THE METROPOLITAN
NEW CONSTRUCTION RESTAURANT/RETAIL SPACE
New construction restaurant and retail opportunities at the corner of West College Avenue and South Atherton Street

Tremendous visibility on one of the highest trafficked intersections in State College, PA (±30,000 AADT)

At the doorstep of Penn State University, the largest employer in the area with over 40,000 employees and 45,000 students, who combined account for over $500M in annual spending

±10,000 SF of ground floor retail in a 150,000 NSF, 132-unit, 501-bed student community

For more info, please contact:

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400 W. College Ave • State College, PA
THE METROPOLITAN
New Construction Restaurant/Retail Space

DEMOGRAPHICS

POPULATION

1 mile: 33,969 3 miles: 76,065

AVERAGE HH INCOME

1 mile: $48,138 3 miles: $65,028

EST. MEDIAN AGE

1 mile: 23.5 3 miles: 28.4

EST. TOTAL EMPLOYEES

1 mile: 14,408 3 miles: 37,244

PENN STATE UNIVERSITY

Undergraduate Students ±40,500
Graduate ±7,000

ADDITIONAL STATISTICS

±2 million annual visitors to Downtown State College
Out-of-state visitors spend nearly $800M annually
**400 W. College Ave • State College, PA**

**THE METROPOLITAN**

Site Plan

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