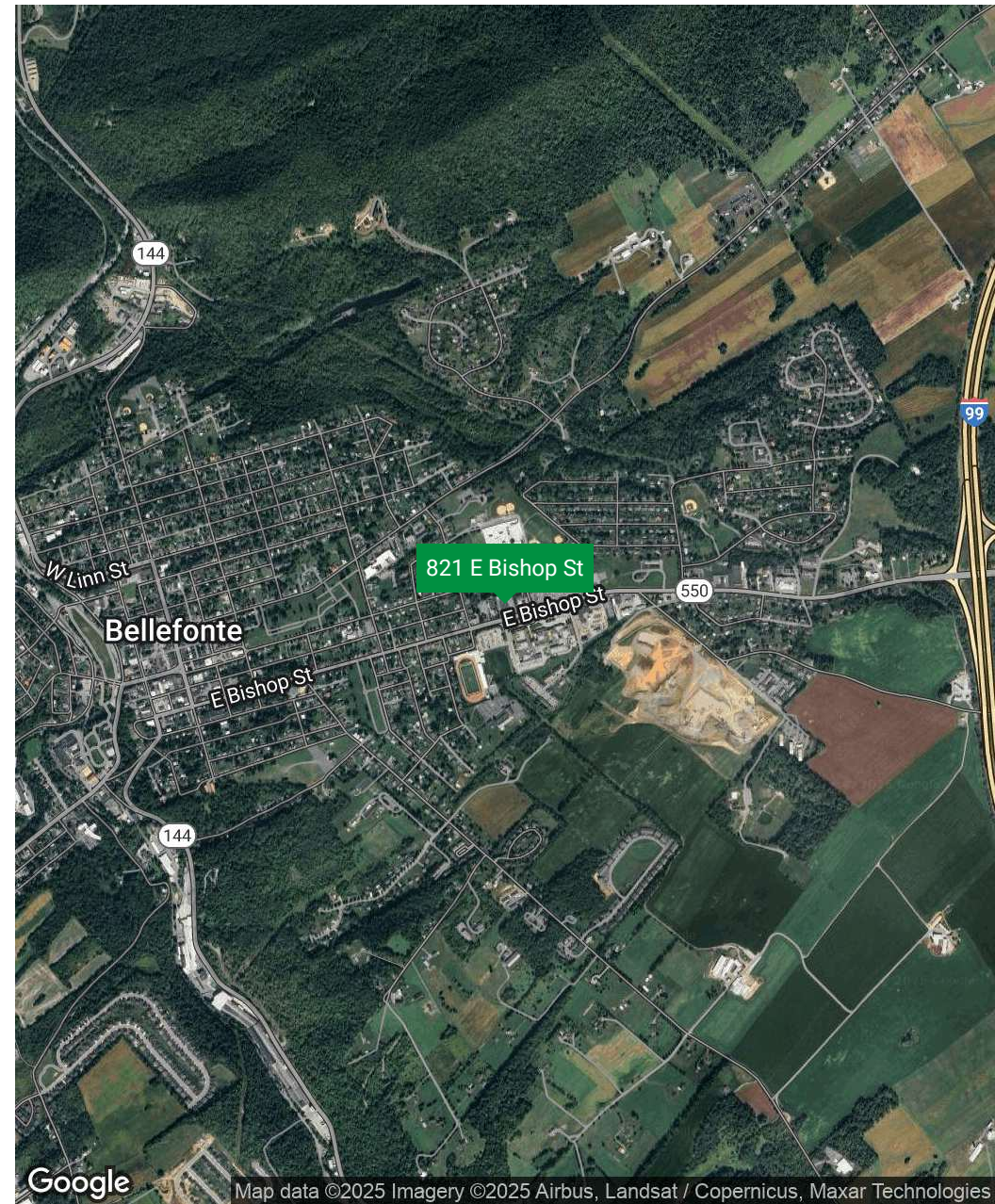
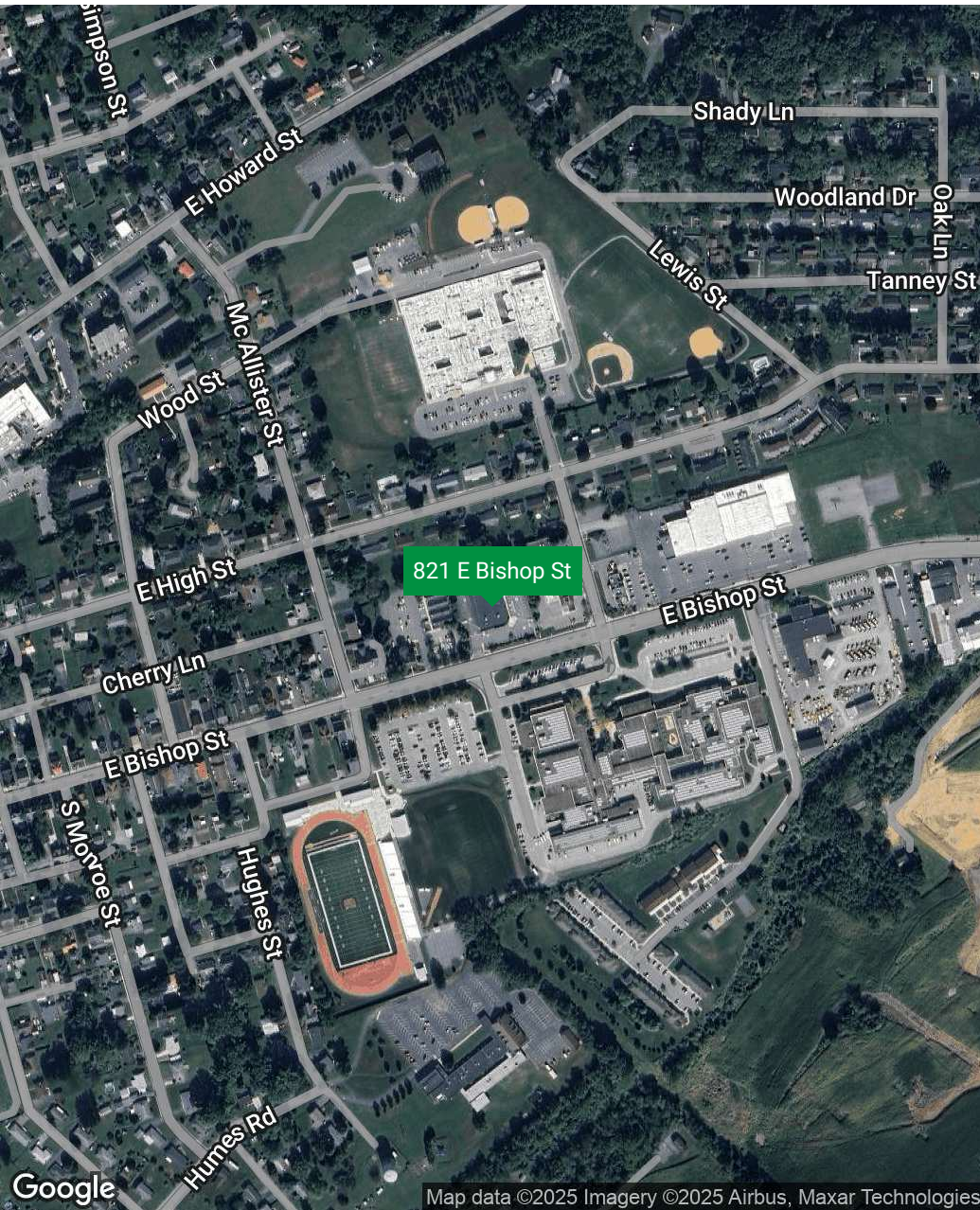
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FOR SALE OR LEASE | 821 E BISHOP ST

