

# For Lease

## 1,993 +/- SF of Retail/Office Hamilton Square



- Flexible design to meet your needs
- Office/Retail space
- Open floor plan
- 10-minute walk to Downtown State College
- Onsite Parking
- Favorable Signage

**TROMBLEY**  
REAL ESTATE  
COMMERCIAL SERVICES



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# Property Location

# 1 Mile to Penn State University Campus



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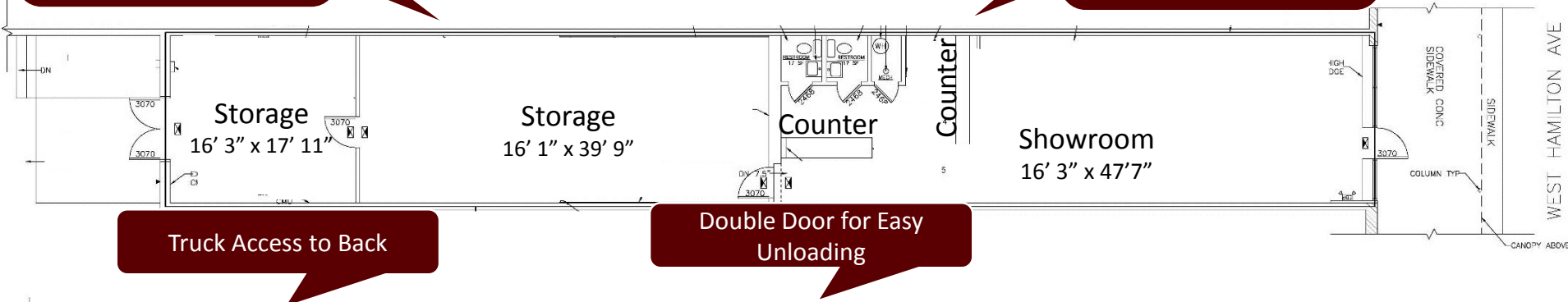
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# Floor Plan

Open floor plan  
for your design  
needs

1,993 +/- SF



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# Retail/Office Space



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# Storage or Extended Retail/Office



Rear door for  
deliveries

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# Site Features



- 1,993 +/- SF
- 10-minute walk to Downtown State College
- Within 1 mile of Penn State University
- Retail/Office space
- Abundant parking
- Easy access off of S. Atherton St.
- Access to public transportation
- Cordial Landlords

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# Tenants in Plaza

1 mile to Penn  
State University

## Tenants in the Plaza

- Computer Communications
- UPS Store
- Hair DeZigns
- Girl Scouts
- Nittany Settlement
- Wine and Good Spirits
- Brothers Pizza
- East Coast Health and Fitness
- Beer Belly's Beverage
- Wash and Dry Laundromat
- Bastian Tires
- Wings over Happy Valley
- Salon Beautiful
- University of Pittsburgh
- IQ Escape Games
- VK Wealth Advisors
- GoPuff



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## Centre County Pa

[www.centrecountypa.gov](http://www.centrecountypa.gov)

## Central PA Convention & Visitor's Bureau

[www.visitpennstate.org](http://www.visitpennstate.org)

## Chamber of Business & Industry of Centre County

[www.cbicc.org](http://www.cbicc.org)

## Penn State University

[www.psu.edu](http://www.psu.edu)

## Centre Daily Times

[www.centredaily.com](http://www.centredaily.com)



## Did You Know?

- State College named one of the 10 best places for entrepreneurs
- State College was voted safer than 83% of the cities in the United States
- State College ranked #9 most cycle friendly city in the United States in 2015
- State College was listed as the 2<sup>nd</sup> smartest city in the country by Luminosity.com
- State College received an A+ grade by Niche in their 2017 best places to live study
- State College is one of the top places in the country that millennials are buying homes according to realtor.com
- Penn State was rated the 15<sup>th</sup> best college town in the United States in 2017
- Penn State University was ranked 14<sup>th</sup> for Top Public Schools & ranked 50<sup>th</sup> in National Universities



# State College

# & Surrounding Area

- Nestled in Centre County, Pennsylvania. Home of Penn State University. Venues for sports, arts, and national entertainment shows.
- State College is a fantastic family town offering year round activities for all age groups.
- Within 4 hours traveling distance to NYC, Philadelphia, DC, Baltimore, and Pittsburgh.
  - Direct Mega bus trips to New York City, Pittsburgh, and Philadelphia
- Central Pennsylvania and State College celebrates year-round with festivals and other attractions.
  - Central PA “4th Fest” – One of the top rated fireworks displays in the nation.
  - Central Pennsylvania Festival of the Arts (Arts Fest) – Held annually in July.
  - People’s Choice Festival -25 years of art, music and fun.
  - First Night State College (New Years Eve) – Ice sculpting, and other family friendly activities.
- Abundant hiking, biking and walking paths, fishing, camping, canoeing, challenging golf courses, as well as Frisbee golf, local ski slopes, horse back riding and a Go Cart track.
- Medical services offered by Mount Nittany Hospital, Geisinger, Hershey, and local physicians with walk-in care facilities
- University Park Airport - Direct flights to Chicago, Philadelphia, Detroit and Washington



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# Centre County Information

➤ Population.....	162,805
➤ Area in Square Miles.....	1,112
➤ Female.....	47%
➤ Male.....	53%
➤ Median Household Income.....	\$48,262
➤ Median Home value .....	\$212,300
➤ Home ownership rate.....	61.4%
➤ Bachelor's degree or higher, pct. of persons age 25+, 2010.....	41.3%
➤ Total number of firms.....	11,078

- Source: United States Census Bureau
  - Census.gov population Estimates for 2018



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