

# Ferguson Square - For Lease

Lease Rate: \$18.00 sf/yr

2766 West College Avenue  
State College, PA 16801

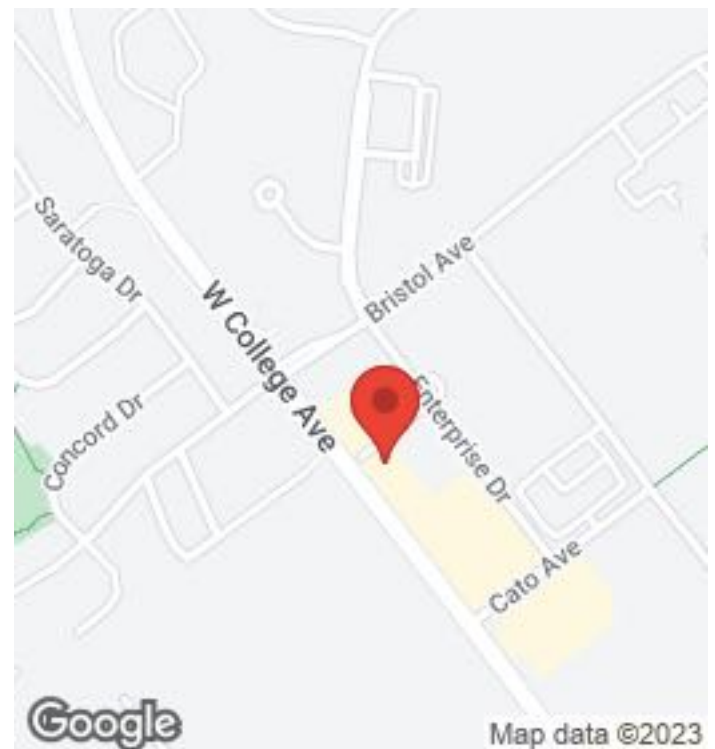
FOR LEASE



— 2766 West College Avenue —

## Property Highlights

- High-visibility commercial space for lease
- 2 adjoining spaces from 1,919 sf-2,150 sf
- Spaces can be combined for up to 4,000 sf
- Great space for restaurant, medical, office, R&D
- Easy/quick access to N/S Atherton Street
- High rooftop and office count in direct surrounding area
- Tenant only pays utilities and sewer; No Triple-net or CAM charges
- Abundant free parking directly outside
- Current tenants include Subway, Mazza Law Group, Old Main Frame Shop, Strawberry Fields
- Flexible lease terms and affordable rates
- Locally & professionally managed by Torron Magement



# PROPERTY SUMMARY

Ferguson Square  
2766 West College Avenue | State College, PA 16801



## Property Summary

Available SF:	1,843sf & 2,150sf
Municipality:	Ferguson Township
Lease Rate:	\$18.00 sf/yr
Triple-net & CAM	Included in Lease Rate
Available	Immediate
Zoning:	Commercial
Lease Term	Negotiable
Parking	Free, direct access
Visibility	High, W. College Ave.
HVAC	Forced Air Heat Pump
Electric	Separately Metered
Natural Gas	Available

## Property Overview

- High visibility-high traffic on West College Avenue corridor.
- 3 miles to Penn State and Downtown State College
- Uses include: retail, restaurant/take-out/delivery, office, R&D, medical, government offices.
- High rooftop/office count in direct surrounding area.
- Many surrounding business and offices within 1 mile.
- Abundant free parking right outside the front door.
- Affordable and flexible lease terms.
- Space planning and help with build-out available.
- Quick move-in available.

## Location Overview

The property is located/visible along West College Avenue (SR26) between the Prime Storage complex and Rahal Honda auto dealership. Located less than 4 miles to Downtown State College and the Penn State University Park Campus. Easy access to Blue Course Drive, N/S Atherton Streets and points west.



## PROPERTY DESCRIPTION

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### Commercial Space for Lease

Three high-visibility, commercial retail/office spaces are available, each consisting of between 1,550sf and 1,800sf of usable space. The spaces can be combined for up to 3,000sf+ of total space all on one level. The open, free-span structure allows for existing walls to be reconfigured or removed to suit tenant's needs.

The competitive lease rate includes all triple-net (NNN) and common area maintenance (CAM) charges so no surprises in your annual budgets. All spaces are all separately metered to allow tenants to control their energy use, temperatures and comfort.

Excellent visibility and signage to the high-traffic corridor along West College Avenue (SR26). Easy access from Enterprise Drive. This area of State College is one of the fastest growing areas in the Centre region. High residential rooftop and business count in the direct surrounding area as well as near-term growth gives your business quick access to employees and customers.

