

PROPOSED DEVELOPMENT ATHERTON COMMONS II

1694 N Atherton Street (Business Rt 322) | State College, PA



PROPERTY OVERVIEW

Atherton Commons II is a proposed mixed-use land development project in State College, PA. The current land proposal includes a 22,320 sq ft grocer, a 17,984 sq ft retail space, a 2,100 sq ft outparcel space, and 54 townhomes. This is an outstanding location, just 2.5 miles away from the Pennsylvania State University Main Campus. The property is located at a busy intersection near several existing retail developments.

DEMOGRAPHICS

	Estimated Population:			
	1 MILE - 14,212	3 MILES - 70,696	5 MILES - 89,674	
	2028 Population Projections:			
	1 MILE - 14,764	3 MILES - 73,074	5 MILES - 92,816	
	Average Household Income:			
	1 MILE - \$79,916	3 MILES - \$80,691	5 MILES - \$88,849	
	Average Daily Traffic Counts:			
	N. Atherton Street (Business Route 322) - 20,739			



Advance with confidence.

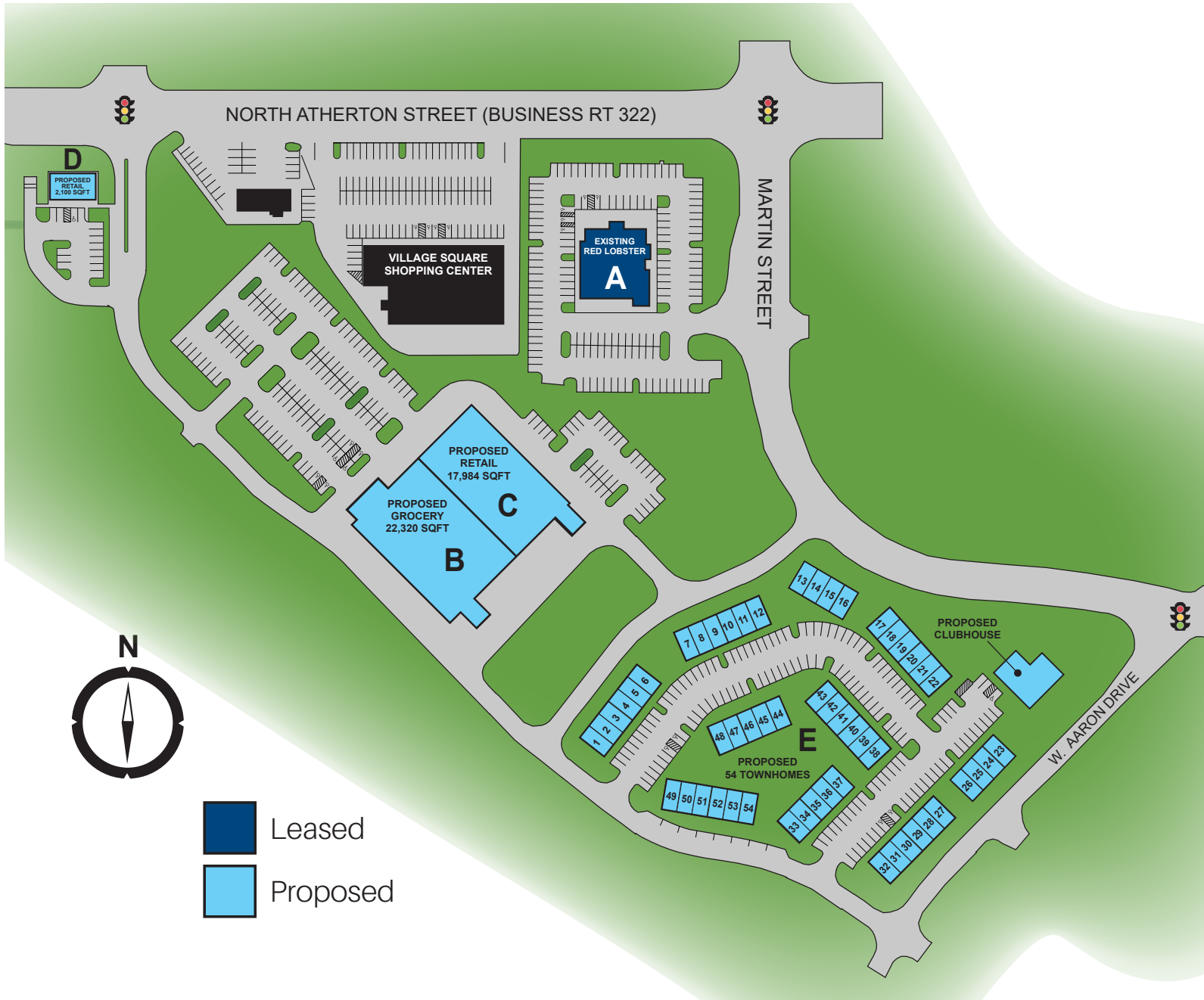
610.388.6600

watersretailgroup.com



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SUITE	TENANT	SQ. FEET
A	Red Lobster	6,500
B	Proposed - Grocery	22,320
C	Proposed - Retail	17,984
D	Proposed - Outpad	2,100

SUITE	TENANT	SQ. FEET
E	Proposed - 54 Townhomes	

Total: 42,404 SF

Total Parking: 183 Spaces (4:32 to 1)

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