

STATE COLLEGE, PA

2105 N ATHERTON ST

±5,578 SF RETAIL PROPERTY FOR LEASE ON ±1 ACRE (SPACE CAN BE DEMISED)

NEARBY RETAILERS

Wegmans  **target** **KOHL'S**



HIGH PROFILE PROPERTY ON MAIN COMMERCIAL CORRIDOR!



get in touch.



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IMMEDIATELY ADJACENT TO DOMINANT RETAIL CENTERS!



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FULL ACCESS ON N ATHERTON STREET!



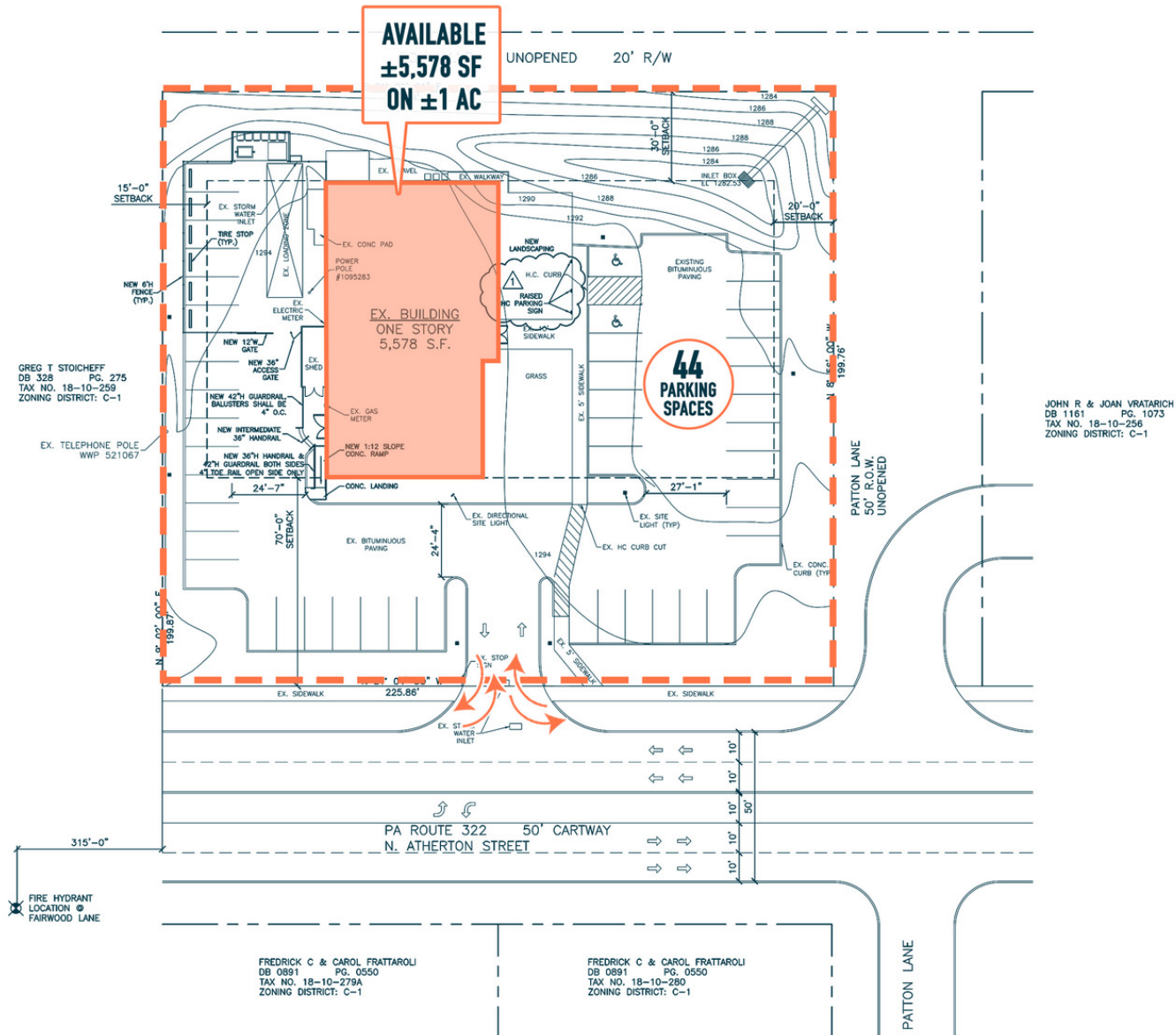
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SITE PLAN





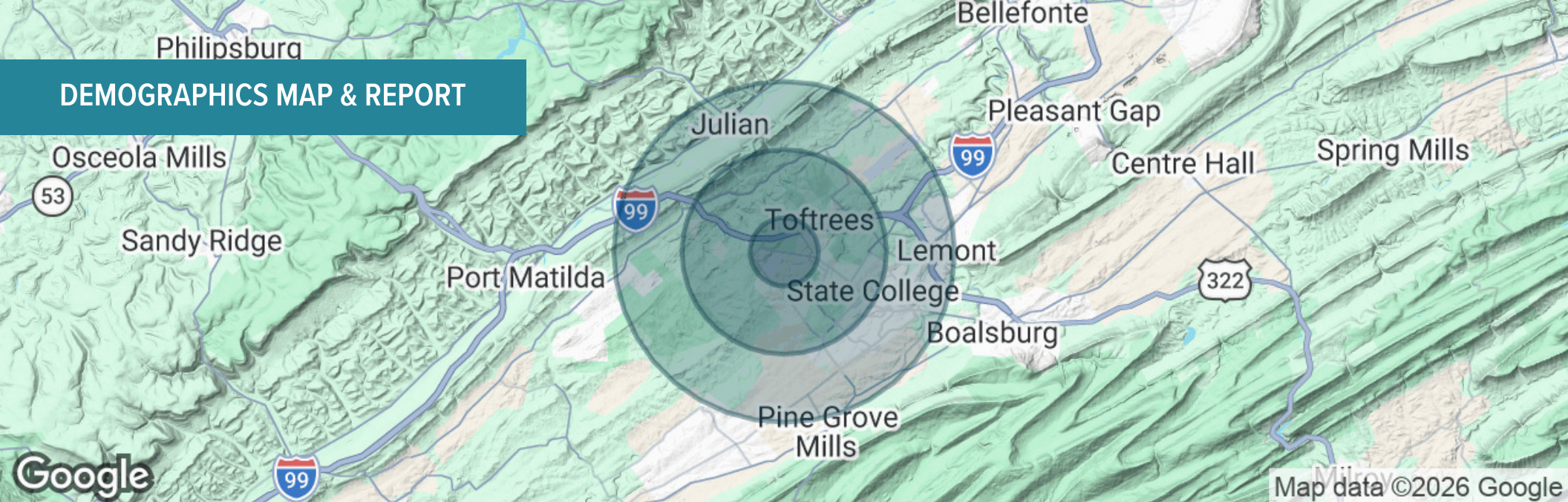
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,982	46,616	81,646
Average Age	34.1	29.0	31.4
Average Age (Male)	33.5	29.3	31.5
Average Age (Female)	35.9	29.7	32.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,593	14,867	28,561
# of Persons per HH	2.2	3.1	2.9
Average HH Income	\$93,529	\$99,995	\$101,590
Average House Value	\$348,906	\$423,575	\$409,241

2023 American Community Survey (ACS)

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