Limited dining establishments in the vicinity mean good and growing demand for a cafe, carry-out/delivery and/or neighborhood restaurant. Other great uses would be medical, government, research & development, general office and/or retail uses.

Several new student housing and residential projects have been constructed recently and more are planned within 2 miles of the site. This is a great opportunity for retail or office user to be in a prime service location.

Landlord will provide free space planning services and help managing any build-out required, so don't let that scare you. Give us a chance to show you how a new space design can make your business more efficient, productive and safe.

# SECTION I

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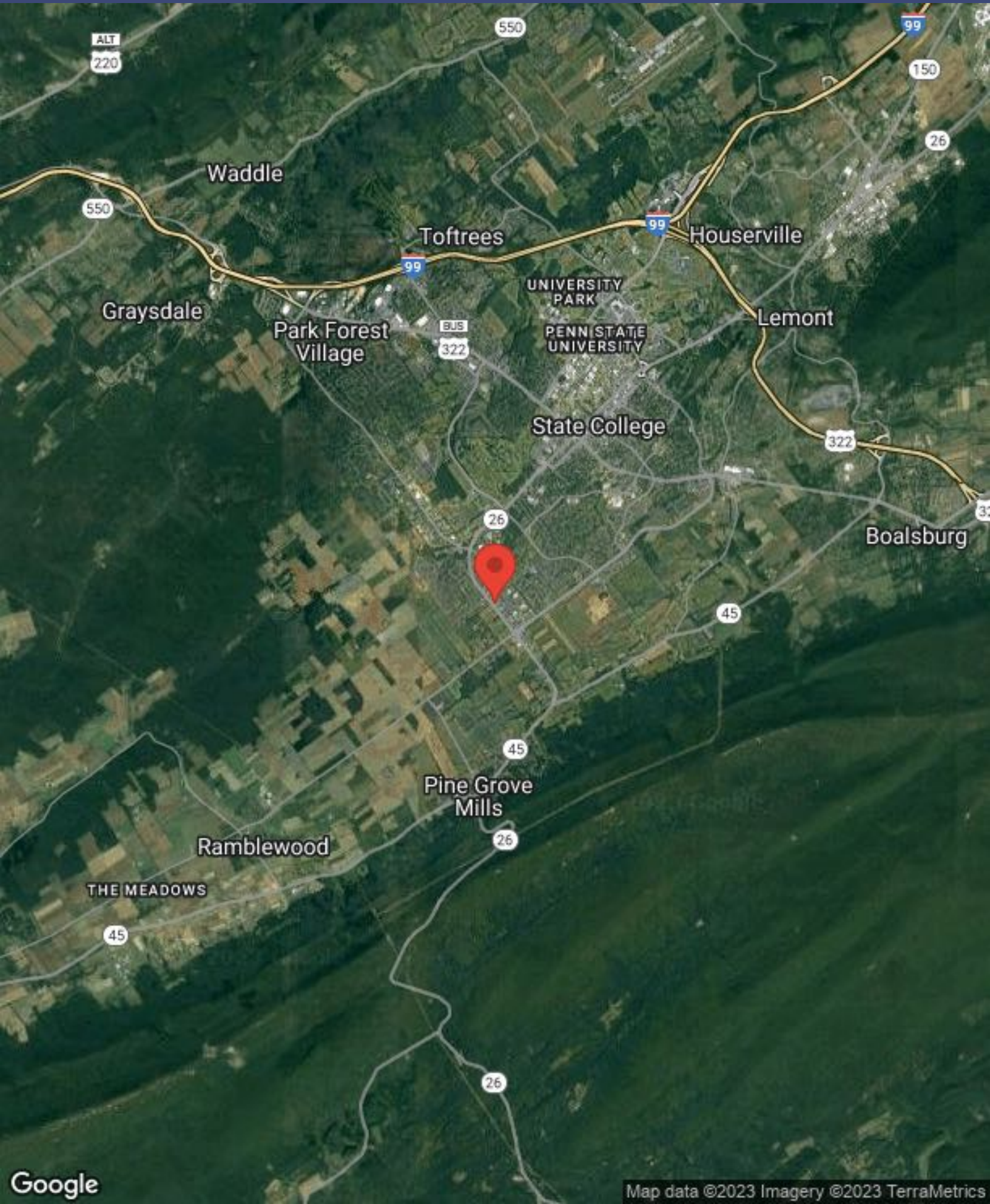
## Location Maps





