

College Avenue Professional Park

OFFICE | RETAIL CONDO FOR SALE

**2123 E COLLEGE AVENUE, SUITE 101
STATE COLLEGE, PA 16801**

For more information:

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Property Overview

UNLOCK THE POTENTIAL OF OWNERSHIP IN BOOMING STATE COLLEGE!

This **freshly renovated commercial condo** in the College Ave. Professional Park delivers the perfect blend of style, flexibility, and location. Featuring a sleek, modern open layout with high-end finishes, the space currently functions as a vibrant showroom—but it's ready to transform into whatever your business needs. Whether you're an established brand looking to expand or a rising business ready to invest in ownership over leasing, this is your chance to take control of your future.

Positioned along a major State College artery with **over 22,000 vehicles passing daily**, this property offers unbeatable visibility and direct access to Route 322—placing you minutes from key population centers and customer bases. Say goodbye to exterior maintenance headaches—building upkeep is handled by the condo association, so you can focus on growing your business. Utilities, trash, and janitorial are the only responsibilities for occupants.

Why lease when you can own in one of Pennsylvania's most dynamic markets? Make your move—opportunities like this don't last long.

Offering Summary

Available Sq. Ft.	1,250 SF
Sale Price	\$242,000
Property Taxes	\$3,938.05
APN	19-004A,017-,2123D
Zoning	Commercial General
Municipality	College Township
County	Centre County



Minutes to:



Property Highlights

- Ample parking located on site
- Monument signage located off main road
- Separate private entrance to suite

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Property Details

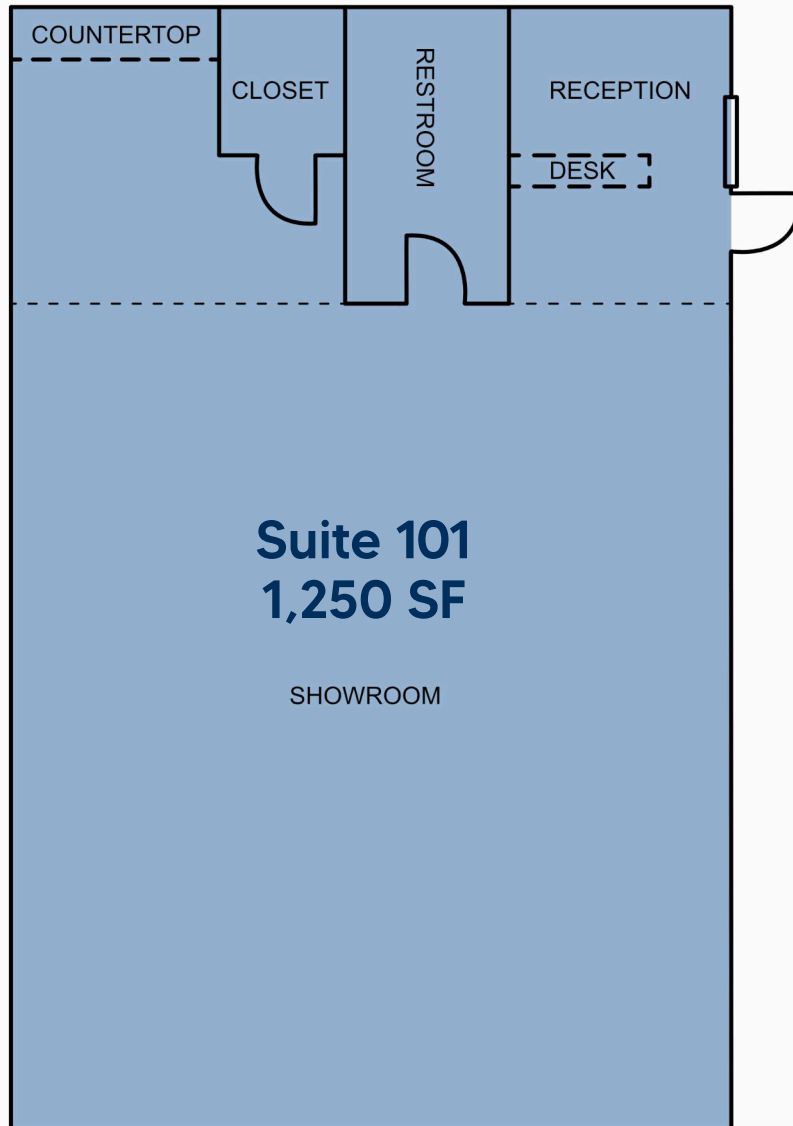
Number of Buildings	2
Building Size	5,000 SF
Lot Size	1.7 Ac
Building Class	B
Tenancy	Multi
Number of Floors	1
Restrooms	Private In-suite
Parking	On-site 56 spaces
Year Built Renovated	2009 2018

