



## PRIME DOWNTOWN MIXED-USE INVESTMENT

228–232 East College Avenue, State College, PA

### PROPERTY OVERVIEW

Mixed-Use: 5 Apartments, 2 Commercial Spaces

Lot Size: 50 x 150 ft

Zoning: Commercial

### KEY HIGHLIGHTS

- Raising Cane's renovated ground floor
- Prime downtown frontage
- Steps from Penn State University

### FINANCIALS

Revenue: \$328,010

NOI: \$236,676

### PRICING

Asking Price: \$6 Million

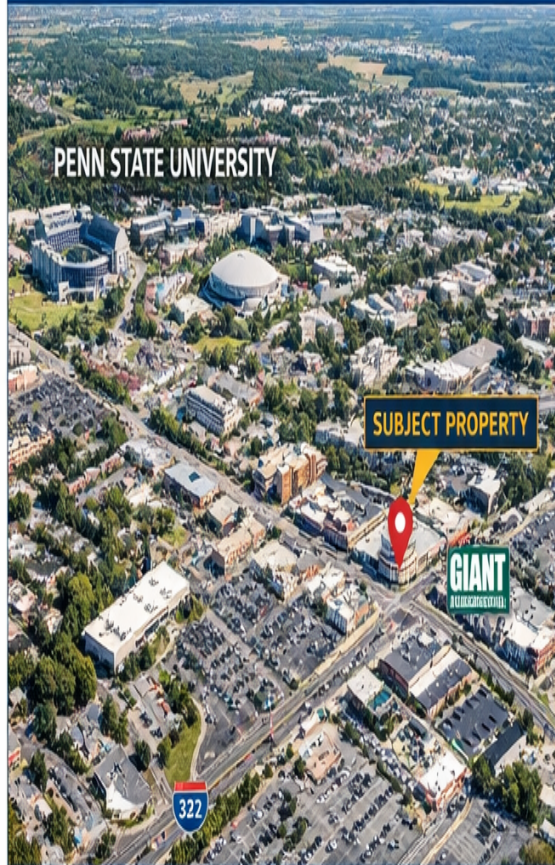
Cap Rate: ~3.94%

## PROPERTY LOCATION

### STATE COLLEGE, PA



### AERIAL VIEW



### TRAFFIC COUNTS

E COLLEGE AVE: 32,000 VPD

S ATHERTON ST: 41,000 VPD

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	32,768	AVG. HH INCOME \$73,984	MEDIAN AGE 21.9
AVG. HH INCOME	\$73,984	AVG. HH INCOME \$82,546	MEDIAN AGE 31.2

Source: ESRI 2022



[www.StateCollegeDowntownProperties.com](http://www.StateCollegeDowntownProperties.com)