# REGIONAL MAP

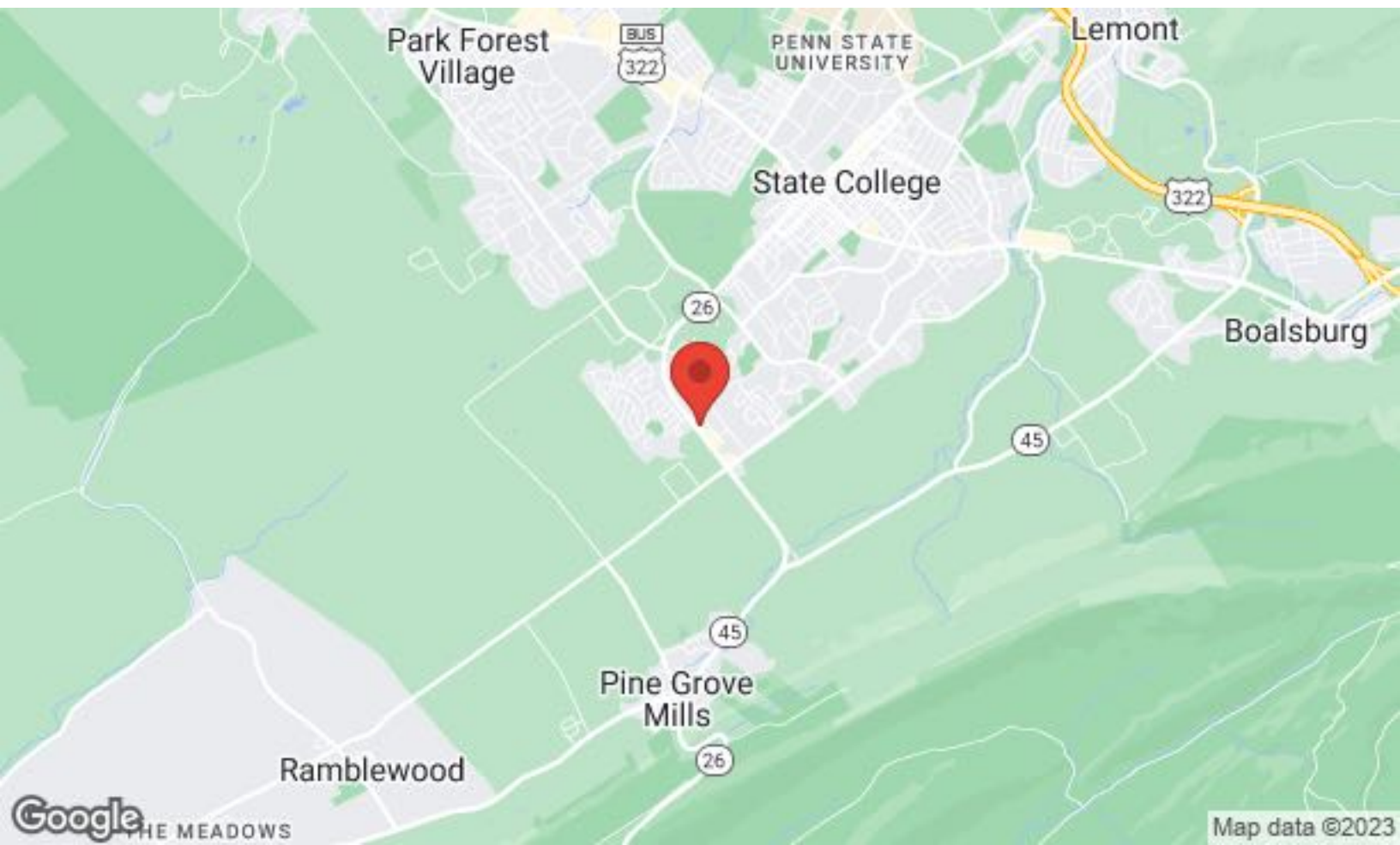
