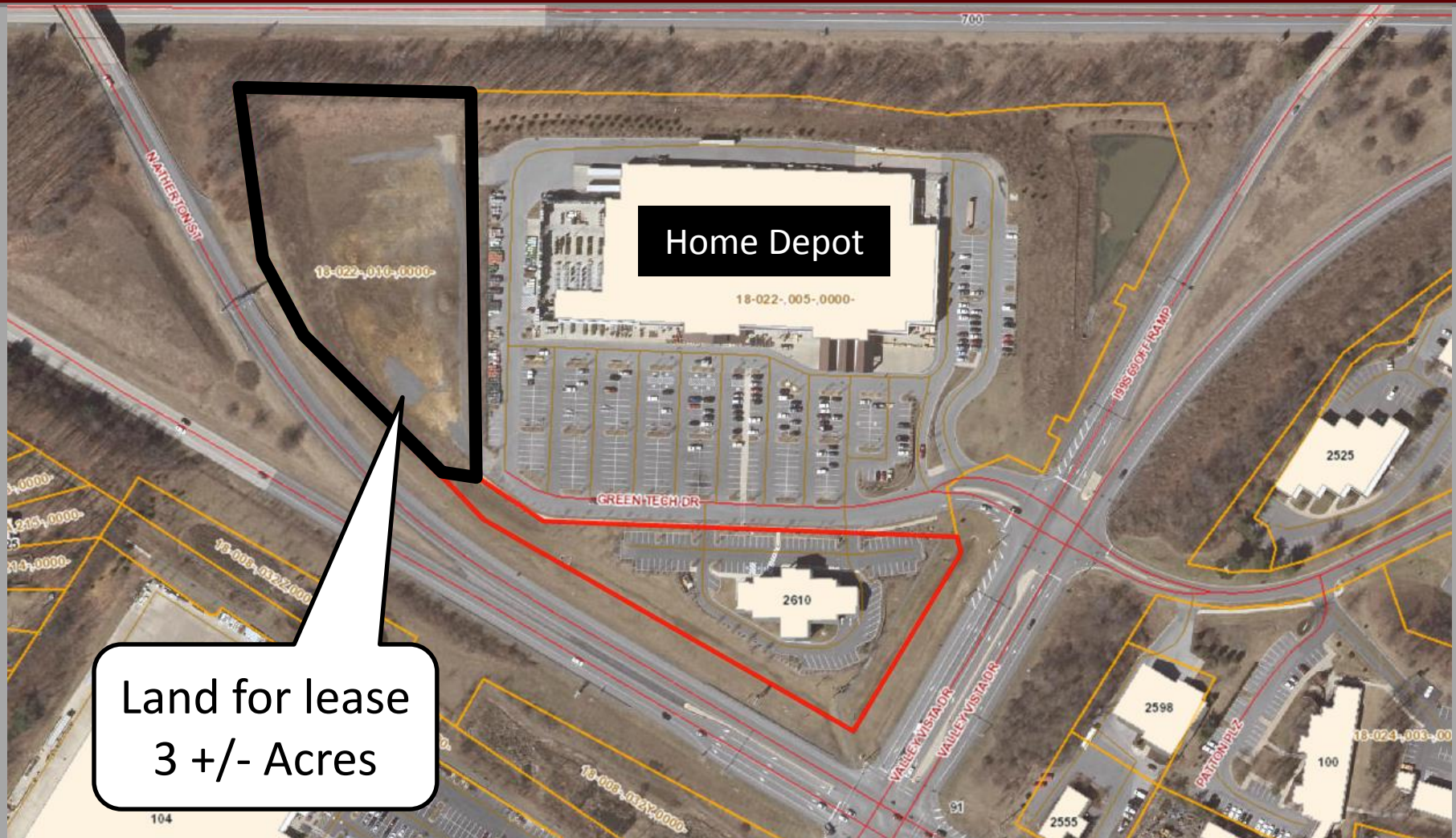


Land for Lease Green Tech Dr. State College, PA




Trombley Real Estate
912 S. Atherton Street
State College, PA 16801

Presented by:
Mick Trombley, Esq. CCIM
and Frank Savino

For more information:
Office (814) 861-3000
