

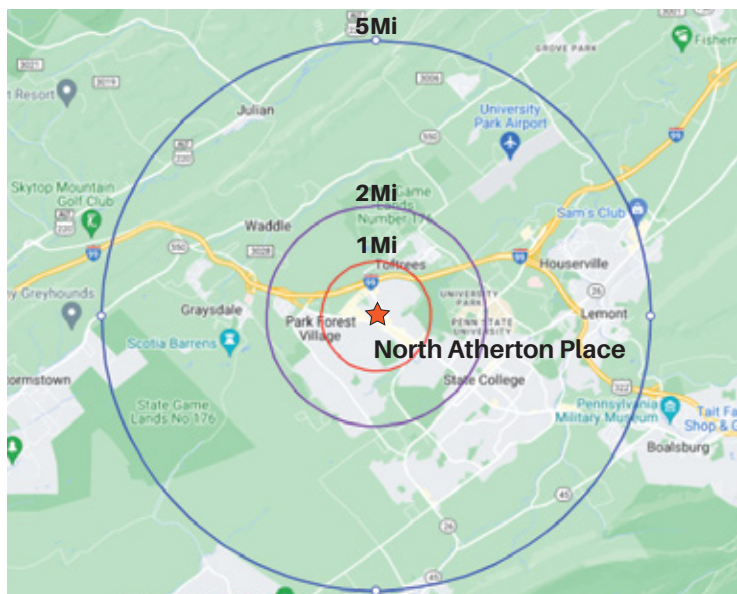
NORTH ATHERTON PLACE

1665 N Atherton St | State College, PA 16803



SPACE AVAILABLE

- 1,600 SF
- 2,000 SF - Available 9/1/26
- 7,500 SF [Outpad]



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 (Bus 322) - 20,739

PROPERTY OVERVIEW

North Atherton Place is an established shopping center anchored by a 202,634 square foot Walmart Supercenter. Located on the highly sought after North Atherton Street (Business 322), less than 1 mile from Penn State University Main Campus. In addition to the proximity to campus, North Atherton Place shopping center is adjacent to several student housing apartment complexes.

CONTACT US

610.388.6600

watersretailgroup.com



JOIN

Walmart



DOLLAR TREE



**VYTAL
OPTIONS**

T-Mobile

First National Bank

MILAN
Laser Hair Removal

Hallmark

GNC
LIVE WELL

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SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
A-E	Walmart Supercenter	202,634	S-T	College Buffet	4,840
F	Dollar Tree	8,468	U	C.C. Peppers North	2,400
G-1	Vytal Options	4,000	V	T-Mobile	2,367
J	AVAILABLE - 9/1/2026	2,000	W	Total Wireless (Coming Soon)	1,200
K	AVAILABLE	1,600	X	Nonna's Pizza & Wings (Coming Soon)	1,200
L	GNC	1,200	AA	First National Bank	4,444
M-N	Hallmark	4,900	BB	McDonald's	4,938
O-P	O'Nail Spa	4,200	CC	AVAILABLE	7,500
Q	Milan Laser	1,600			
R	TeaFé	2,400			
					TOTAL 261,891 SF

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