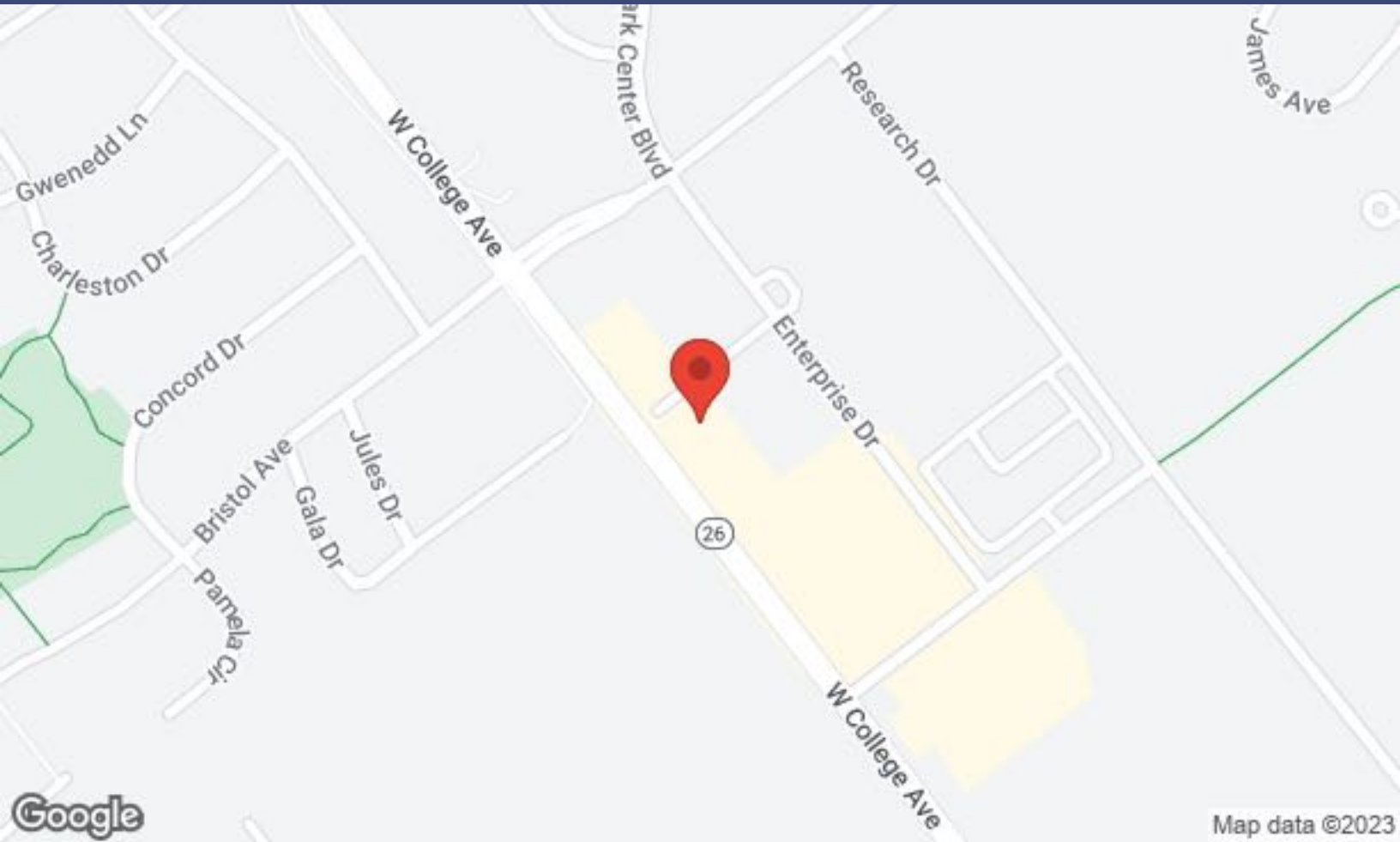
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