

3 PARCELS



±2.43 ACRES!

YOCUM

REAL ESTATE CENTRE

1454 MARTIN ST,
STATE COLLEGE, PA

COMMERCIAL LAND FOR SALE



PC No. 24-004-,045-,0000-
ACRES ±0.67 AC

PC No. 24-004-,045A,0000-
ACRES ±0.87 AC

PC No. 24-004-,046A,0000-
ACRES ±0.89 AC

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



COMPLETE HIGHLIGHTS

Location Information

Street Address	1821 & 1831 W College, and 187 Pine Hall Ct
City, State, Zip	State College, PA 16803
County	Centre
Submarket	Ferguson Township
Cross-Streets	Pine Hall Ct

Building Information

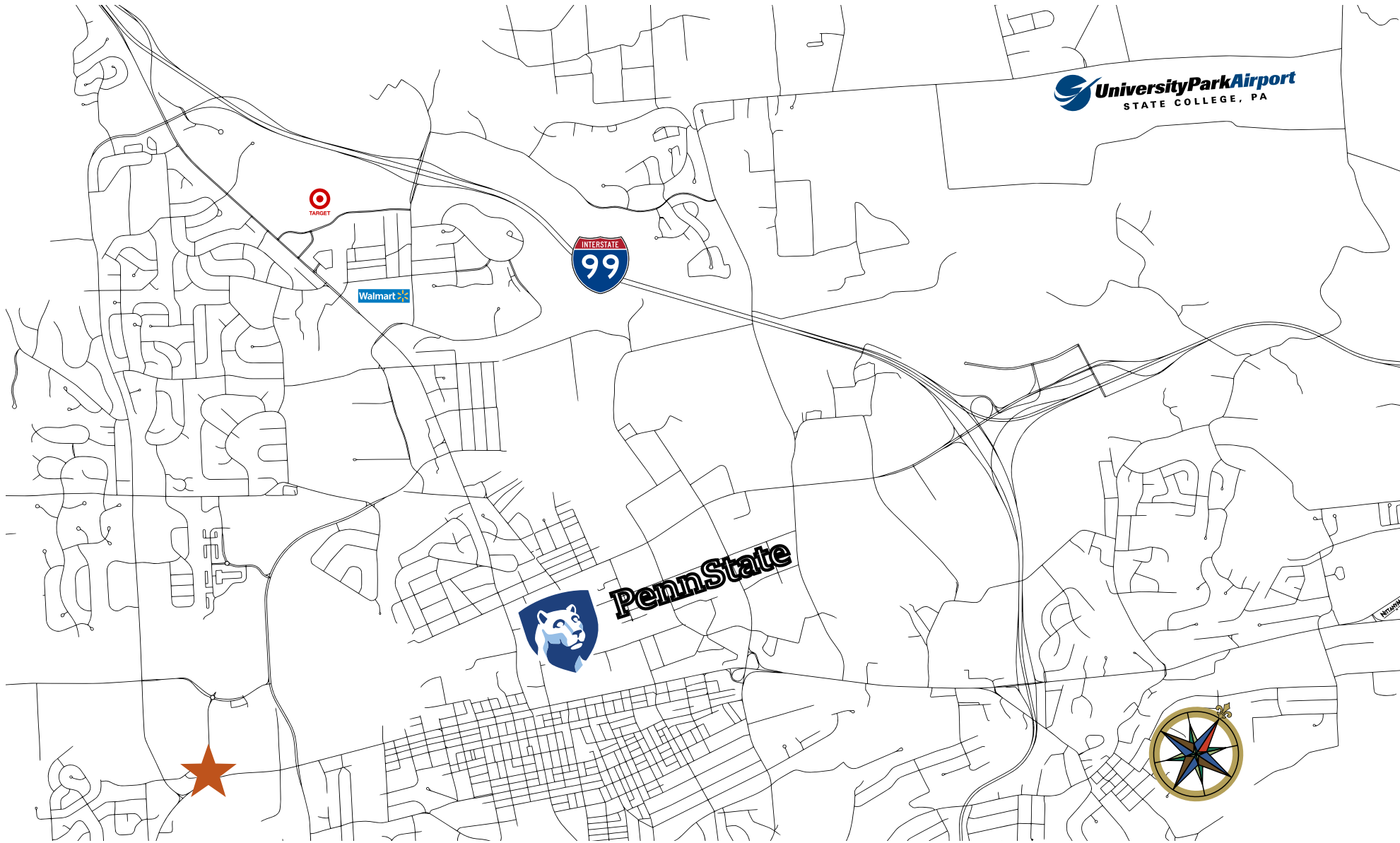
Total buildings	3
Combined Square feet	±10,266
Zoning	General Commercial
Price	\$2,175,000.00

Property Highlights

- ★ Three Lots totaling over 2.4 acres
- ★ Multiple buildings
- ★ Access from Pine Hall Ct or College Ave
- ★ Seconds from the Borough or Campus
- ★ High visibility
- ★ Frontage along College Ave



LOCATION MAP



YOCUM REAL ESTATE CENTRE, LLC

LISTED BY

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