

# TROMBLEY

REAL ESTATE  
COMMERCIAL SERVICES

COMMERCIALSTATECOLLEGE.COM 814-861-3000

## Great Location

## South Atherton - Hamilton Avenue State College PA

### For Lease



13,184 Daily Traffic Count  
Downtown

Penn State University  
1 mile



4,400 +/- Square Feet





Connections

Cold Stone Creamery

Old Main

Starbucks

North Atherton Street

College Avenue

Beaver Avenue

W Beaver Ave

South Atherton Street



Hamilton Square Shopping Center

**Proximity to Downtown**



## Retail / Office for Lease

206 West Hamilton Ave, State College, PA

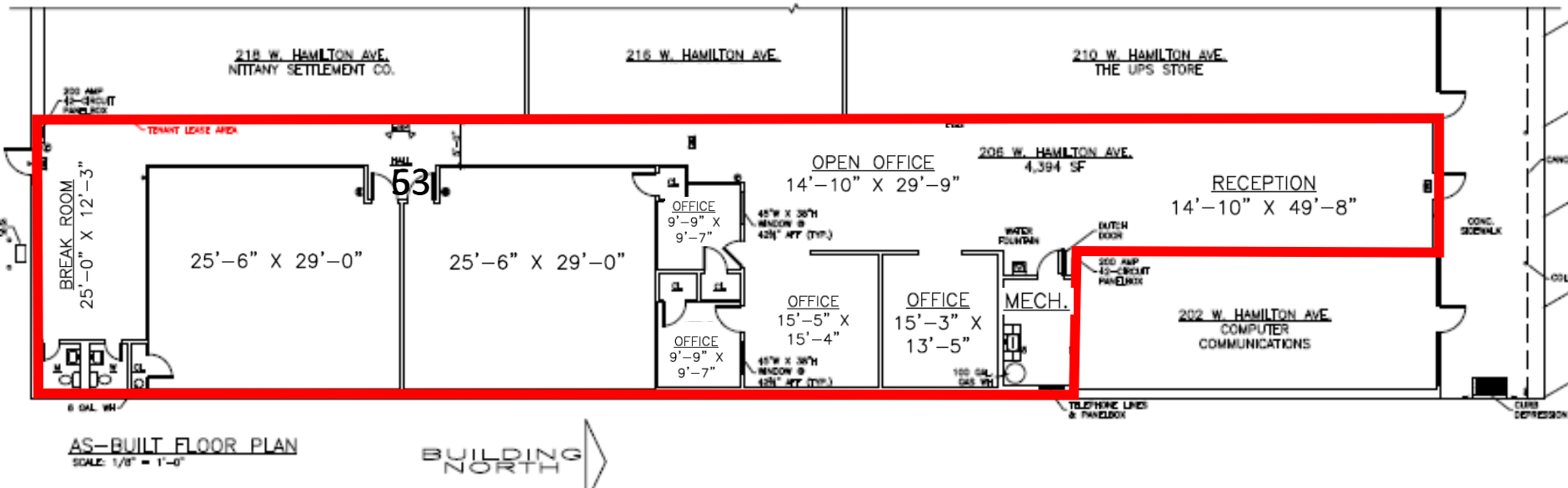
- Highly successful Center with superb tenant mix
- Within one-mile to/from Penn State University
- Surrounded by residential concentration
- 10-Minute walk to Downtown State College
- On-Site parking/property management
- Off South Atherton Corridor – major roadway into/exiting State College
- Only available space in busy Center