Building Specifications

Construction	Masonry
Roof Type	Shingle
Power	200 Amps
HVAC	Electric Central AC
Sprinklers	No
Signage	Monument

Market Details

Traffic Count at Intersection	± 22,000 ADT
Municipality	College Township
County	Centre County
Zoning	Commercial General

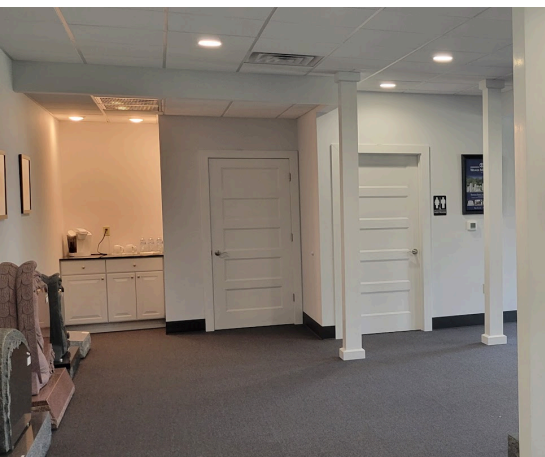




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Additional Photos



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Area



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Demographics

POPULATION

1 MILE	4,487
3 MILE	37,285
5 MILE	87,062

HOUSEHOLDS

1 MILE	1,859
3 MILE	9,993
5 MILE	31,824

AVERAGE HOUSEHOLD INCOME

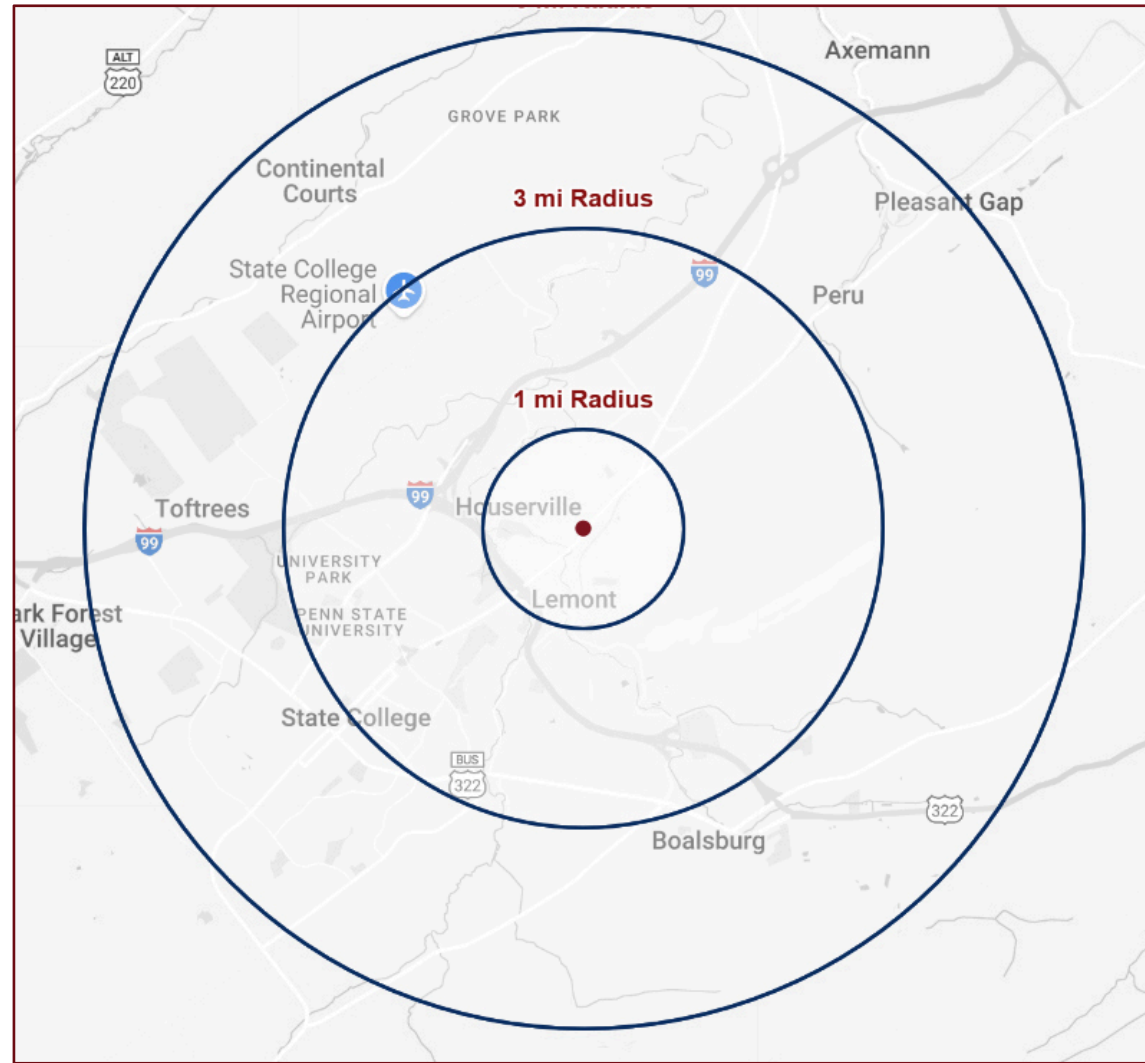
1 MILE	\$128,107
3 MILE	\$96,448
5 MILE	\$98,770

TOTAL BUSINESSES

1 MILE	323
3 MILE	1,400
5 MILE	2,738

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	3,402
3 MILE	16,257
5 MILE	31,526





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Area Overview

STATE COLLEGE, Pennsylvania, exudes vibrant energy with its close ties to The Pennsylvania State University–University Park. Home to approximately 42,000 residents, the town thrives on its youthful atmosphere fueled by a large student population. Its diverse array of amenities, including coffee shops, restaurants, and shops, cater to both students and locals, creating a bustling scene. Amidst picturesque mountains, State College offers opportunities for outdoor activities like skiing and hiking, appealing to nature enthusiasts. This vibrant setting, coupled with a rich cultural scene featuring art galleries and music venues, fosters innovation and entrepreneurship, making it an ideal environment for business growth. Additionally, the town's proximity to the university ensures consistent foot traffic from students, faculty, and visitors, providing ample opportunities for businesses to capitalize on events and generate revenue, further enhancing State College's dynamic allure as a quintessential college town.



Founded in 1855, **THE PENNSYLVANIA STATE UNIVERSITY**–University Park boasts a vibrant campus life on its sprawling 7,958-acre rural setting. Penn State is a major, public, research-I university serving Pennsylvania and the global community. With over 1,000 clubs and organizations, students have ample opportunities for involvement, alongside

supporting the Nittany Lions in Division I Big Ten Conference competitions, notably football in the massive Beaver Stadium. The university hosts a thriving Greek system and is renowned for THON, the world's largest student-run philanthropy raising funds for pediatric cancer. Freshmen are housed on campus, situated near State College, a lively town with student-friendly amenities. Penn State offers esteemed graduate programs in education and engineering, while undergraduates engage in producing the Daily Collegian and benefit from a Newspaper Readership Program. Notable alumni include Heisman Trophy winner John Cappelletti and former CIA agent Valerie Plame Wilson.