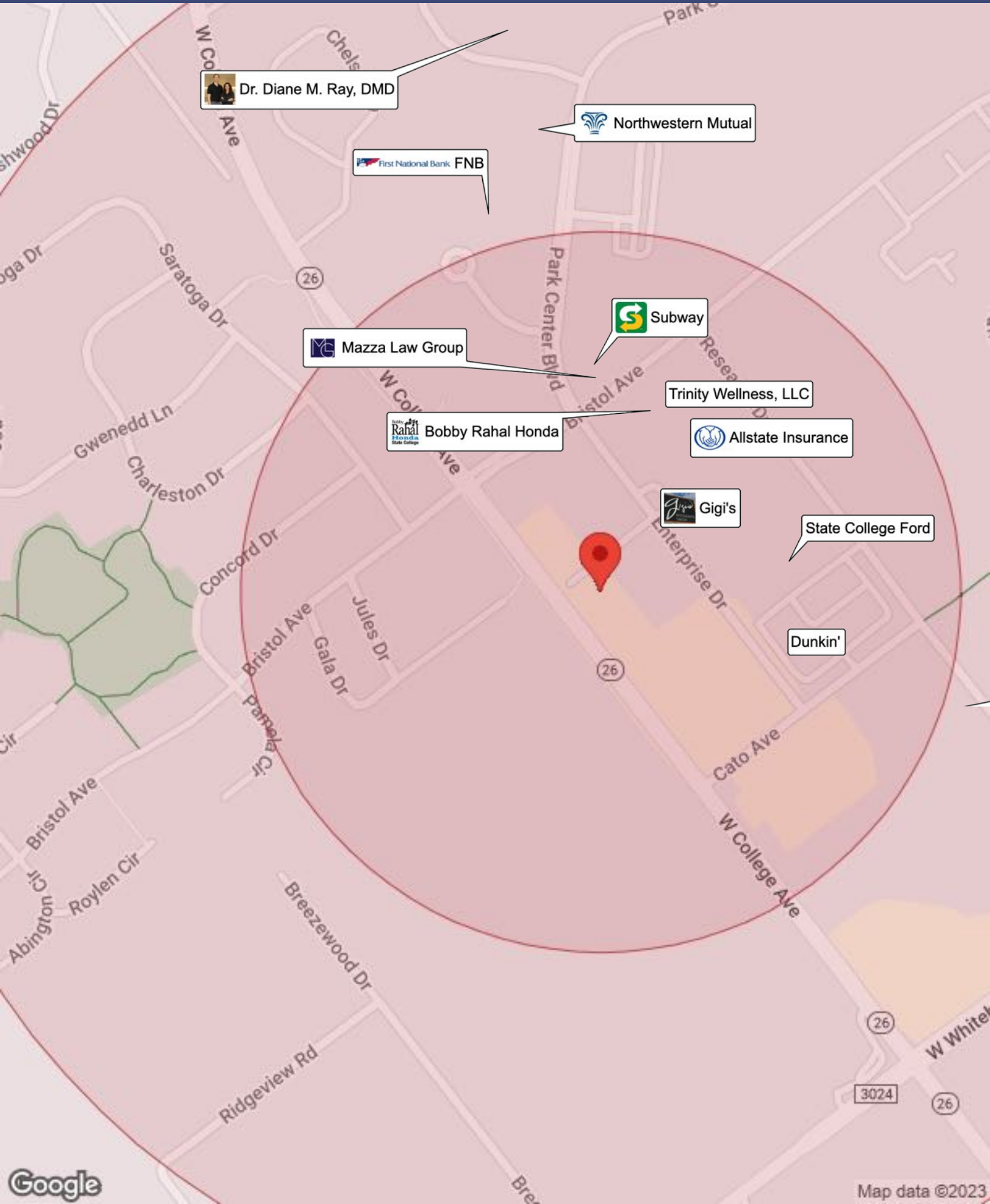
# LOCATION MAPS

