



OUTBACK
STEAKHOUSE

4845

SECOND GENERATION RESTAURANT SPACE

1905 WADDLE ROAD | STATE COLLEGE, PA 16803

+/- 7,000 SF WITH +/- 300 SF PATIO | FOR LEASE

NOW OPEN FOR
SAT & SUN

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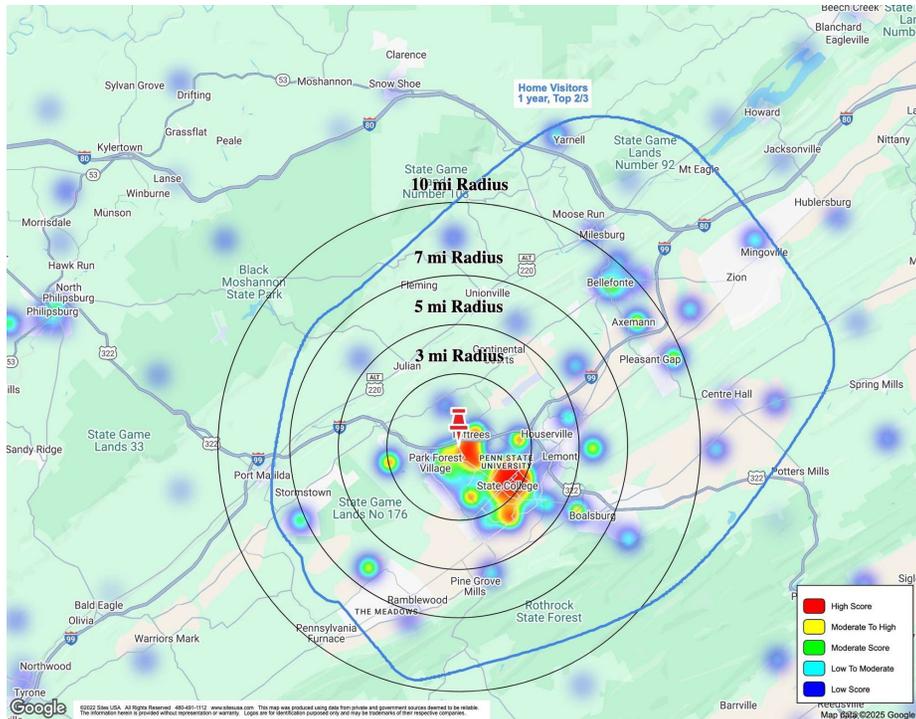
PROPERTY OVERVIEW

This ±7,000 SF stand-alone restaurant offers a rare opportunity in a highly accessible location. The property features an inviting ±300 SF outdoor patio for additional dining and guest enjoyment. With 125 dedicated parking spaces, including 4 handicap-accessible spaces, the site provides exceptional convenience for patrons.

Operational efficiency is supported by two designated loading and unloading zones, ensuring smooth supply and service logistics. Additionally, a liquor license is available through a joint venture with the Holiday Inn Hotel, creating an excellent value-add for restaurant operators seeking to maximize revenue potential.

This property presents a turnkey opportunity for restaurateurs or investors looking for a high-capacity, well-positioned dining establishment with both indoor and outdoor seating options.

*Liquor license is available via Joint Venture with Holiday Inn Hotel



LOCATION DESCRIPTION

State College, Pennsylvania, began as a small village in 1855, developing into a dynamic town to meet the needs of what was then the Farmer's High School of Pennsylvania—today known as Pennsylvania State University. The community has grown and flourished around the University, embodying the vibrant character of a classic college town. The presence of Penn State fosters year-round cultural, entertainment, and sporting events that draw consistent local and regional activity.

Strategically located in the center of Pennsylvania, State College is just 140 miles (2.5 hours) east of Pittsburgh and 193 miles (3.5 hours) north of Philadelphia, offering convenient access to major metropolitan markets. The town continues to grow steadily, with population increasing 2.9% since 2000, reflecting its ongoing appeal for both residents and businesses.

