

PUGH CENTRE

800 SF to 5,300 SF
Commercial
Space for Lease

138 E Beaver Avenue,
State College, PA

814.238.4000

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1155 Benner Pike
State College, PA 16801
www.hfl-corp.com

Lara Sahakian
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800 SF to 5,300 SF Space for Lease

* Liquor License Available

DELIVERY:

July 2020

USES:

Retail, Restaurant, or Office

LEASE RATE:

\$33 / PSF, NNN

LOCATION:

138 E. Beaver Avenue
State College, PA 16801

AVAILABLE:

Up to 5,300 SF

- Space for Outdoor Seating



THE PUGH CENTRE

Brand New State of the Art Construction, mixed-use development comprised of retail and student housing.

Up to 5,300 square feet of prime ground floor retail with up to 275 beds above and walking score of 95

Located one block from Penn State's Main Campus, with over 45,000 undergraduate students in the heart of Downtown State College and just steps from Old Main

PROPERTY INFO

- 7 Story Building
- 55 Student Apartments with 275 Beds
- Prime Commercial Space
- Centrally Located
- Downtown State College
- One Block From Penn State University Campus
- Great Visibility
- Signage Available
- Parking Available
- Municipal Parking Lot Across the Street
- Steps from Several Residential Buildings & Hotels



CORPORATION

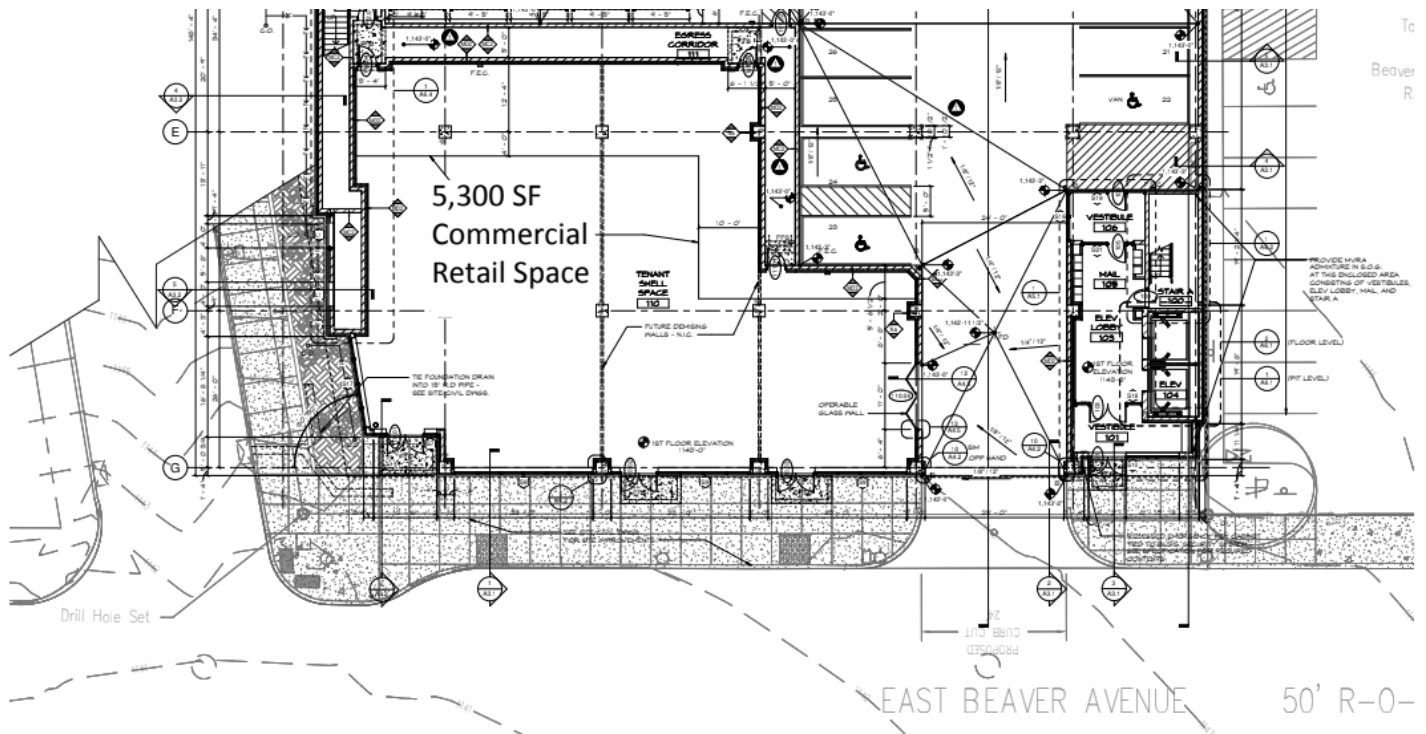
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LOCATION:

