

Commercial Real Estate

20th Anniversary Celebration

THE BENNER PIKE SHOPS

Total GLA: 108,776 SF

State College, PA 16801

(College Twp)

301 Benner Pike & East College Avenue



Managed by: **PMA** Property Management Alternatives, Inc.

2010 DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population:	1,923	12,076	68,834
Avg. HH Income:	\$81,189	\$86,998	\$59,078
Daytime Population:	2,520	9,623	34,659

Traffic Count Route 150: 17,000 vehicles per day
Route 26: 24,000 vehicles per day

The Benner Pike Shops is a 108,776 square foot neighborhood retail center located approximately 3.75 miles northeast of downtown State College, PA. It is along RT. 150 (Benner Pike) between the intersections of RT. 26 (East College Avenue) and Shiloh Road.

It is shadow anchored by Super Wal-Mart & Sam's Club.

This attractive strip center is anchored by Ross Dress for Less and Bed, Bath & Beyond. Existing outparcels include Pier One, Barnes & Noble, Office Depot, Big Lots & Sheetz.

The Nittany Mall is located adjacent to the site on Route 150.



The Benner Pike Shops



SPACE AVAILABLE:

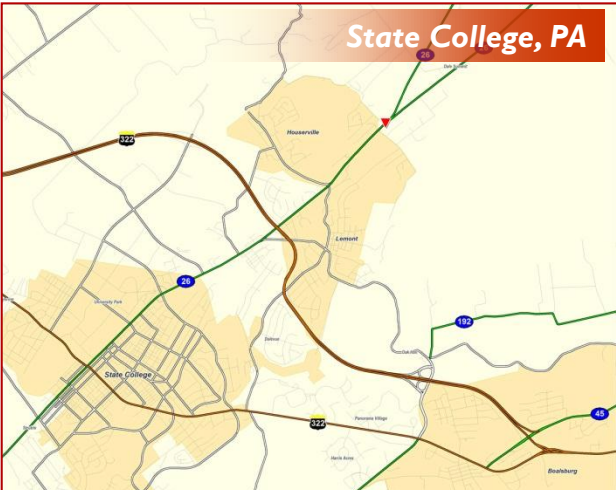
- 1,200 SF ~ 4,940 SF
- 2,000 SF
- 4,000 SF
- 5,620 SF

*See reverse side for **Site Plan**



Subject to Change:

311	Ross Dress for Less	30,128 SF
313	Bed, Bath & Beyond	23,200 SF
315	Available	5,620 SF
317	Sportsman's Liquidation	7,200 SF
319	Dress Barn	7,200 SF
321A	Available	4,000 SF
321C	Sally Beauty	1,738 SF
323	Wine & Spirits (PLCB)	5,995 SF
325	Available	2,000 SF
329	Dollar Tree	8,300 SF
331	Available	2,240 SF
333	Available	1,500 SF
335	Available	1,200 SF
337	Edible Ventures	1,470 SF
339	Fun Unleashed Pizza	6,817 SF



For additional information, please contact:
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