**4,400 +/- Square Feet**

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# Existing Floor Plan



**4,400 +/- Square Feet**



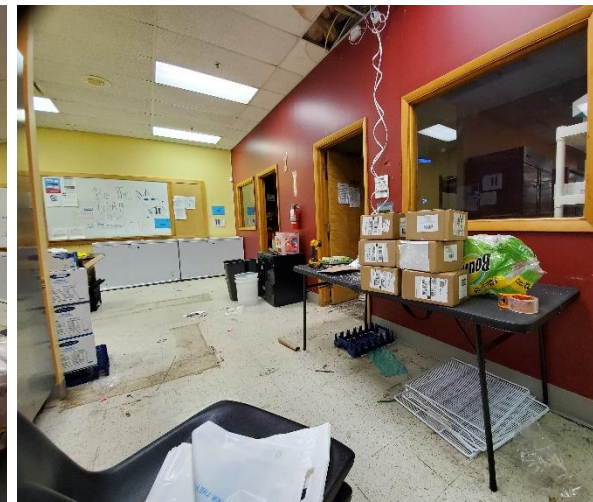
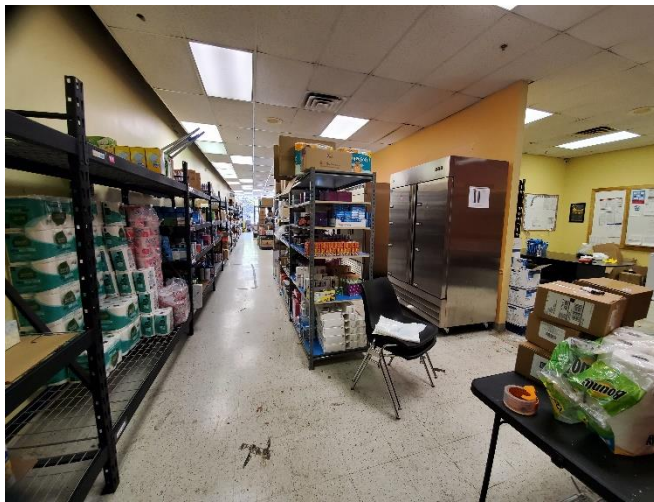
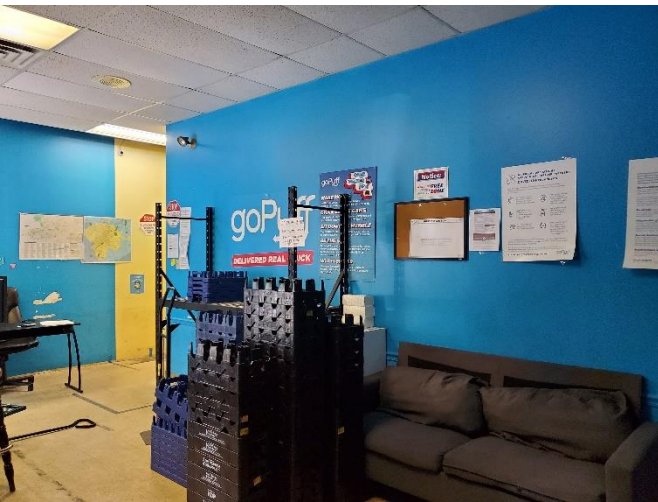
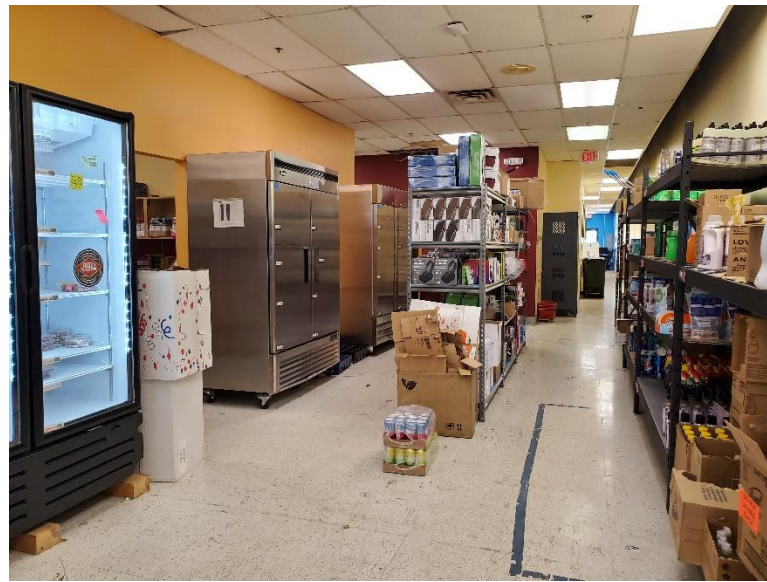
# Tenants in the Plaza



- Computer Communications
- UPS Store
- Hair DeZigns
- Nittany Settlement
- Fine Wine and Good Spirits
- Brothers Pizza
- East Coast Health and Fitness
- Beer Belly's Beverage
- Arcadia Hospice
- Global Foods Market
- Wings Over Happy Valley
- Pennsylvania Department of Health
- Wash and Dri Laundromat
- Bastian Tire
- Salon Beautiful
- Good Day Cafe
- University of Pittsburgh
- VK Wealth Advisors