CommercialStateCollege.com

Site Plottage Location



Subject
Lot
3 +-
Acres

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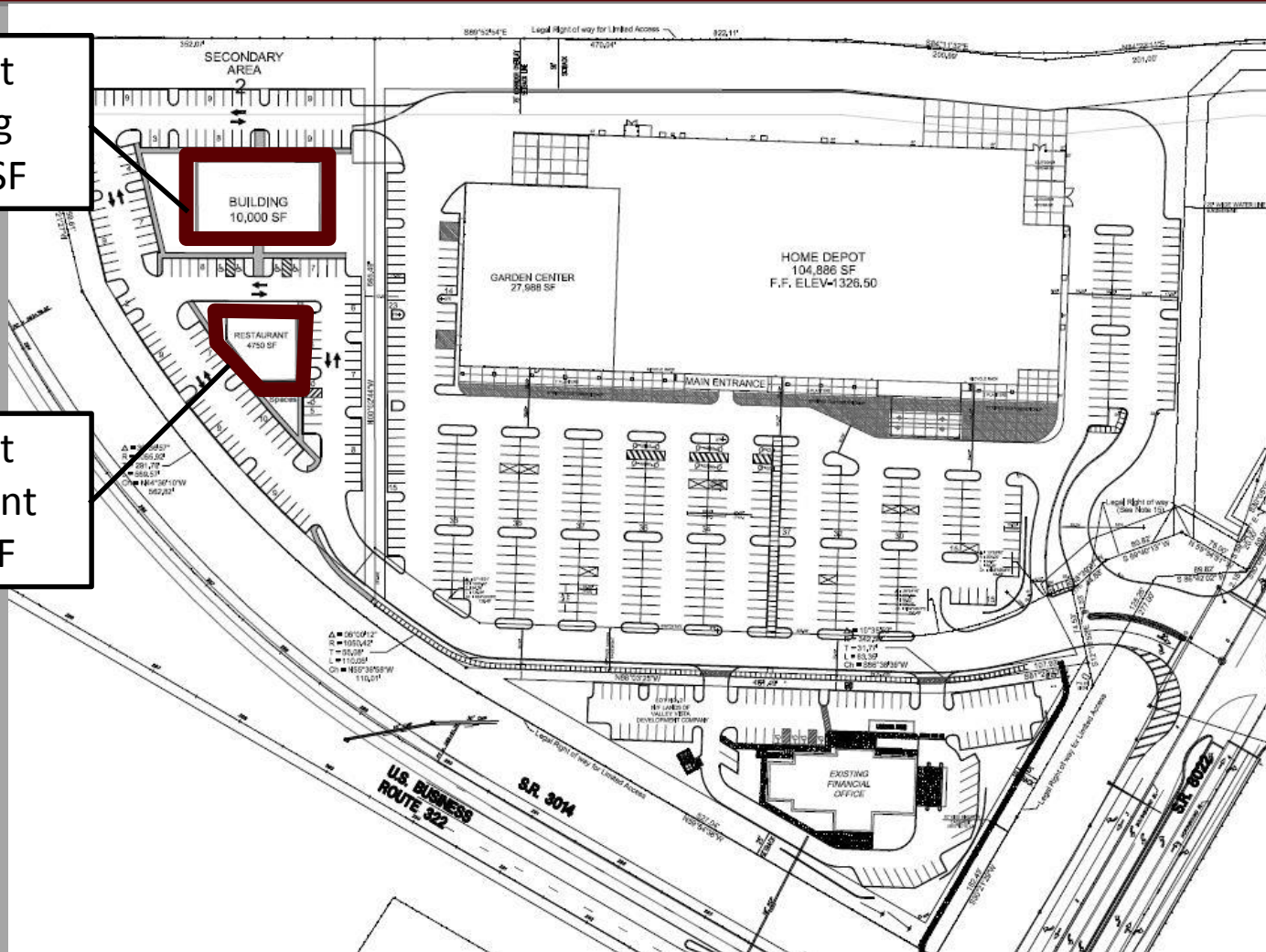
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Concept Map Drawing

