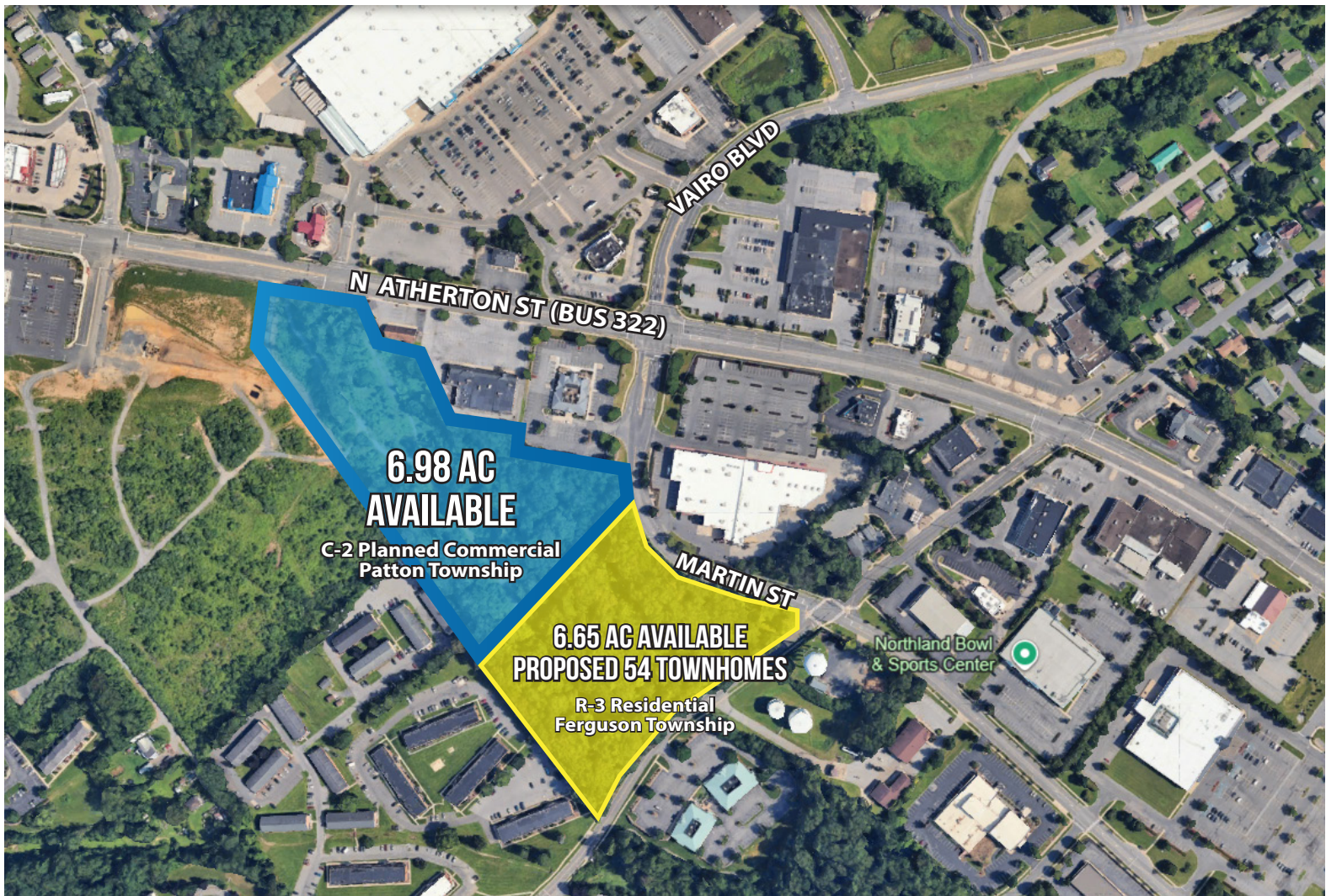


FOR SALE | STATE COLLEGE, PA

6.98 AC PATTON TOWNSHIP | 6.65 AC FERGUSON TOWNSHIP



1694 N Atherton Street, State College, PA 16803

OVERVIEW

- 6.98 Acres - Zoned C-2 Planned Commercial in Patton Township
- 6.65 Acres - Zoned R-3 Residential in Ferguson Township
- Located in the coveted N. Atherton retail corridor of State College, PA
- Fully signalized access across from Wal-Mart Supercenter
- Public utilities available
- 20,000 + traffic volumes
- Located in a major retail corridor including Wegman's, Trader Joe's, Wal-Mart, Aldi, Target, Dick's Sporting Goods, Chick Fil-A



FOR SALE | STATE COLLEGE, PA

6.98 AC PATTON TOWNSHIP | 6.65 AC FERGUSON TOWNSHIP



**FOR SALE 6.98 ACRES
C-2 PLANNED COMMERCIAL**

**FOR SALE 6.65 ACRES
R-3 RESIDENTIAL**

1694 N Atherton Street, State College, PA 16803

DEMOGRAPHICS



Estimated Population:

1 MILE - 14,212 **3 MILES** - 70,696 **5 MILES** - 89,674



2028 Population Projections:

1 MILE - 14,764 **3 MILES** - 73,074 **5 MILES** - 92,816



Average Household Income:

1 MILE - \$79,916 **3 MILES** - \$80,691 **5 MILES** - \$88,849



Average Daily Traffic Counts:

N. Atherton Street (Business Route 322) - 20,739



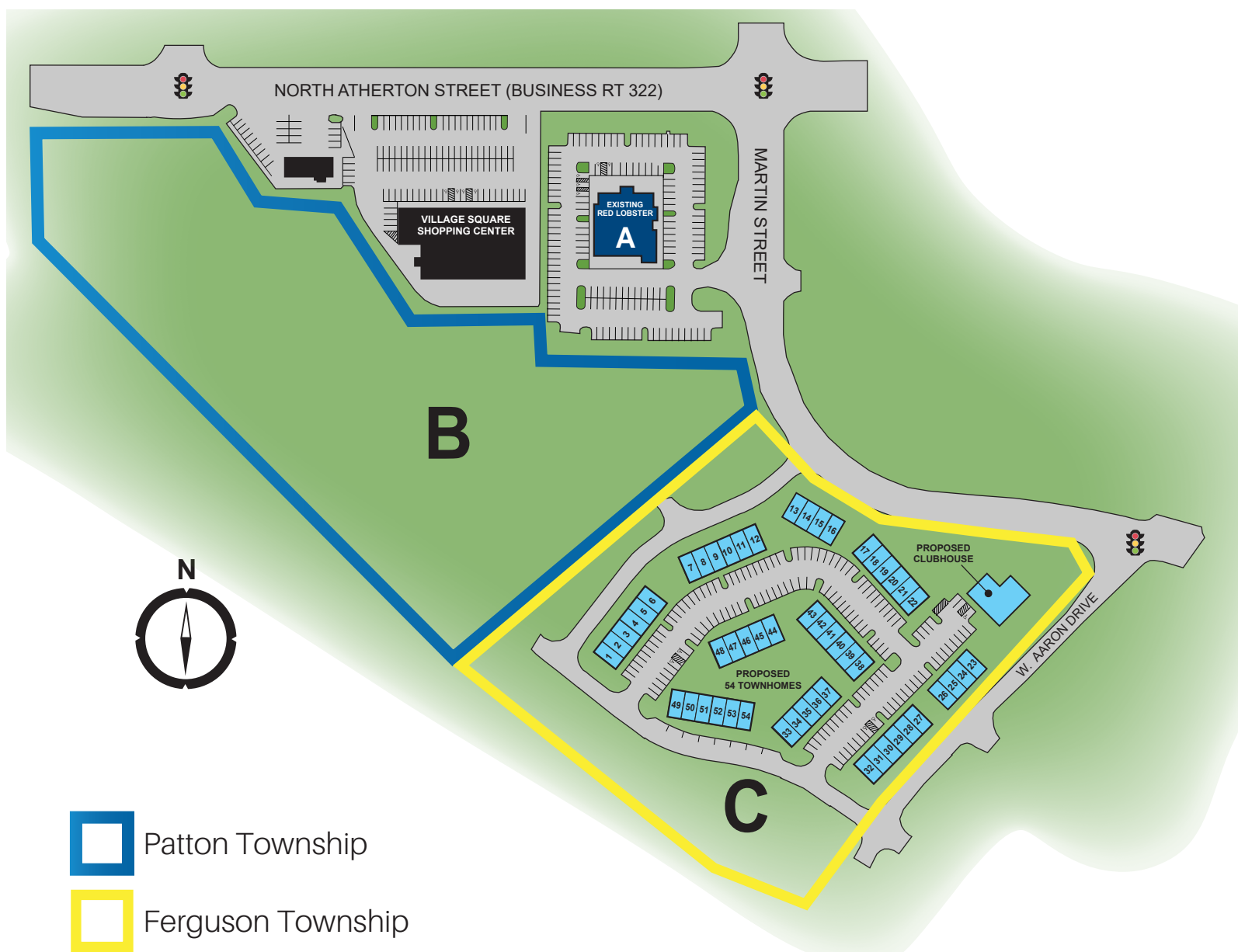
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FOR SALE | STATE COLLEGE, PA

6.98 AC PATTON TOWNSHIP | 6.65 AC FERGUSON TOWNSHIP



1694 N Atherton Street, State College, PA 16803

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
A	Red Lobster	6,500 SF	C	For Sale: R-3 Ferguson Twp	
B	For Sale: C-2 Patton Twp	6.98 AC		Proposed - 54 Townhomes	6.65 AC

FOR SALE | STATE COLLEGE, PA

1694 N. Atherton Street (Bus 322) | State College, PA
6.98 AC PATTON TOWNSHIP | 6.65 AC FERGUSON TOWNSHIP

