

TROMBLEY
REAL ESTATE
COMMERCIAL SERVICES

MEMBER
CCIM

100 Radnor Road State College PA

2,800 +/- SF

State of the Art Building – 1st Floor Suite in Prime Office Park Setting

- Close to walking/bike paths
- Zoned R-O
- Great Natural Lighting
- Day-care located near property
- Quality business neighbors and residential neighborhood nearby



Trombley Real Estate
912 S. Atherton Street
State College, PA 16801

Presented by:
Mick Trombley, Esq. CCIM

For more information:
Office (814) 861-3000
CommercialStateCollege.com

Prime Office Park Setting



Your Office



100 Radnor Rd, State College, PA 16801

1.5 miles to Boalsburg

Meyer Dairy – Bottled Milk



Traffic Information



12,591 Vehicles
South Atherton Street
AADT count taken in 2019.



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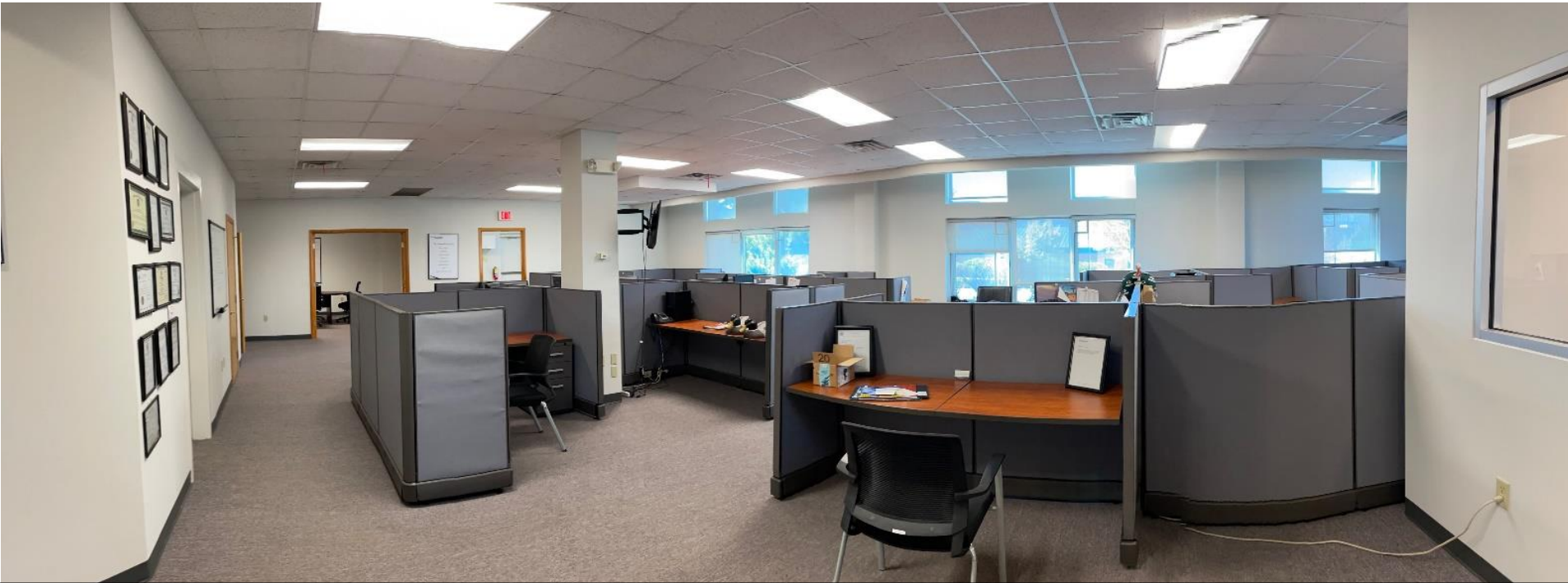
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Open Office Space 2,800 +/- SF

Signage



Light and Bright - Open Work Area

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Interior Pictures



Conference Room



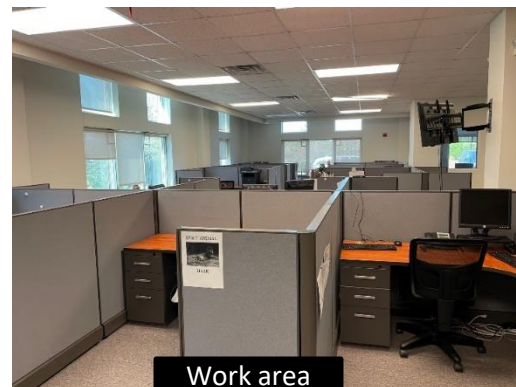
Entrance



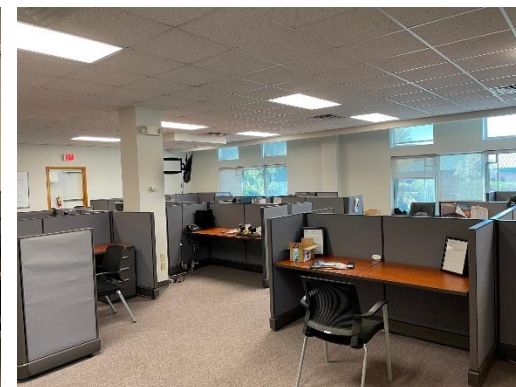
Manager Office



Break Room



Work area



Entry Signage

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Centre County Demographic & Facts

State College & Surrounding Areas



By: Data USA

- **Best US City for Entrepreneurs to Live and Launch by Entrepreneur.com**
- **University Park Airport – Direct flights to Chicago, Philadelphia, Detroit and Washington**
- **25 major festivals, including one of the most well-known and largest art festivals in the U.S., the Central Pennsylvania Festival for the Arts. & Central Pa 4th Fest**
- **Penn State football Saturdays make State College become the third largest town in PA**
- **State College was ranked No. 1 as the least stressful city in the US by Psychology Today**

- **1.5 to 2 million annual visitors to Happy Valley**
- **Abundant biking and hiking trail system**

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Census Info

➤ Population.....	157,527
➤ Area in Square Miles.....	1,109
➤ Female.....	47%
➤ Male.....	53%
➤ Median Household Income.....	\$61,921
➤ Median Home value	\$242,700
➤ Home ownership rate.....	62.5
➤ Bachelor's degree or higher, pct. of persons age 25+, 2010.....	45.8%
➤ Total number of firms.....	12,182

- Source: United States Census Bureau
 - Census.gov population Estimates for 2020