PUGH CENTRE

800 SF to 5,300 SF Commercial Space for Lease

138 E Beaver Avenue, State College, PA

814.238.4000

CORPORATION

1155 Benner Pike State College, PA 16801 <u>www.hfl-corp.com</u>



800 SF to 5,300 SF Space for Lease

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, mixeduse 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



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Lara Sahakian

HFL Corporation 954.612.5272 Mobile 814.238.4000 Office lara@hfl-corp.com

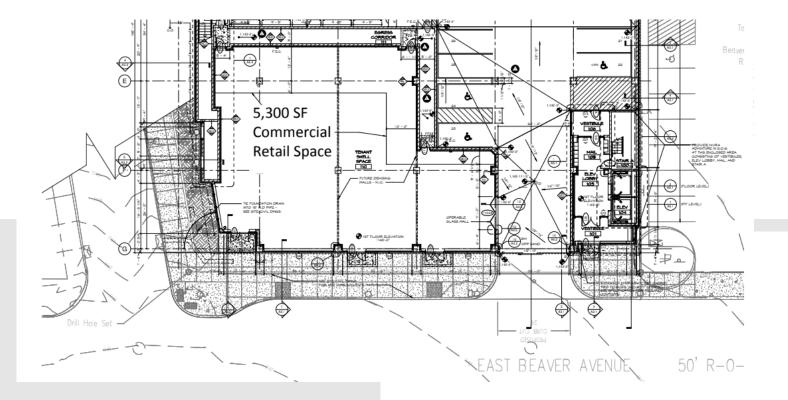


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* Liquor

License Available

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LEASE RATE: \$33 / PSF, NNN

LOCATION: 138 E. Beaver Avenue State College, PA 16801

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



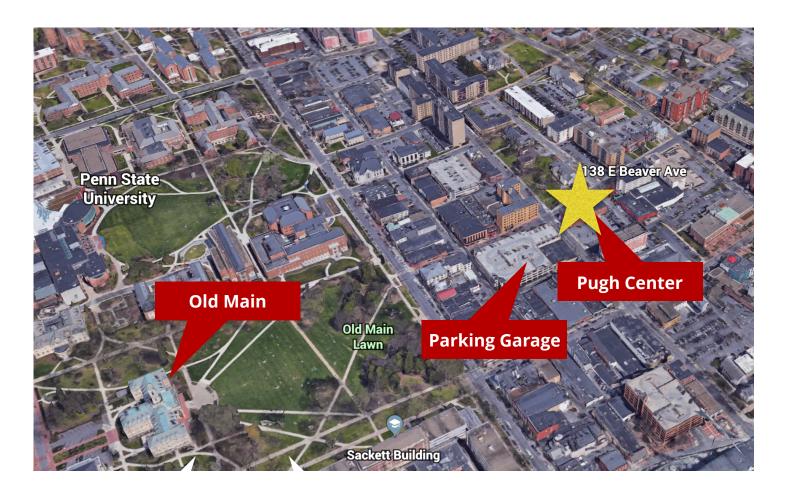
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800 SF to 5,300 SF Space for Lease

AERIAL MAP



Downtown State College



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Chipotle Mexica Ave college Old Main 🗳 **Comcast Servi** Mall Pattee Mall The Tavern EBeaver **India Pavilion** (26) Old Main Lawn Sheetz \$ Pattee Mall. Sackett Building **PNC Bank** Highlar 26 E Webster's Bookstore Cafe **University House** 138 East Beaver Avenue (26) The Allen Street Grill Phyrst Mad Mex Penn State College of Engineering WCalder Panera Bread 👊 Days Inn by Dunkin' Wyndham Penn State EFOSTERAY Starbucks Target WBEQUELAVE Po Cozy Thai Bistro SAllen St AVE ٢ EFOSTer DAILey Alley Frasel United States S Allen St 10 **Postal Service /** Elliott Building **Beaver Plaza** (26) SBUITOWES Atherton Memorial Field Adva (26) Kung Fu Tea Je Google Resource (

STREET MAP



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Lara Sahakian



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	GRADUATE
	STUDENTS	STUDENTS
POPULATION	40,500	7,000



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