# Current Interior Pictures





# Exterior Pictures



Rear Access  
For Easy Unloading

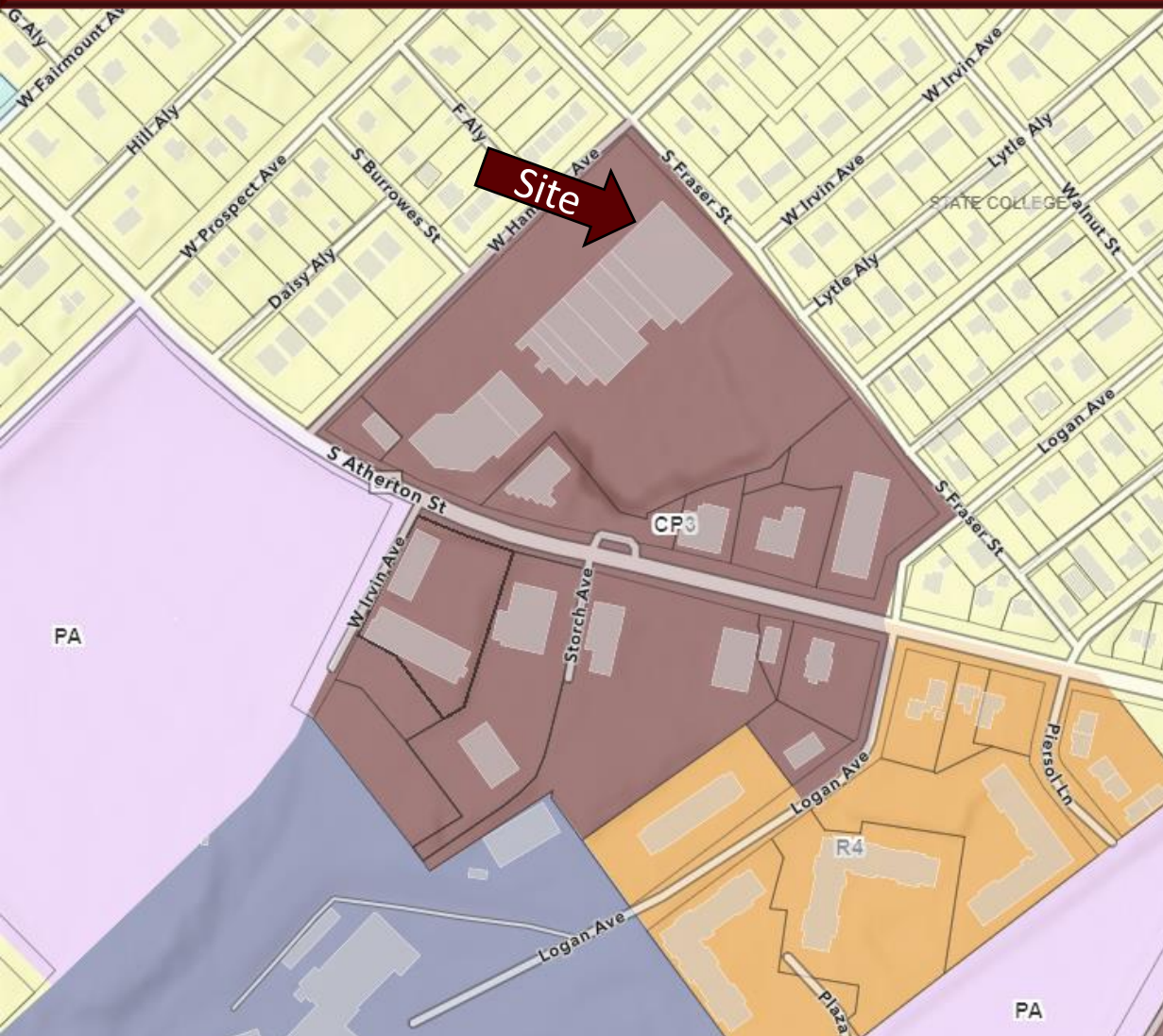




# CP-3 Zoning – Uses

## State College Borough

See Zoning Ordinance for complete list:



### CP-3 District

Any use permitted in C-Commercial District, except:

- One and Two-family homes
- Hotels and Motels (with exception)
- Automobile Sales except on State Highways
- Motor Vehicle Oriented Business such as restaurants with a drive through or services provided to cars in a short period of time, such as gas stations and carwashes. Drive-in banks and pharmacies are permitted.
- Junkyards which include storage of vehicles and vehicle parts for more than 35 days.
- Adult Businesses and Theatres
- Telecommunications facilities

### General Commercial District (C)

Land and structures may be **used for any purpose except** the following:

- a. Any use where incineration, rendering or refining processes are involved or where special fire hazards are created.
- b. All industrial, assembly and manufacturing uses or the production of any goods, materials or merchandise, except those that are incidental to office, retail or service uses and such incidental uses that occur at the same premises where the office, retail or services uses are located.
- c. Automobile wrecking yard.
- d. Blacksmith or horse shoeing shop.
- e. Coal or coke storage.
- f. Contractor's shop, warehouse or material storage, except during the course of building construction.
- g. Lumber yards, saw, planing or woodworking mills.
- h. Bottling or distribution plant.
- i. Stone or monument works.
- j. And, in general, all those uses which may be obnoxious or offensive by reason of the emission of odor, dust, smoke, gas, vibration or noise.



# Parapet & Under Canopy Signage

Parapet Sign



Under Canopy Sign





# Customer and Employee Parking





# Centre County Demographic & Facts

## State College & Surrounding Areas



By: Data USA

- Best US City for Entrepreneurs to Live and Launch by Entrepreneur.com
- University Park Airport – Direct flights to Chicago, Philadelphia, Detroit and Washington
- 25 major festivals, including one of the most well-known and largest art festivals in the U.S., the Central Pennsylvania Festival for the Arts. & Central Pa 4<sup>th</sup> Fest
- Penn State football Saturdays make State College become the third largest town in PA
  - State College was ranked No. 1 as the least stressful city in the US by Psychology Today
  - 1.5 to 2 million annual visitors to Happy Valley
  - Abundant biking and hiking trail system



# Census Info

➤ 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