

TRADER JOE'S PLAZA

221 Patriot Lane, State College, PA 16803



8,068 SF | RETAIL PROPERTY

PROPERTY OVERVIEW

Affordable retail/office space available on North Atherton.
Large open area with multiple, large & small offices, 2 handicapped restrooms.
Current tenant downsizing.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,416	31,246	43,115
Total Population	3,503	94,918	125,235
Average HH Income	\$64,024	\$57,666	\$65,255

PROPERTY HIGHLIGHTS

- Traffic count of 30,000+ per day
- Located in North Atherton's shopping district.
- Co-Tenants: Trader Joe's, Moe's, Ulta, Old Navy and many other national franchises.
- Centrally located to residential subdivisions, restaurants, and shops.



NEW LISTING!



FOR LEASE

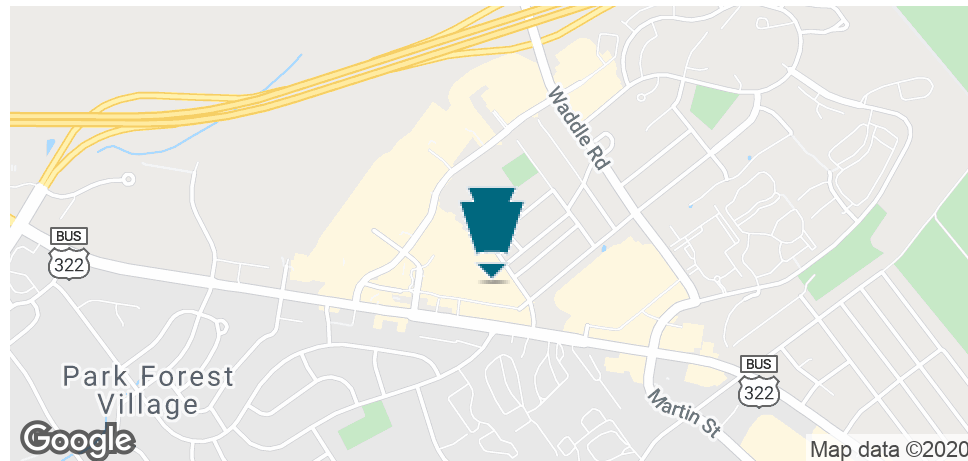


REACH OUT!

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EXECUTIVE SUMMARY

8,000 - 9,766 SF | RETAIL PROPERTY



OFFERING SUMMARY

Available SF: 8,000 - 9,766 SF

Lease Rate: \$29.00 SF/yr (NNN)

Lot Size: 7.05 Acres

Year Built: 2012

Building Size: 62,583 SF

Zoning: Commercial

Traffic Count: 30,000

LOCATION OVERVIEW

Want to be in the thriving commercial area of Happy Valley? Next to big anchors such as Trader Joe's, and neighboring Target, Wegmans, Dicks, and more. Located near Penn State University with easy access to 45,000 students. Heavy car traffic of +30,000 cars per day. Become part of the growing retail and business community of State College with this retail space.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 1	\$29.00 SF/yr	8,000 SF
Suite 2	\$29.00 SF/yr	9,766 SF

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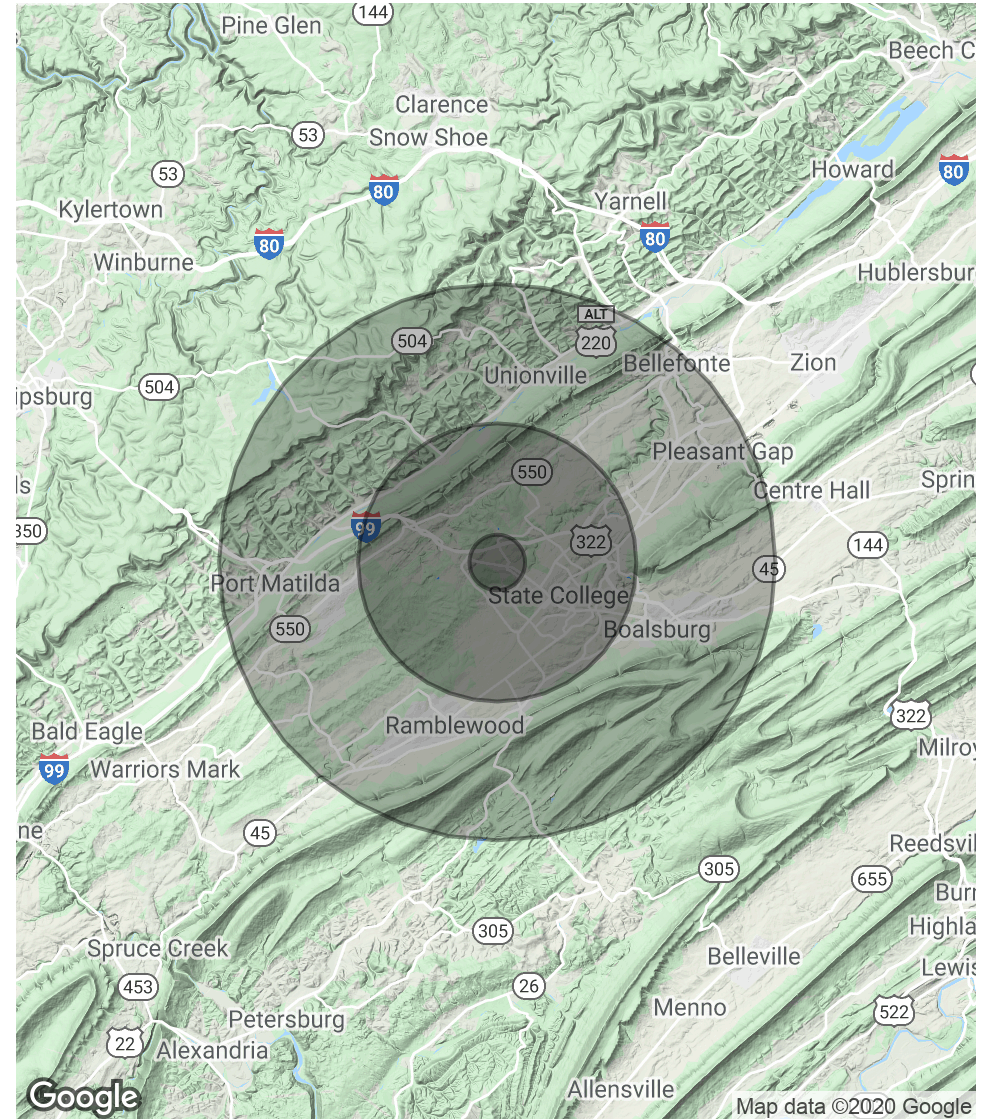
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,503	94,918	125,235
Average age	27.1	26.6	30.5
Average age (Male)	27.6	26.3	29.9
Average age (Female)	26.6	26.8	30.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,416	31,246	43,115
# of persons per HH	2.5	3.0	2.9
Average HH income	\$64,024	\$57,666	\$65,255
Average house value	\$246,437	\$259,280	\$262,664

* Demographic data derived from 2010 US Census



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