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# BUSINESS MAP

Ferguson Square  
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 Dr. Diane M. Ray, DMD

 Northwestern Mutual


 First National Bank FNB

 Subway

 Mazza Law Group

 Bobby Rahal Honda

Trinity Wellness, LLC

 Allstate Insurance

 Gigi's

State College Ford

Dunkin'

# SECTION II

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## Floor Plans





# AVAILABLE SPACES

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## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
200	1,919	3 - 10 Years	\$18.00 /sf/yr	Commercial	Tenant Ready	For Lease
300	2,150	3 - 10 Years	\$18.00 /sf/yr	Commercial	Tenant Ready	For Lease
5	979	1 - 5 Years	\$15.00 /sf/yr	Office	Tenant Ready	LEASED
6C	1,075	1 - 5 Years	\$15.00 /sf/yr	Office	Tenant Ready	LEASED

### Location Overview

The property is located/visible along West College Avenue (SR26) between the Hold-it storage complex and the Rahal Honda auto dealership. Located less than 4 miles to Downtown State College and the Penn State University Park Campus. Easy access to Blue Course Drive, N/S Atherton Streets and points west.

### Space Features

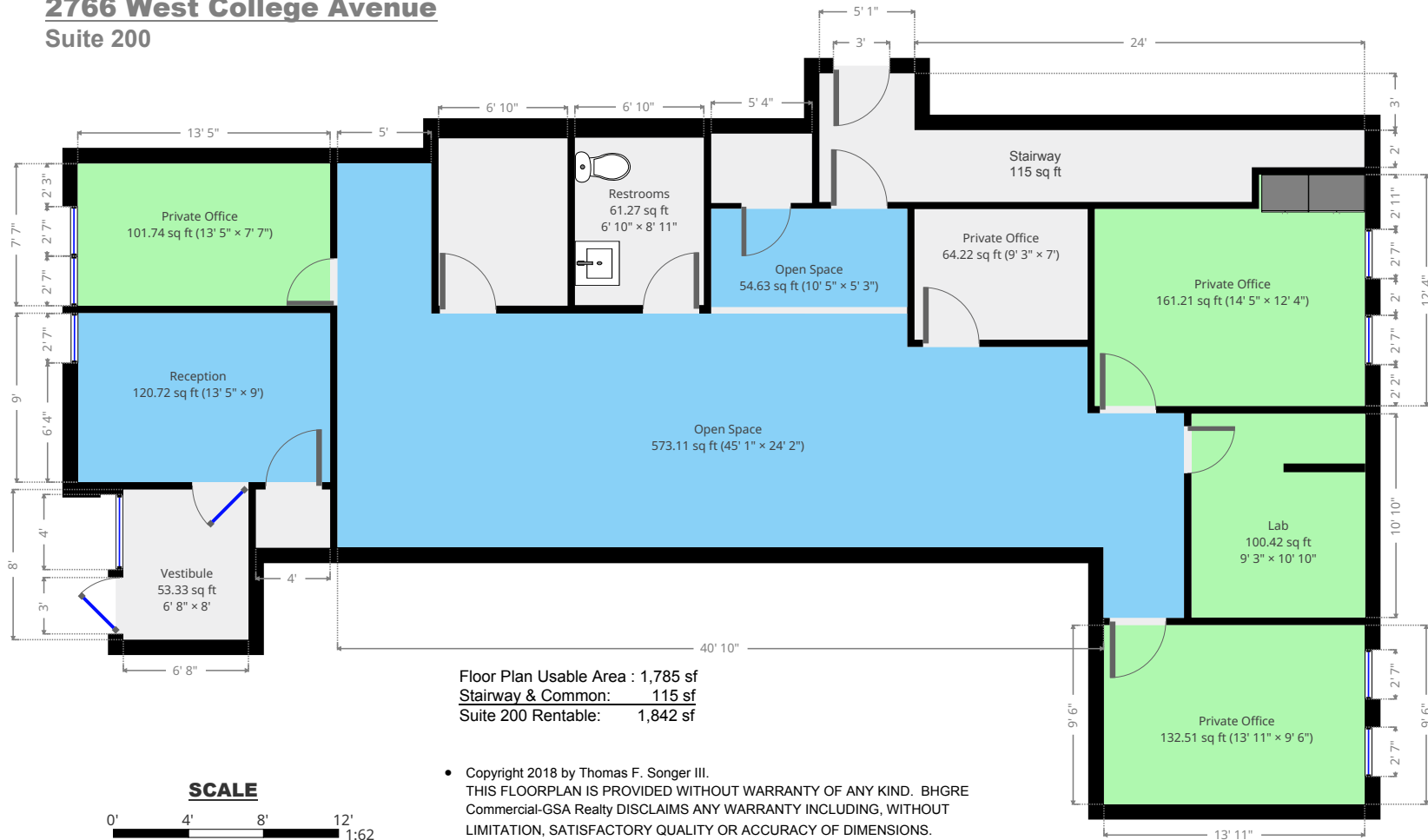
- Modified Gross Lease Rate includes all services except utilities and sewer
- Professionally managed/maintained by Torron Management
- Mix of open space and private offices
- Plenty of free parking right out front
- Suite 200 & 300 can be combined for up to 4,000 sf of total space
- All spaces have easy, no-step access from the sidewalk
- Help with space planning available to make the space yours

# SUITE 200 FLOOR PLAN

Ferguson Square

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## 2766 West College Avenue Suite 200