Concept Building
10,000 SF

Concept Restaurant
4,750 SF

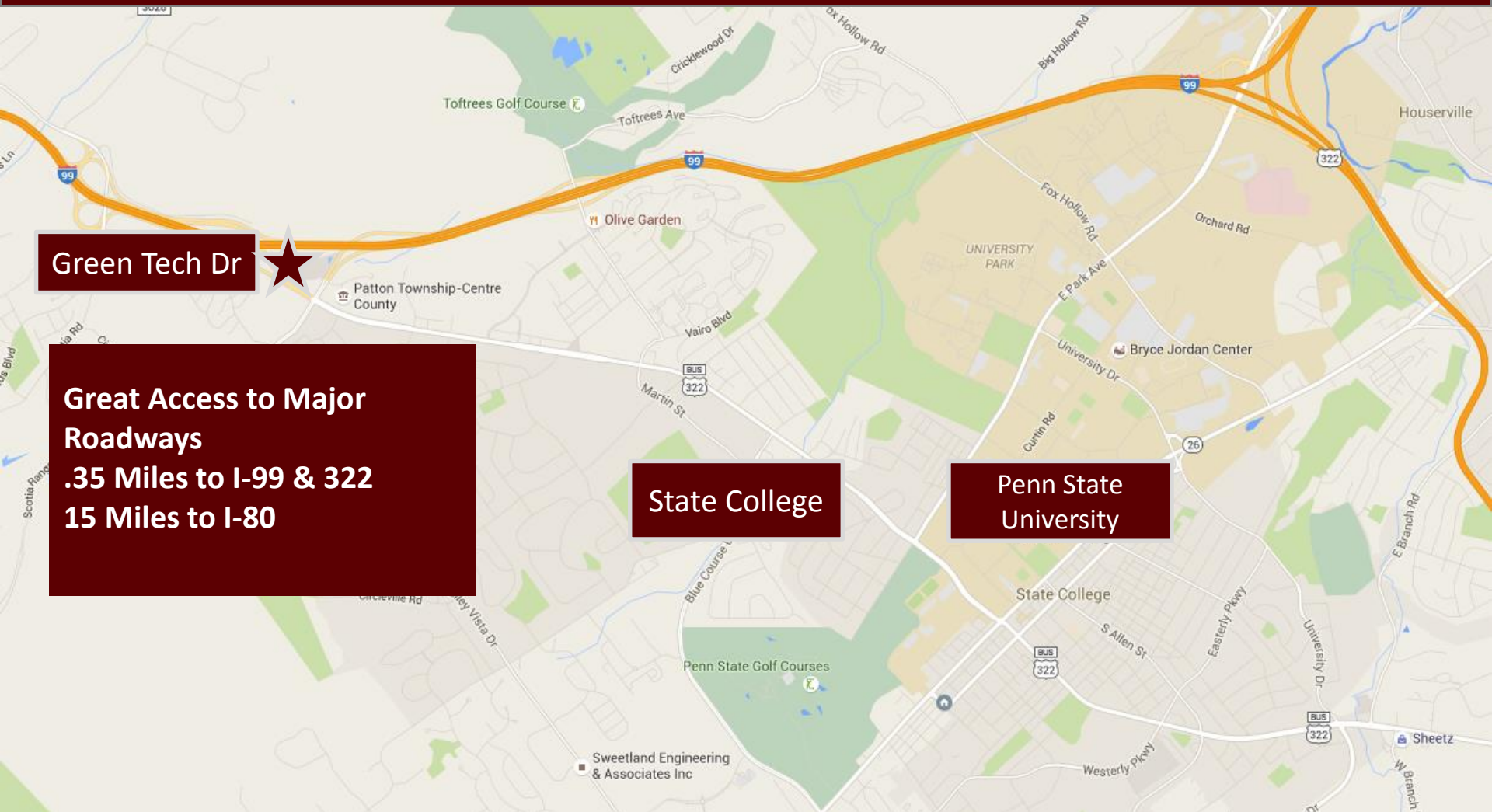


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Site Area Map- 2360 Greentech Dr.



Green Tech Dr

Great Access to Major Roadways
.35 Miles to I-99 & 322
15 Miles to I-80

State College

Penn State University

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Property Features

- Daily traffic count of 21,411 (both ways)
- 3 (+/-) acres available
 - Concept Plan for 10,000 SF building & 4750 SF restaurant
- Land zoned as Planned Commercial (Patton Township)
- High Visibility to and from Rt. 322 (.35 miles to ramp entrance and exit)

Easy Access and Great Visibility



Entrance From Green Tech Dr.



Visibility from 322 Ramp

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Site Plottage



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STATE COLLEGE AND THE SURROUNDING AREA

- Nestled in Centre County, Pennsylvania. Home of Penn State University. Venues for sports, arts, and national entertainment shows.
- State College is a fantastic family town offering year round activities for all age groups.
- Within 4 hours traveling distance to NYC, Philadelphia, DC, Baltimore, and Pittsburgh.
 - Direct Megabus trips to New York City, Pittsburgh, and Philadelphia
- Central Pennsylvania and State College celebrates year-round with festivals and other attractions.
 - Central PA “4th Fest” – One of the top rated fireworks displays in the nation.
 - Central Pennsylvania Festival of the Arts (Arts Fest) – Held annually in July.
 - People’s Choice Festival -25 years of art, music and fun.
 - First Night State College (New Years Eve) – Ice sculpting, and other family friendly activities.
- Abundant hiking, biking and walking paths, fishing, camping, canoeing, challenging golf courses, as well as Frisbee golf, local ski slopes, horse back riding and a Go Cart track.