Travel is made simple with University Park Airport, just 6.3 miles away, providing flights through American Airlines and United Airlines. The market also benefits from strong regional connectivity, with direct interstate access to I-99 (29,000 VPD).

In addition, the redevelopment of the Toftrees Resort—scheduled to open in 2025—further enhances the area's appeal, anchored by "The Field," a successful liquor-licensed restaurant already operating on-site.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES	10 MILES
Population	56,849	84,729	100,639	119,977
Households	19,507	32,177	37,097	45,800
Average HH Income	\$92,718	\$105,172	\$110,609	\$109,025
Median HH Income	\$63,982	\$76,089	\$81,160	\$80,106
Total Businesses	1,508	2,674	3,150	3,891
Total Employees	18,720	31,483	35,852	43,929

Hotels

2023	Springhill Suites	Hampton Inn	Holiday Inn Express	Totals
Room Nights	18,297	15,769	29,233	63,299
Guests	26,300	22,392	41,511	90,203
2024				
Room Nights	19,082	17,728	28,662	65,472



SITE
1905 Waddle Road
State College, PA

- **Holiday Inn Express (106 Rooms):** Situated right beside the restaurant is also near many other popular sites and businesses in State College. It features spacious rooms, a fitness center, a complimentary breakfast, and a 930 sqft meeting space for up to 70 people to host meetings & events.
- **The Hampton Inn (71 Rooms):** Situated across the square offers a range of amenities for both business and leisure travelers. It features comfortable rooms with flat-screen TVs and free Wi-Fi, a complimentary hot breakfast each morning, a well-equipped fitness center, and meeting facilities for corporate travelers.
- **Springhill Suites (72 Rooms):** Situated at the top of the square features amenities that include a seating area with plush sofas, flat screen TVs, separate work station, plush bedding, and complimentary Wi-Fi. You also have a kitchenette and can enjoy a complimentary breakfast buffet. There is also 24 hour fitness center, indoor pool, and flexible meeting spaces.