# SUITE 300 - FLOOR PLAN

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## 2766 West College Avenue

Suite 300



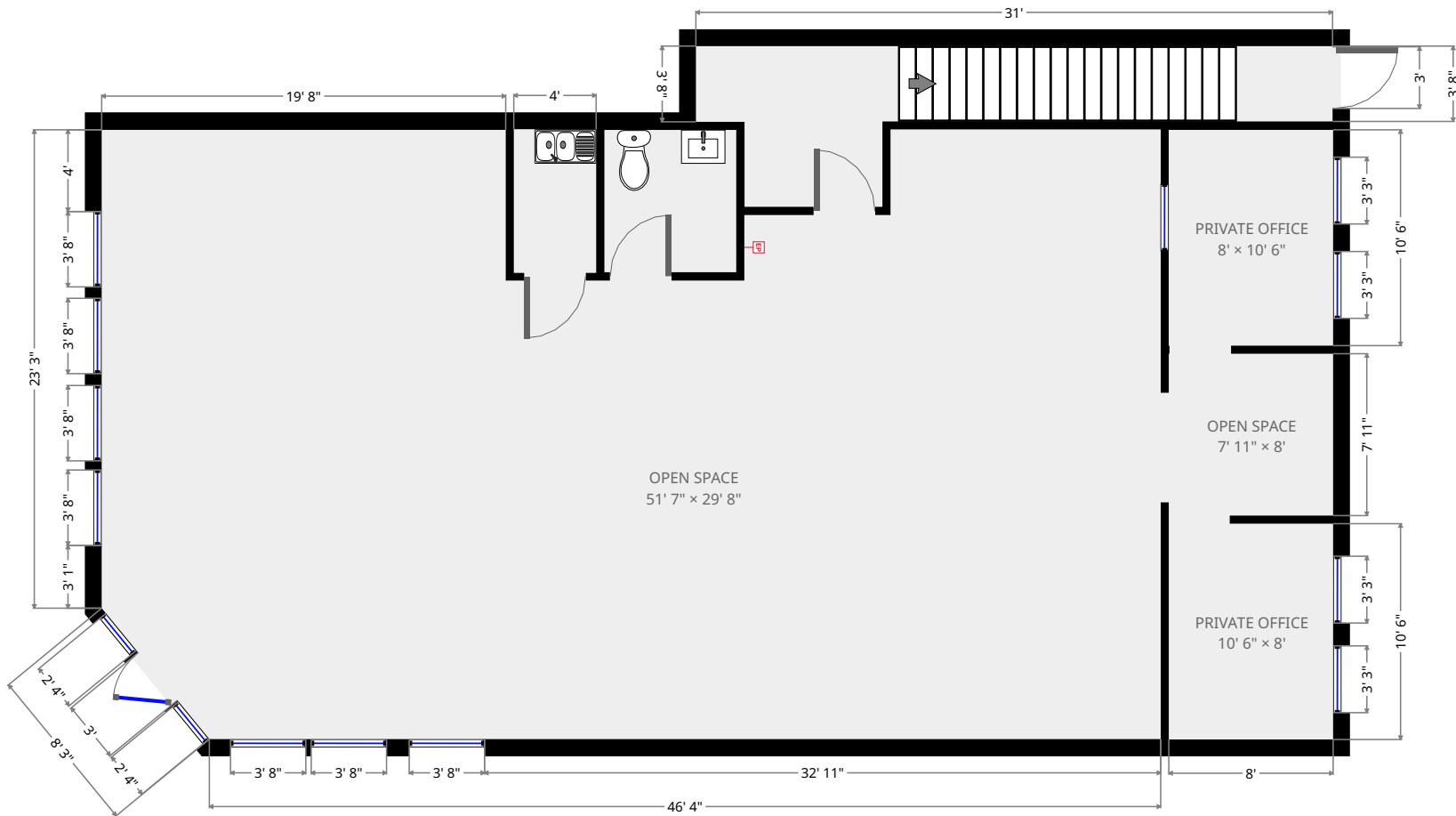
# SUITE 400 - FLOOR PLAN

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## 2766 West College Avenue

Suite 400



**SCALE**



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# Ferguson Square - Building 2 Lower Level

## 2790 West College Avenue - Suite 5 and 6

### Building 2 Lower: Space Area Information

Suite 5 – NDC Real Estate:	.....852 usf
Suite 6 – Just Cuts:	.....387 usf
Office 6B – James English EK Steel:	.....292 usf
Office 6C – Vacant:	.....190 usf
Office 6D – Vacant Large Open Office:	.....745 usf
Suite 7-8 – Music Academy:	.....3,528 usf
Suite 9-10 – Strawberry Fields:	.....3,609 usf
Common Area - Lower Level:	.....1,709 usf



