

# FOR LEASE

10,202 SF  
Storefront Retail Space



2268 East College Ave.  
State College, PA 16801

VESTIAN

Bennett Williams  
COMMERCIAL REAL ESTATE

# 2268 East College Ave.

## Property Overview

Pep Boys holds these properties under long term ground leases. The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or Plasma centers, day care for children, doggie day care, discount retail, furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.

Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

- Ample parking
- Typically located among nationally recognized retailers
- Size of space can be flexible
- Only 5 minutes from Penn State University
- Convenient to the Nittany Valley Expressway and I-99
- Overhead garage door on site

## Nearby Retailers



### CONTACT

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## PROPERTY OVERVIEW

Address	2268 East College Ave. State College, PA 16801
Available SF	10,202 SF Storefront Retail Space
Occupied SF	8,167 SF Auto Service Space
Total Building SF	18,369 SF
Year Built	1998
Possession	Immediate
Signage	None
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none"><li>• Dedicated Main Entrance</li><li>• Building Height 21'</li><li>• Sprinklered</li><li>• HVAC throughout</li></ul>



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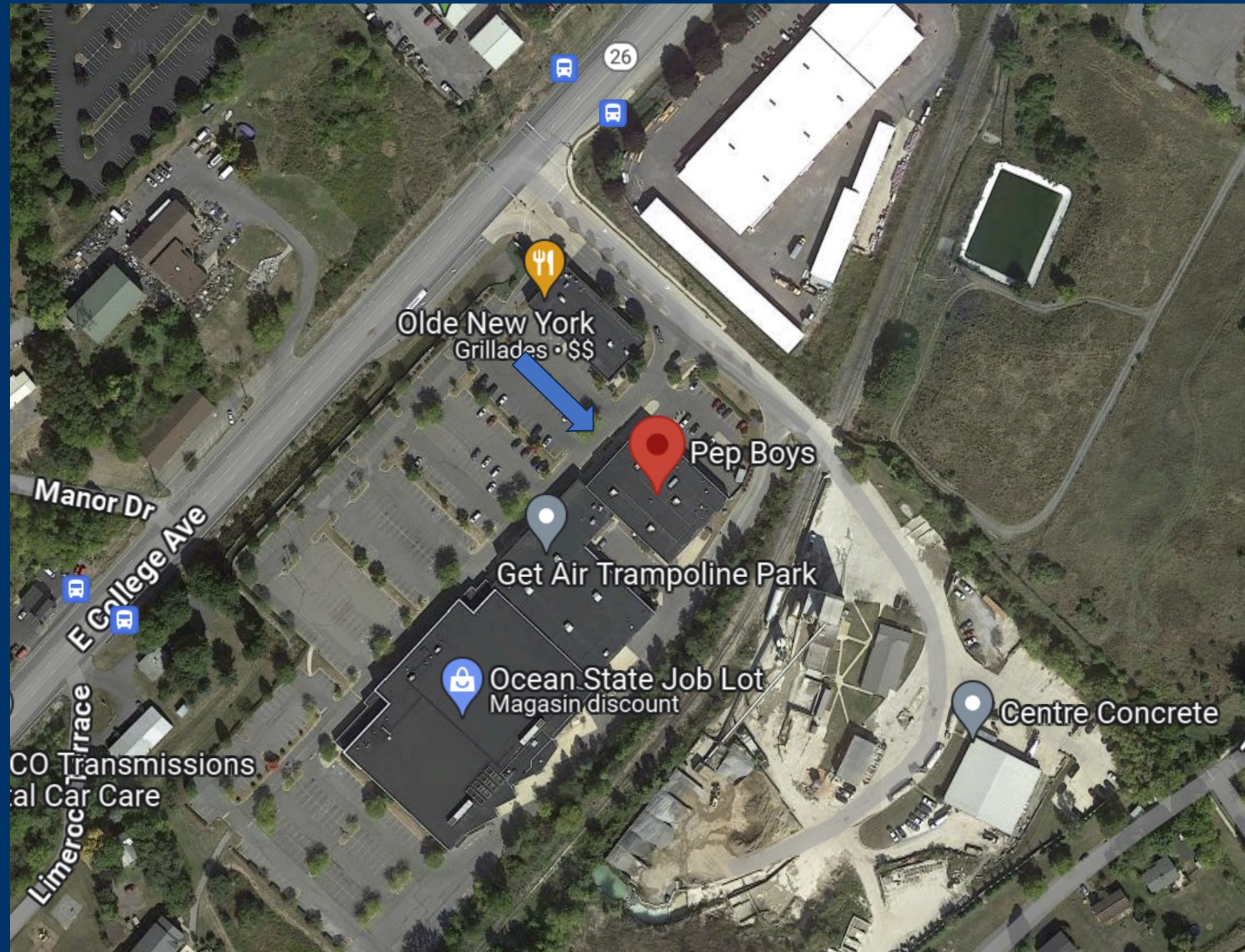
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# Building Renderings



*\*Signage renderings provided for illustrative purposes only.  
Actual design and placement may vary based on location and specific property requirements.*

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**FOR LEASING INFORMATION,  
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