

LOCATION INFORMATION

AREA FEATURES

- ±1.5 MILES FROM DOWNTOWN AND CAMPUS
- ±3 MILES FROM I-99
- ±5 MILES TO SCE AIRPORT
- BUS ROUTES
- BIKE PATHS
- NEARBY PARKS AND RECREATION

PROPERTY FEATURES

- GENERAL COMMERCIAL ZONING
- THREE PARCELS
- MULTIPLE EXISTING COMMERCIAL BUILDINGS

LOCATION DESCRIPTION

STATE COLLEGE BOASTS THE LARGEST DESIGNATED BOROUGH IN PA. THE PRINCIPAL BOROUGH AND SIX OTHER MUNICIPALITIES MAKE UP THE STATE COLLEGE AREA. IT IS THE LARGEST SETTLEMENT IN CENTRE COUNTY AND ONE OF THE PRINCIPAL CITIES OF THE GREATER STATE COLLEGE - DuBOIS COMBINED STATISTICAL AREA WITH A COMBINED POPULATION OF 236,577 (2010 CENSUS). IT IS A COLLEGE TOWN, DOMINATED ECONOMICALLY AND DEMOGRAPHICALLY BY THE PRESENCE OF PENNSYLVANIA STATE UNIVERSITY.

LOCATION DETAILS

SUB MARKET:	FERGUSON TOWNSHIP
COUNTY:	CENTRE
CROSS STREETS:	PINE HALL CT