Penn
Highlands
Healthcare

KOHL'S

Cracker
Barrel
OLD COUNTRY STORE

Olive
Garden
ITALIAN KITCHEN

SITE
1905 Waddle Road
State College, PA

FRESH FOOD
SHEETZ
MADE TO ORDER

TEXAS
ROADHOUSE



**MOUNT NITTANY
HEALTH**

SITE
1905 Waddle Road
State College, PA

KOHL'S

Wegmans
FIVE BEL'W
DICK'S
SPORTING GOODS



TARGET

HomeGoods
Michael's
petco

TRADER JOE'S
ULTA
BEAUTY
OLD NAVY
Mac's
southwest grill

Walmart

Applebee's
GRILL • BAR

TACO BELL

T.J. maxx
Panera
BREAD™

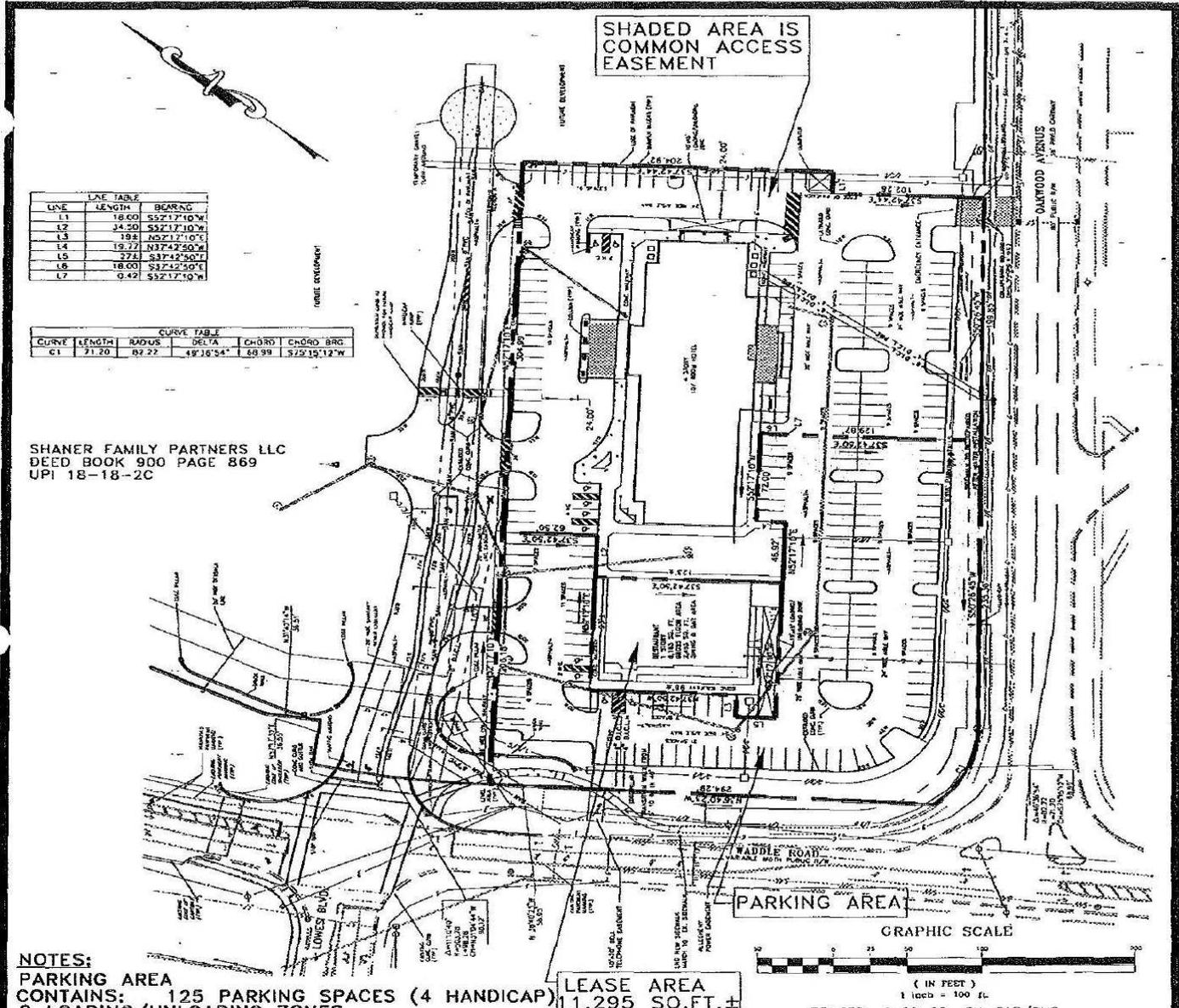


Chick-fil&

ALDI

BEST BUY
SHERWIN WILLIAMS

weis



LINE	LENGTH	BEARING
L1	18.00	S22°17'10"W
L2	34.59	S22°17'10"W
L3	19.8	N52°12'10"E
L4	19.77	N37°42'50"W
L5	374	S37°42'50"E
L6	18.00	S22°17'10"E
L7	0.42	S22°17'10"W

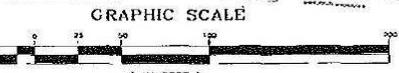
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRC
C1	71.20	82.22	48°16'54"	68.99	5/22 10°12'W

SHANER FAMILY PARTNERS LLC
DEED BOOK 900 PAGE 869
UPI 18-18-2C

NOTES:
PARKING AREA
CONTAINS: 125 PARKING SPACES (4 HANDICAP)
2 LOADING/UNLOADING ZONES

LEASE AREA
11,295 SQ.FT. ±

EXHIBIT "D"
LEASE AREAS -
FOR
OUTBACK STEAKHOUSE RESTAURANT
AT
WILLIAMSBURG SQUARE
PATTON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA



REVISED 4-29-99 BY: CAR/DHS

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DRAWN BY: MAS/CAR	SCALE: 1" = 100'
CHECKED BY: DLS/SAB	PROJECT NO: 3679-9
DATE: 5/4/99	DRAWING NO: A--391



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