- Medical services offered by Mount Nittany Hospital, Geisinger, Hershey, and local physicians with walk-in care facilities
- University Park Airport - Direct flights to Chicago, Philadelphia, Detroit and Washington

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LOCAL INFORMATION



Centre County Pa

www.centrecountypa.gov

Central PA Convention & Visitor's Bureau

www.visitpennstate.org

Chamber of Business & Industry of Centre County

www.cbicc.org

Penn State University

www.psu.edu

Centre Daily Times

www.centredaily.com

Did You Know?

- State College named one of the 10 best places for entrepreneurs
- State College was voted safer than 83% of the cities in the United States
- State College ranked #9 most cycle friendly city in the United States in 2015
- State College was listed as the 2nd smartest city in the country by Luminosity.com
- State College received an A+ grade by Niche in their 2017 best places to live study
- State College is one of the top places in the country that millennials are buying homes according to realtor.com
- Penn State was rated the 15th best college town in the United States in 2017
- Penn State University was ranked 14th for Top Public Schools & ranked 50th in National Universities

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CENTRE COUNTY INFORMATION

- Population including Penn State Students..... 161,464
- Medium Household Income \$52,407
- Housing Units, 2015..... 65,762
- Median Home value \$206,000
- Home ownership rate..... 61.0%
- High school graduate or higher, percent of persons age 25 years+..... 93.3%
- Bachelor's degree or higher, percent of persons age 25+, 42.4%
- Excellent bus service provided by CATA
- Home to over 2,000 businesses
- Crossroads of I-99 and I-80

▪ Source: U.S. Census