

College Avenue Professional Park

OFFICE | RETAIL CONDO FOR SALE

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

For more information:

BARB MURDOCCA

Chief Operating Officer

D: (717) 829-7982

BMURDOCCA@LANDMARKCR.com

CHUCK HELLER, SIOR

Executive Vice President

D: (717) 979-5619

CHELLER@LANDMARKCR.com



2123 E COLLEGE AVENUE, SUITE 101
STATE COLLEGE, PA 16801
OFFICE | RETAIL

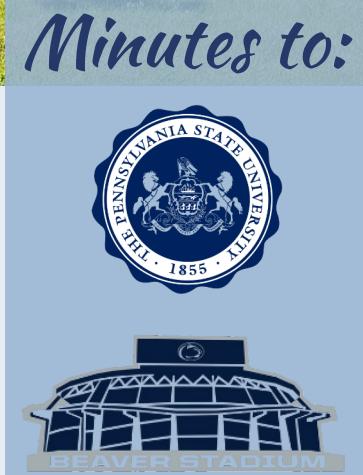


College Avenue Professional Park
SUITE FOR SALE



Property Highlights

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



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

BARB MURDOCCA
CHIEF OPERATING OFFICER
BMURDOCCA@LandmarkCR.com
C: 717.829.7982

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

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

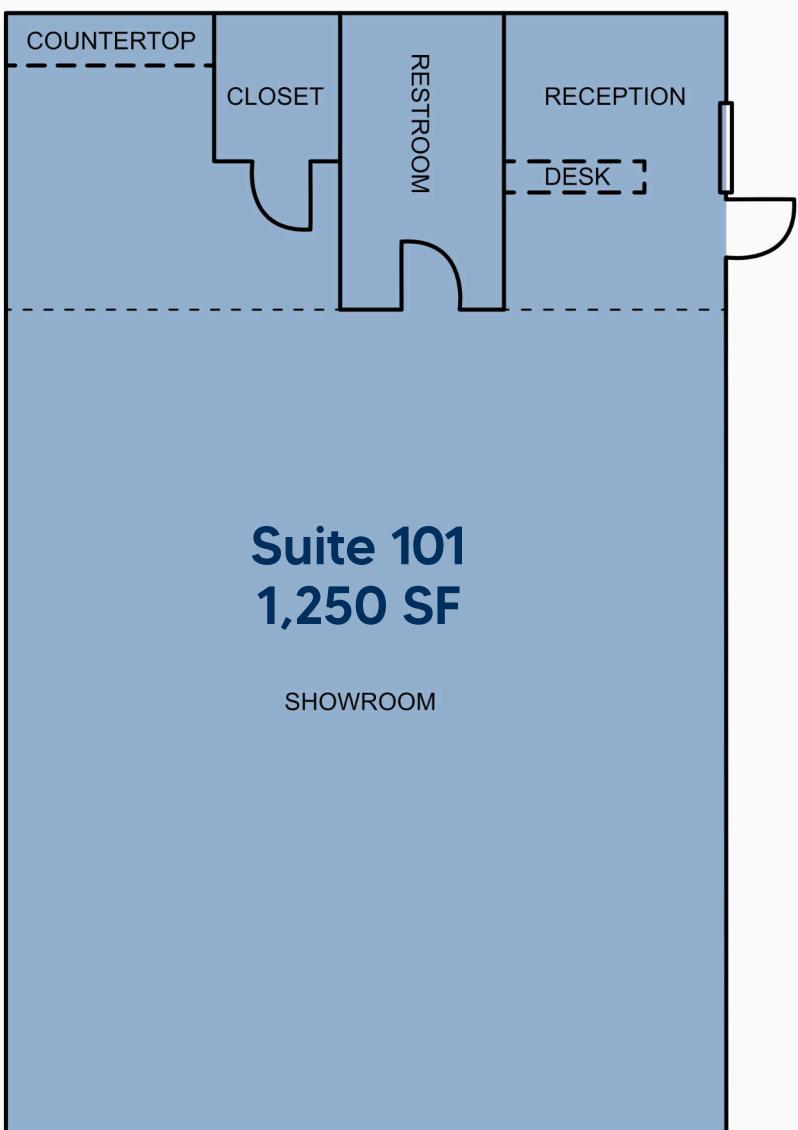
LANDMARKCR.COM





2123 E COLLEGE AVENUE, SUITE 101
STATE COLLEGE, PA 16801