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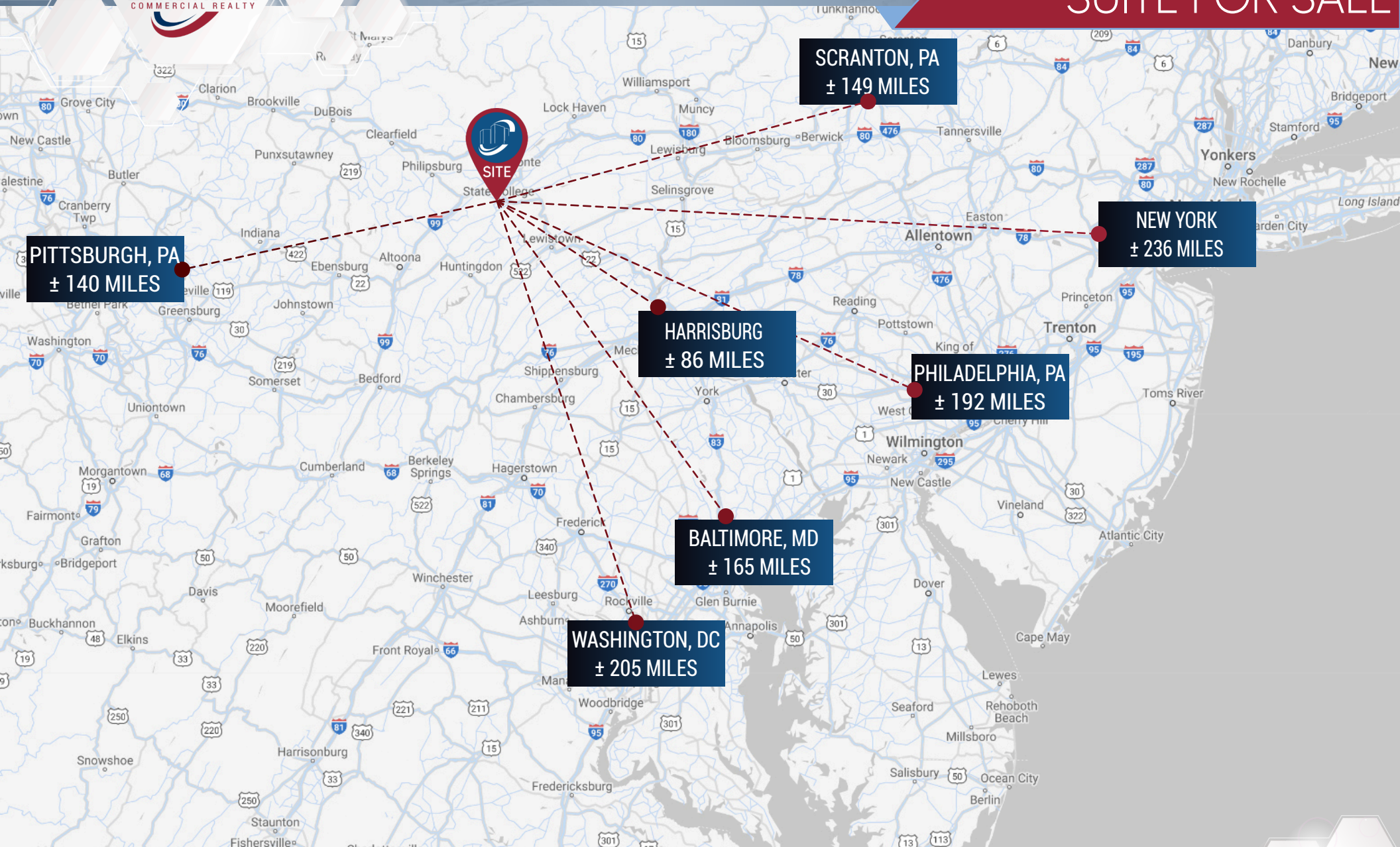


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