

# Land for Lease

1257 East College Avenue, State College, PA 16801



## 0.63 ACRES | LAND LEASE

### PROPERTY DESCRIPTION

- Located on prominent State College thoroughfare on a signalized corner
- On the drive to work side
- Conveniently located in front of The Hilton Garden Inn Hotel
- Convenient to major highways
- Located between Penn State Campus and Rt. 322
- Traffic Count of 37,000+ per day
- 1 mile to PSU and Sport Complexes



# FOR LEASE



### STATISTICS

2017 DEMOGRAPHICS	1MILE	3 MILE	5 MILE
POPULATION*	3,695	68,193	95,538
MEDIAN HH INCOME	\$76,379	\$33,054	\$46,729
MEDIAN AGE	35.9	23.2	24.3



### ADDITIONAL

- 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.

\*Population doesn't include 45,000 students

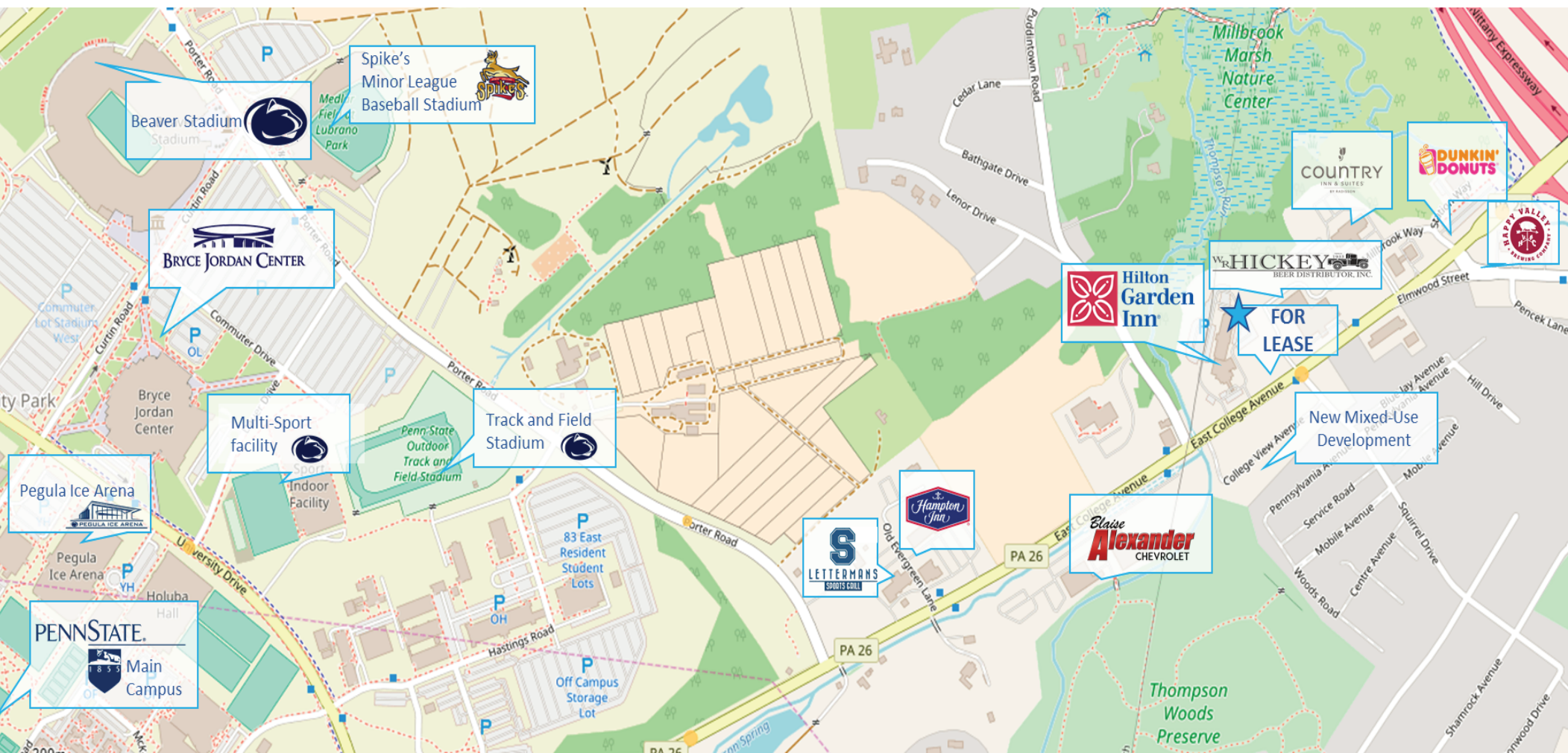
## Reach out!



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0.6 mile to Rt. 322  
 1 mile to PSU  
 1.3 miles to Beaver Stadium  
 1.4 miles to Bryce Jordan Center  
 1.8 miles to I-99

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