OFFICE | RETAIL

College Avenue Professional Park
SUITE FOR SALE



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

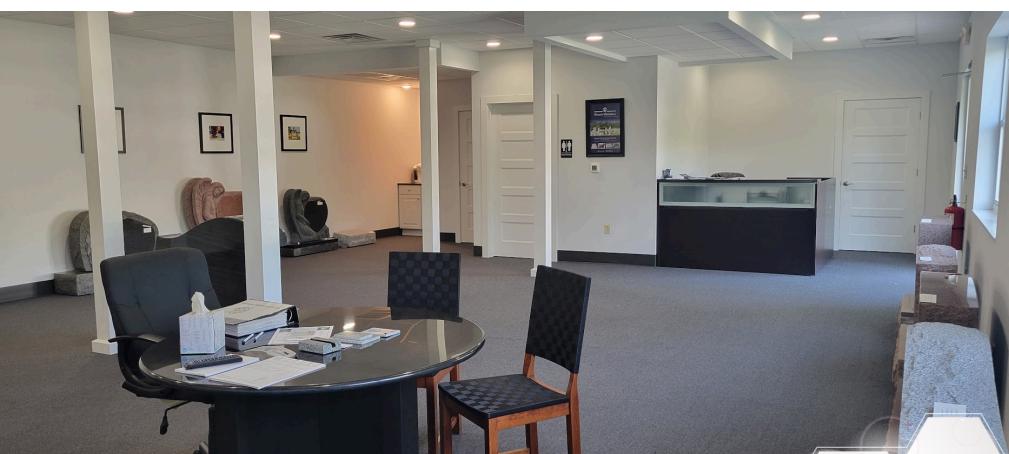
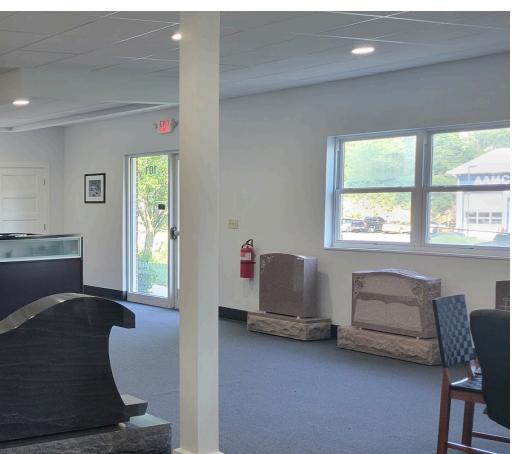
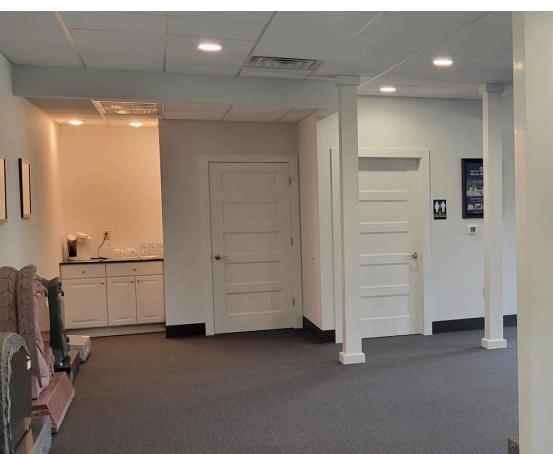
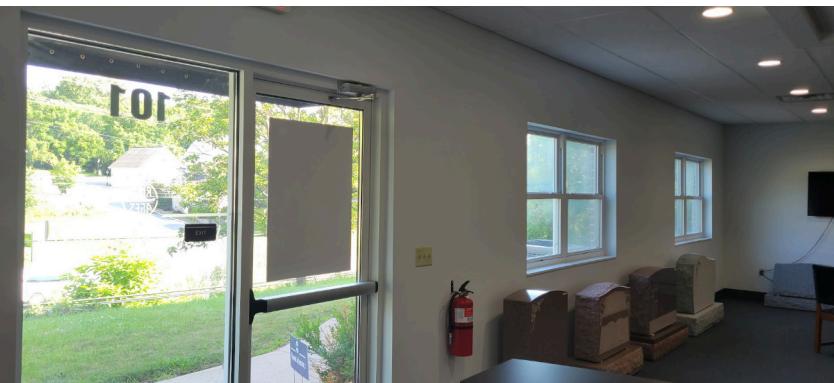
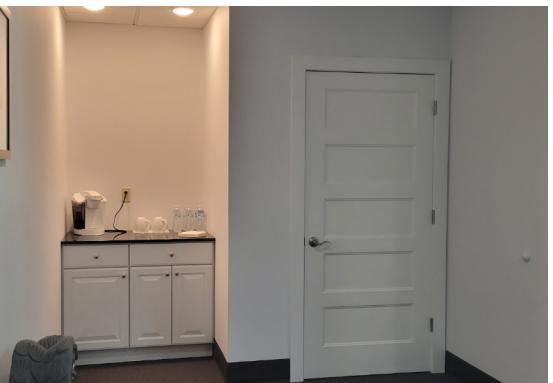
Traffic Count at Intersection	± 22,000 ADT
Municipality	College Township
County	Centre County
Zoning	Commercial General



