

MSC
UNIVERSITY



THE METROPOLITAN

412 W. COLLEGE AVE. STATE COLLEGE, PA

4,060 SF RESTAURANT/RETAIL SPACE FOR LEASE

THE METROPOLITAN

PROPERTY DETAILS

- ▶ *New restaurant or retail opportunity at the corner of West College Avenue and South Atherton Street*
- ▶ *At the doorstep of Penn State University, the largest employer in the area with over 40,000 employees and 45,000 students, who combined account for over \$500M in annual spending*
- ▶ *Tremendous visibility on one of the highest trafficked intersections in State College, PA (±30,000 AADT)*
- ▶ *4,060 SF of ground floor retail in a 150,000 NSF, 132-unit, 501-bed student community*

DEMOGRAPHICS

EST. POPULATION

1 mi: 36,038
3 mi: 75,513

EST. MEDIAN AGE

1 mi: 23.5
3 mi: 28.4

EST. AVERAGE HH INCOME

1 mi: \$65,626
3 mi: \$88,002

EST. EMPLOYEES

1 mi: 11,345
3 mi: 68,938

PENN STATE UNIVERSITY

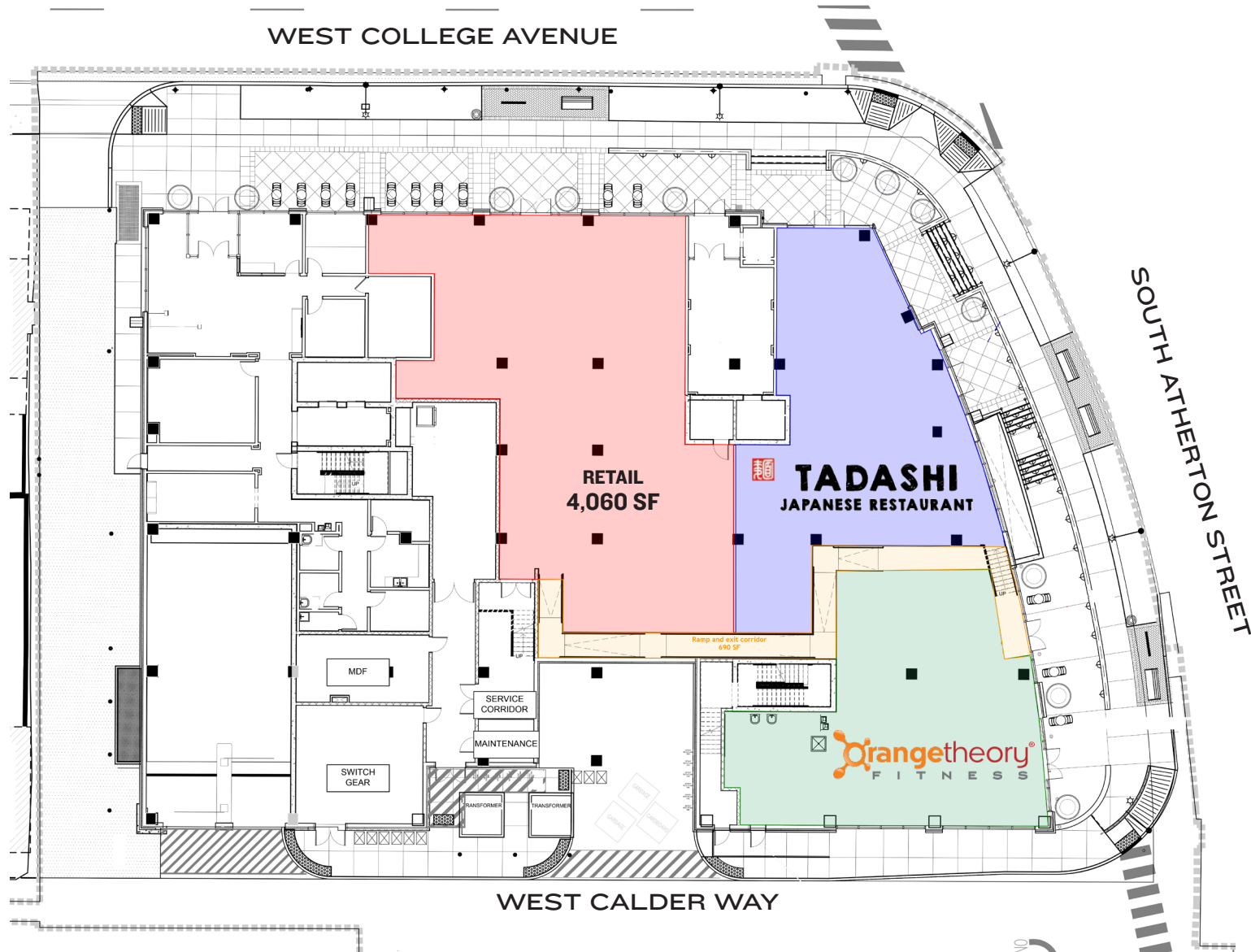
Undergraduate Students	±40,500
Graduate	±7,000



JOIN THESE AREA TENANTS



SITE PLAN



STRIP MAP



AERIAL



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UNIVERSITY

MATTHEW COOPER

mcooper@hellomsc.com

215.883.7388

MATTHEW STEIN

mstein@hellomsc.com

215.883.7407

