

MSC  
UNIVERSITY



# YUGO PINNACLE

412 W. COLLEGE AVE. STATE COLLEGE, PA

4,060 SF RESTAURANT/RETAIL SPACE FOR LEASE

# YUGO PINNACLE

## 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

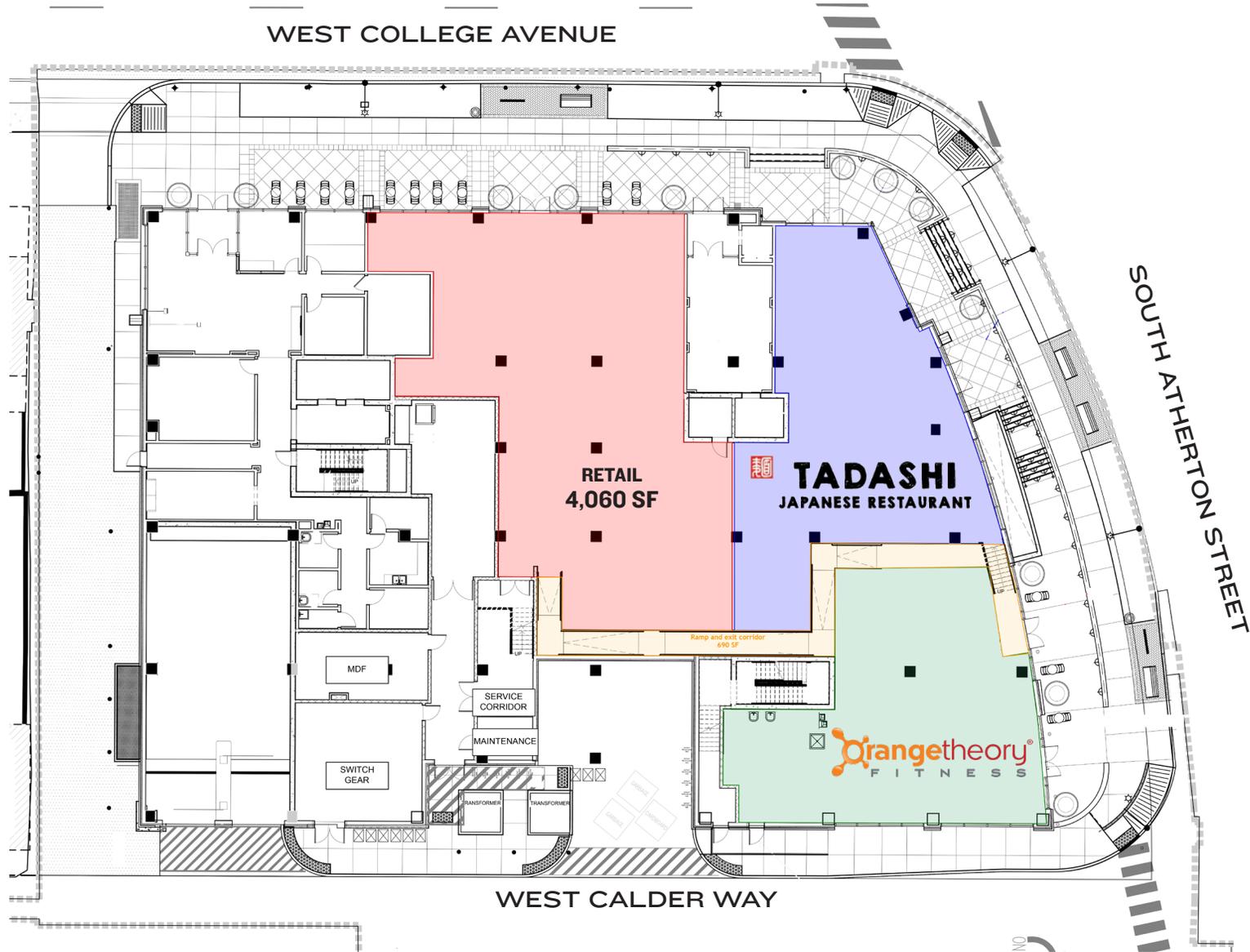
### PENN STATE UNIVERSITY

Undergraduate Students	±40,500
Graduate	±7,000

## JOIN THESE AREA TENANTS



# SITE PLAN



# STRIP MAP



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