2123 E COLLEGE AVENUE, SUITE 101
STATE COLLEGE, PA 16801
OFFICE | RETAIL

College Avenue Professional Park
SUITE FOR SALE

Additional Photos



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

BARB MURDOCCA
CHIEF OPERATING OFFICER
BMURDOCCA@LandmarkCR.com
C: 717.829.7982

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

LANDMARKCR.COM





2123 E COLLEGE AVENUE, SUITE 101
STATE COLLEGE, PA 16801
OFFICE | RETAIL

College Avenue Professional Park
SUITE FOR SALE

Location



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

BARB MURDOCCA
CHIEF OPERATING OFFICER
BMURDOCCA@LandmarkCR.com
C: 717.829.7982

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

2123 E COLLEGE AVENUE, SUITE 101
STATE COLLEGE, PA 16801
OFFICE | RETAIL

College Avenue Professional Park
SUITE FOR SALE

Area



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

BARB MURDOCCA
CHIEF OPERATING OFFICER
BMURDOCCA@LandmarkCR.com
C: 717.829.7982

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES



2123 E COLLEGE AVENUE, SUITE 101
STATE COLLEGE, PA 16801
OFFICE | RETAIL

College Avenue Professional Park
SUITE FOR SALE

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

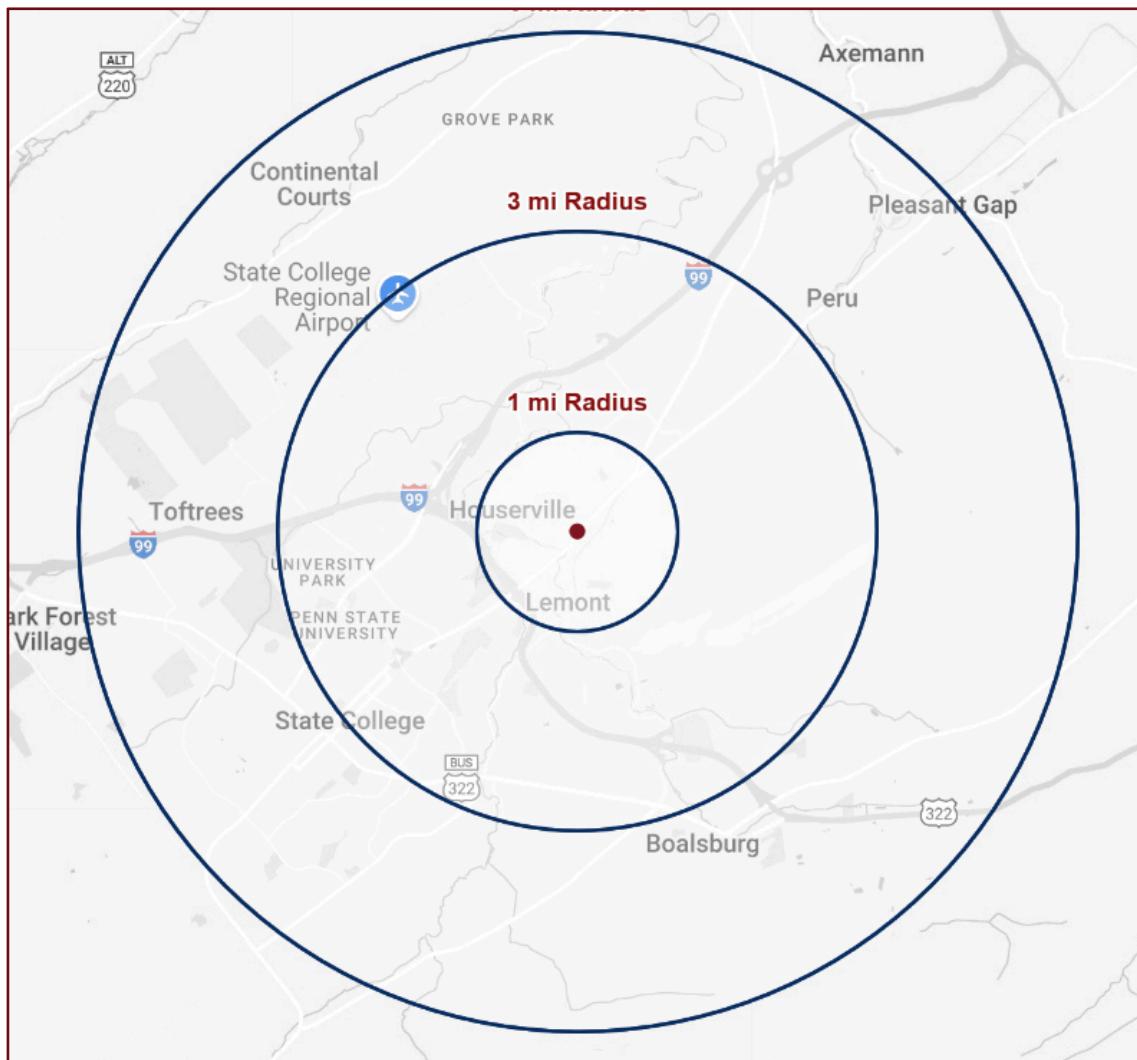
1 MILE	\$128,107
3 MILE	\$96,448
5 MILE	\$98,770

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





2123 E COLLEGE AVENUE, SUITE 101 STATE COLLEGE, PA 16801 OFFICE | RETAIL

College Avenue Professional Park
SUITE FOR SALE

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.