ADDITIONAL PHOTOS



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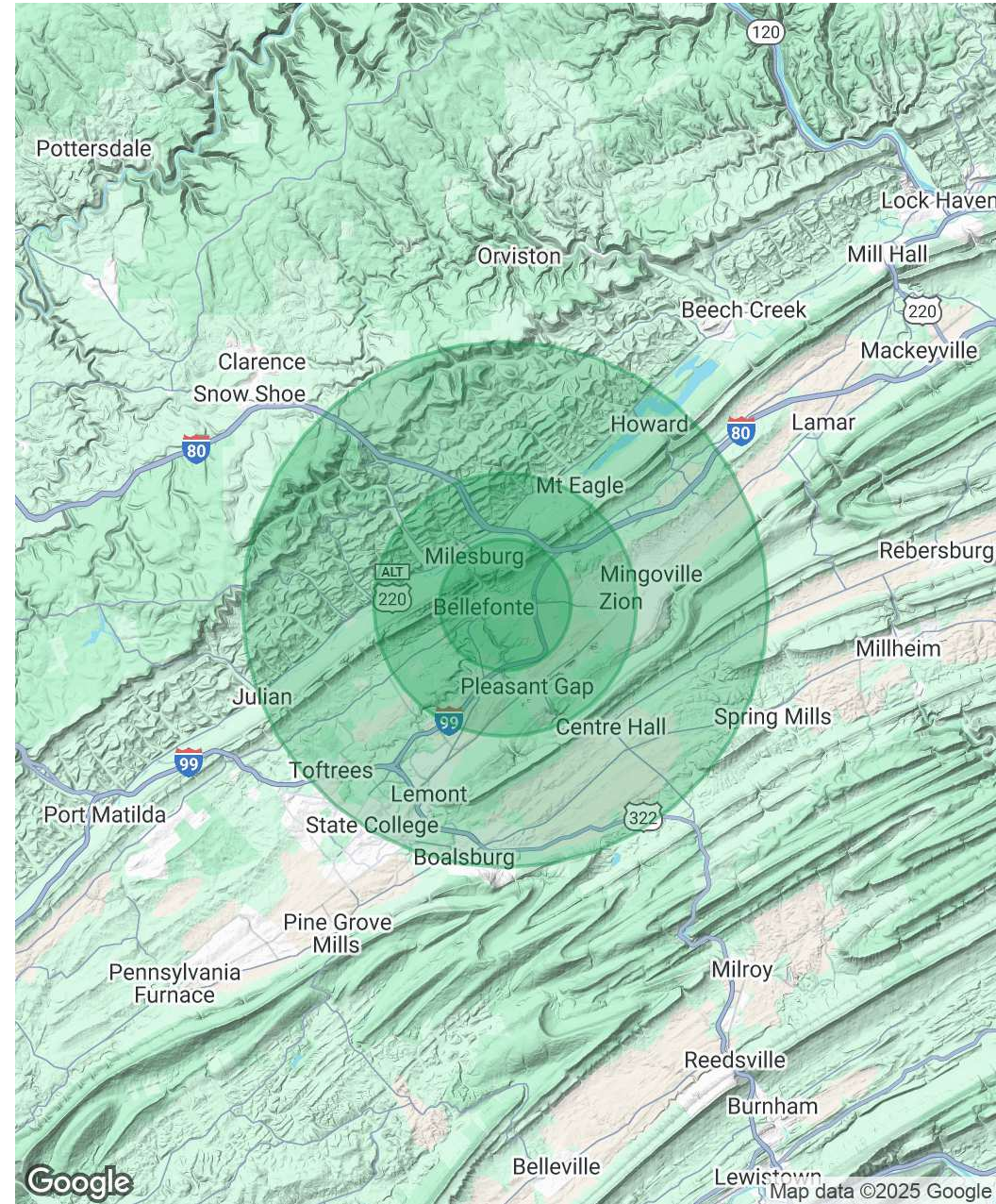
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Population	2.5 Miles	5 Miles	10 Miles
Total Population	12,663	27,065	108,264
Average Age	43	43	36
Average Age (Male)	42	42	36
Average Age (Female)	44	40	36

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	5,702	9,812	38,782
# of Persons per HH	2.2	2.8	2.8
Average HH Income	\$86,972	\$92,089	\$88,646
Average House Value	\$303,991	\$305,183	\$407,084

Demographics data derived from AlphaMap



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