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AVAILABLE FOR LEASE:

Up to 5,300 SF

- Space for Outdoor Seating Available
- 5300 SF may be subdivided into two
- * Liquor License Available for Lease

*not included in lease rate

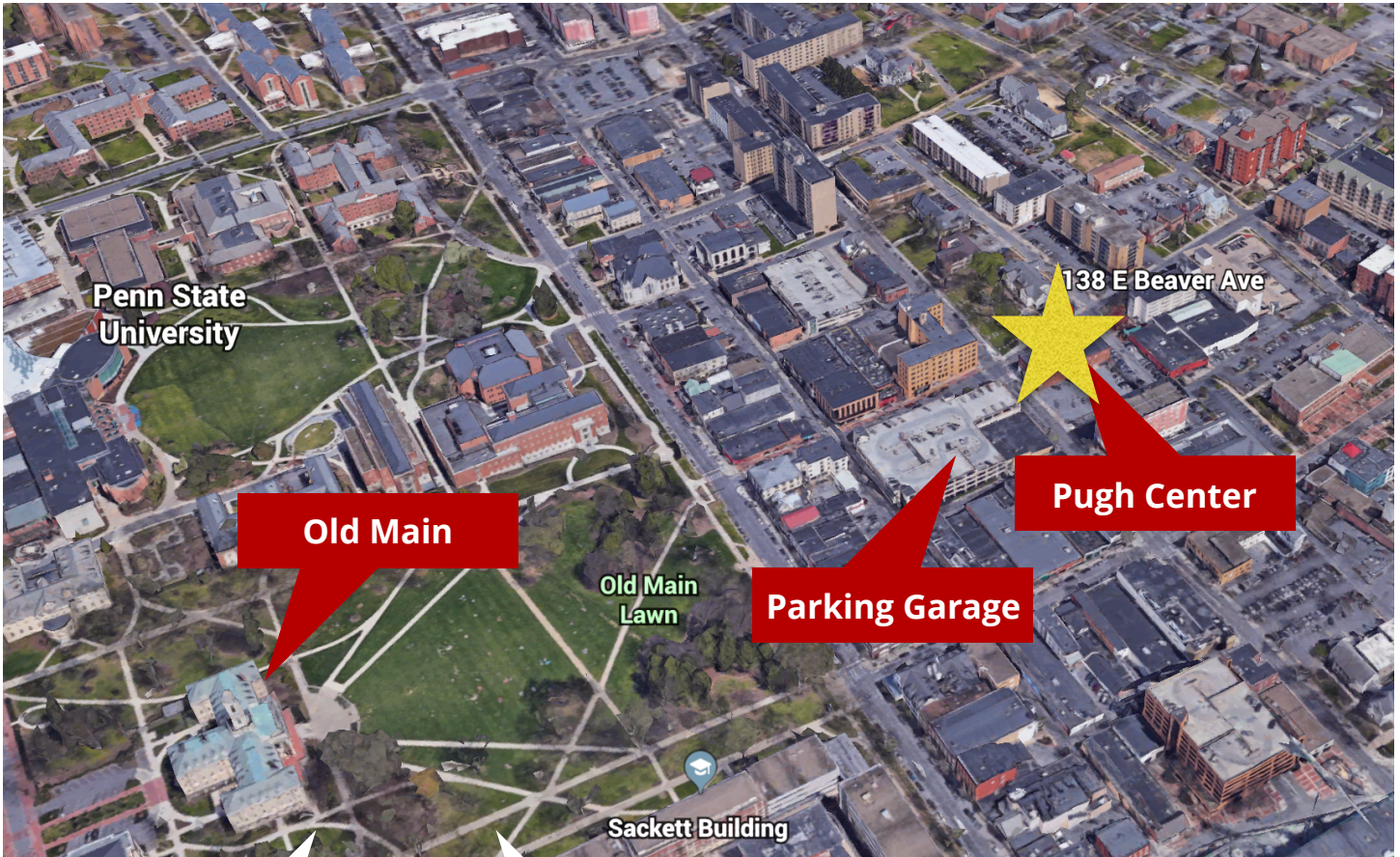


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AERIAL MAP



Downtown State College

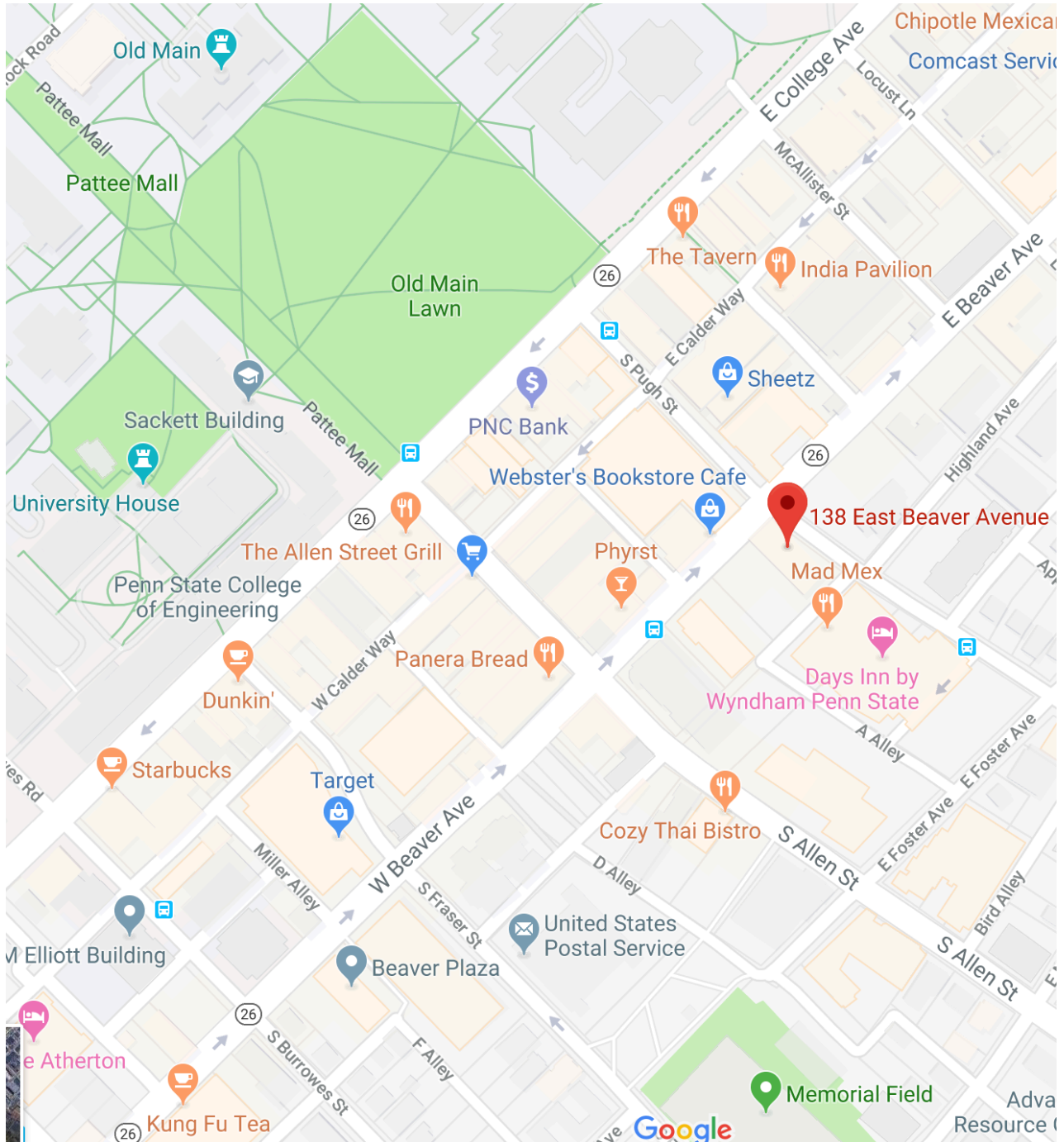


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STREET MAP



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LOCATION OVERVIEW

The Pugh Centre is situated on the main thoroughfare running directly through the center of Downtown State College, and just one block from Pennsylvania State University’s Main Campus, with great visibility along the main retail artery of town. With 2 million annual visitors to Downtown State College and a spending power of over nearly One Billion Dollars Annually, this property is ideally located within steps of several hotels and residential buildings. Additionally, Penn State University employs over 30,000 faculty and staff with a combined annual income of \$805 Million.

DEMOGRAPHICS	1 MILE	3 MILES
POPULATION	33,969	76,065
MEDIAN HH INCOME	\$44,148	\$65,062
EST TOTAL EMPLOYEES	14,408	31,027
DAILY TRAFFIC COUNT	+28,000 AADT	

PENN STATE UNIVERSITY	UNDERGRADUATE STUDENTS	GRADUATE STUDENTS
POPULATION	40,500	7,000



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