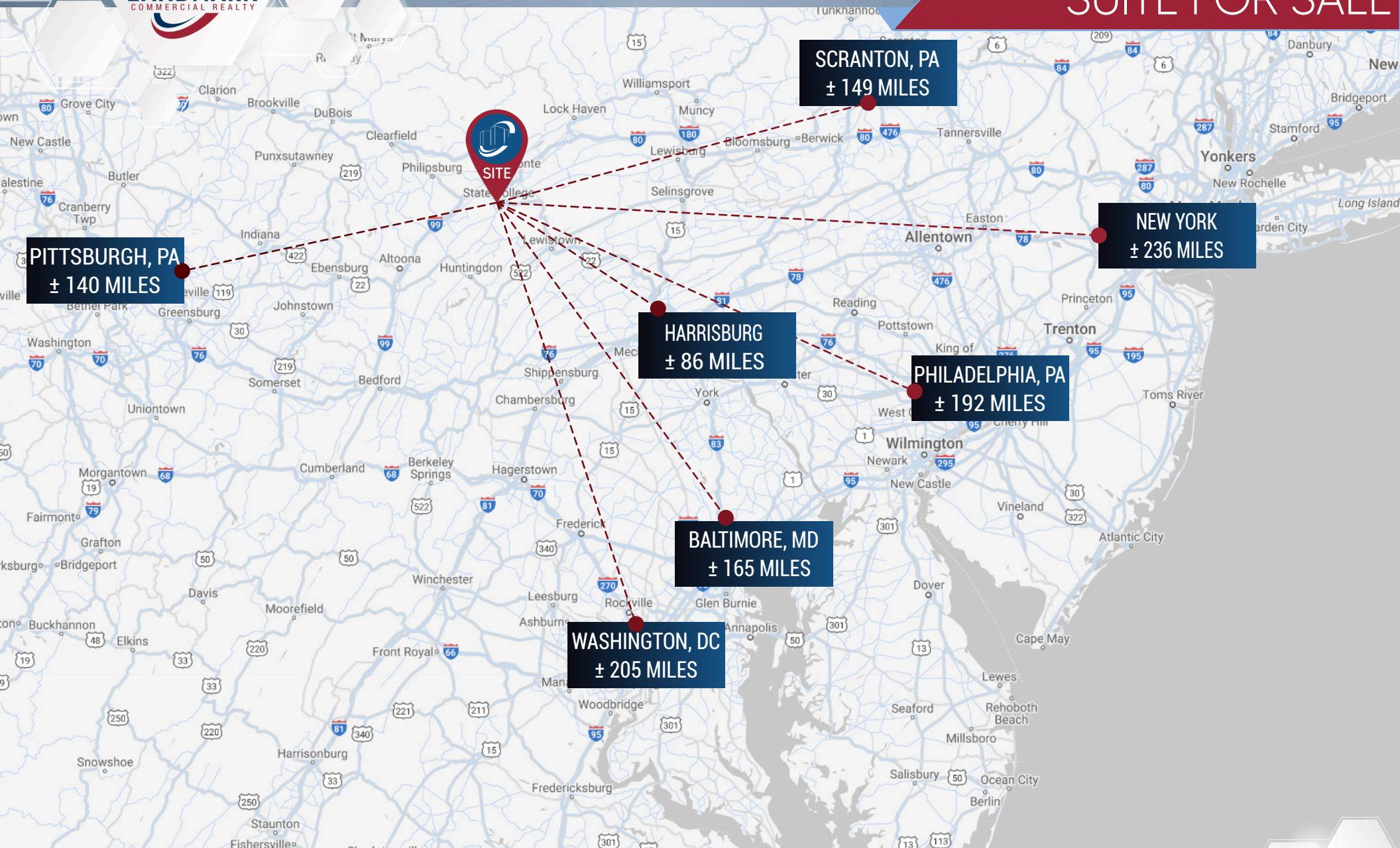


Founded in 1855, **THE PENNSYLVANIA STATE UNIVERSITY**–University Park boasts a vibrant campus life on its sprawling 7,958-acre rural setting. Penn State is a major, public, research-I university serving Pennsylvania and the global community. With over 1,000 clubs and organizations, students have ample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



2123 E COLLEGE AVENUE, SUITE 101
STATE COLLEGE, PA 16801
OFFICE | RETAIL

College Avenue Professional Park
SUITE FOR SALE



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

BARB MURDOCCA
CHIEF OPERATING OFFICER
BMURDOCCA@LandmarkCR.com
C: 717.829.7982

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

LANDMARKCR.COM





2123 E COLLEGE AVENUE, SUITE 101
STATE COLLEGE, PA 16801
OFFICE | RETAIL

College Avenue Professional Park
SUITE FOR SALE

Confidentiality & Disclaimer

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.