

FOR SUBLEASE: ±3,865 SF DOWNTOWN ENDCAP

244 West College Ave, State College, Centre County, PA 16801

OPERATING TENANT - DO NOT DISTURB



PROPERTY FEATURES & DETAILS

- QSR available for Sublease
- Outdoor patio
- *Operating Tenant – DO NOT DISTURB*
- Excellent visibility

LOCATION DETAILS

- Endcap location on busy, College Ave retail and restaurant corridor
- Directly across from Penn State University main campus (49,471 students)
- Area Tenants include Starbucks, Five Guys, Raising Cane’s, Urban Outfitters, Planet Fitness, Panera Bread, and more
- 21 hotels in a 3-mile radius, approximately 2,000 rooms



CONTACT

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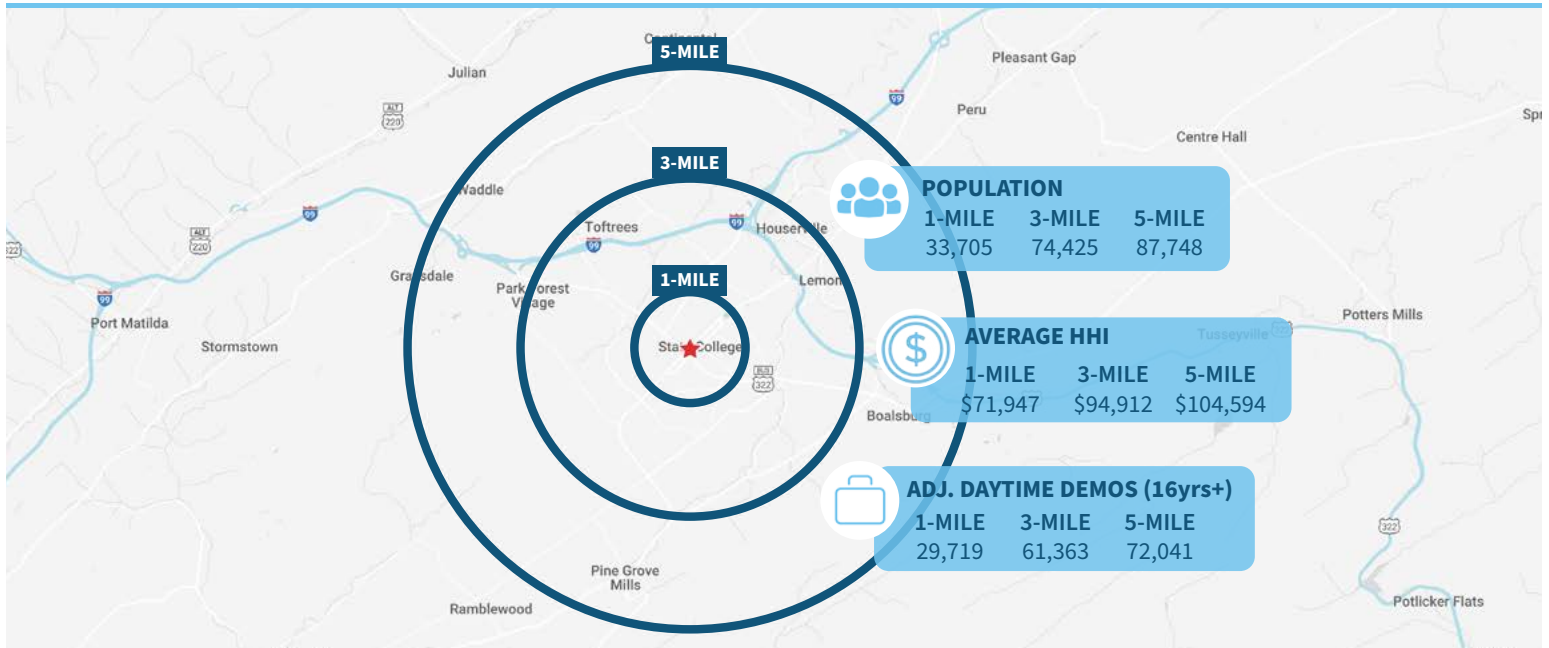
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SITE PLAN



Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.




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MARKET AERIAL

244 West College Ave, State College | Centre County, PA

PENN STATE UNIVERSITY



PennState
49,471 Students
(Fall 2024)

SUBWAY

Wendy's



PLAYA BOWLS

Auntie Anne's

DUNKIN' **insomnia cookies**

URBAN OUTFITTERS

tropical CAFE **BUFFALO WILD WINGS**



PRIMANTI BROS. **CHIPOTLE**

CVS pharmacy

COLD STONE



DUNKIN'

10,608 ADT

Panera BREAD

SUBWAY



HYATT PLACE **planet fitness** **Federal Tap House**

22,659 ADT

Orangetheory

SITE

Starbucks **FIVE GUYS**
BURGERS and FRIES



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23)



EQUITY CRE

State College Regional Airport

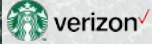
The Colonnade at State College



99 47,097 ADT



PennState Beaver Stadium



22,659 ADT



PennState 49,471 Students (Fall 2024)

Northland Center



SITE

Hills Plaza



Westerly Parkway Plaza



Hills Plaza South



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23)