### SCALE



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# SECTION III

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## Photos and Demographics





# PROPERTY PHOTOS

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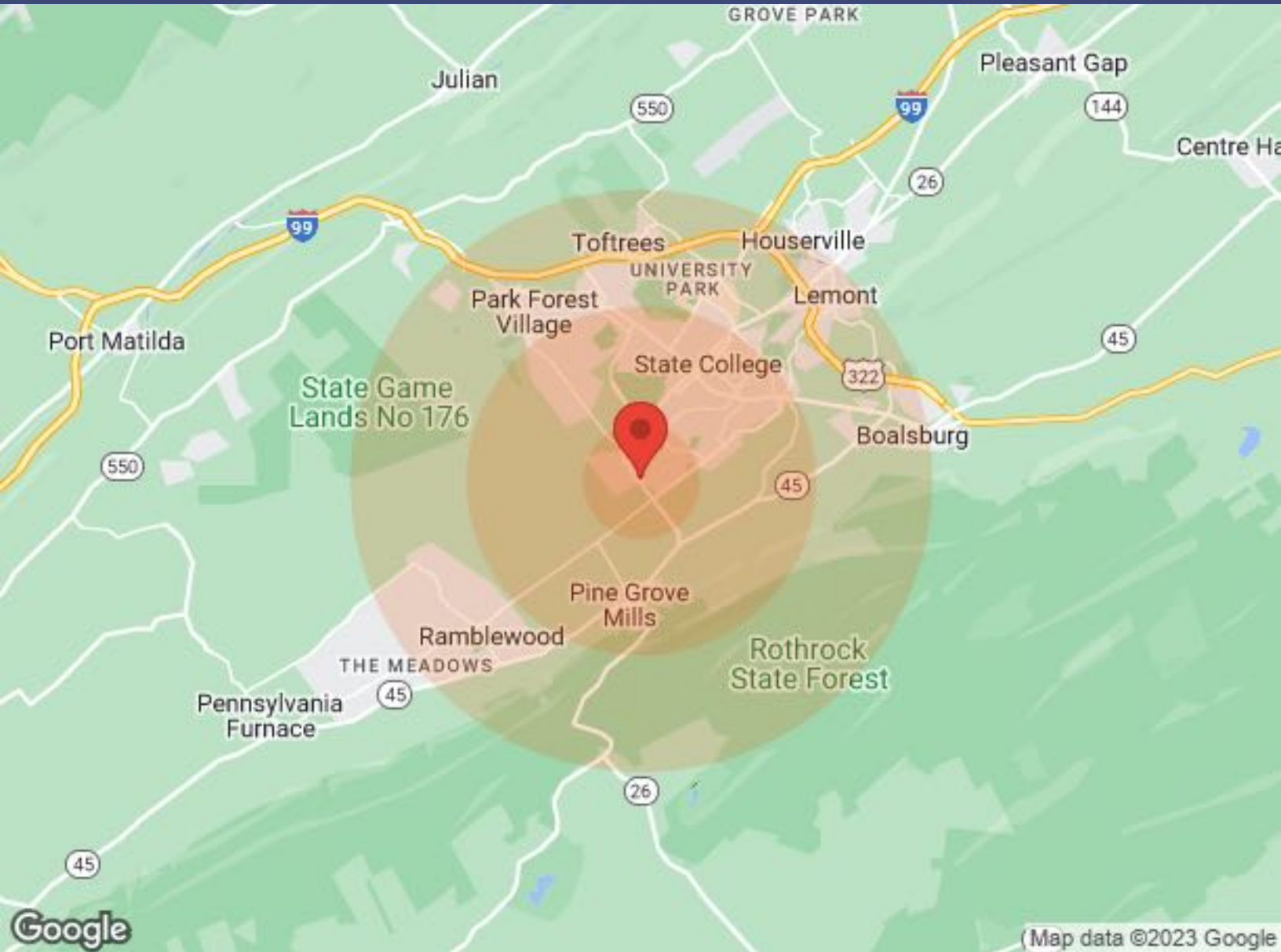
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,676	27,030	43,068
Female	1,600	25,412	41,748
Total Population	3,276	52,442	84,816
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	447	4,572	7,967
Ages 15-24	415	4,464	8,034
Ages 25-54	1,411	35,894	50,393
Ages 55-64	414	3,298	7,564
Ages 65+	589	4,214	10,858
Race	1 Mile	3 Miles	5 Miles
White	2,884	44,588	73,201
Black	67	1,435	2,557
Am In/AK Nat	N/A	14	14
Hawaiian	N/A	3	3
Hispanic	95	1,474	2,280
Multi-Racial	226	2,610	4,046

Income	1 Mile	3 Miles	5 Miles
Median	\$75,315	\$25,577	\$46,814
< \$15,000	123	5,409	6,923
\$15,000-\$24,999	45	2,820	4,120
\$25,000-\$34,999	134	2,049	2,872
\$35,000-\$49,999	118	2,090	3,837
\$50,000-\$74,999	346	2,137	4,260
\$75,000-\$99,999	289	1,278	2,486
\$100,000-\$149,999	277	1,333	3,231
\$150,000-\$199,999	28	356	988
> \$200,000	25	492	1,313

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,352	16,882	28,960
Occupied	1,287	16,322	27,709
Owner Occupied	923	4,672	11,291
Renter Occupied	364	11,650	16,418
Vacant	65	560	1,251



# Centre CRE Team Members



## **Thomas Songer, CCIM, PE, MCNE**

Principal, Broker

Centre CRE | State College, PA

P: 814.237.8786 M: 814.404.7284

[www.CentreCRE.com](http://www.CentreCRE.com)

I am a commercial real estate associate broker, focused on the Central Pennsylvania market, Centre County, State College and areas surrounding the Penn State University Park Campus. I am also a registered Professional Civil Engineer with a B.S. in Environmental Engineering Technology. My years in and around real estate have given me an extensive background in commercial and residential building technologies, land development, commercial property management, investment property analysis and sustainable building practices.

I am a Certified Commercial Investment Member (CCIM) designee, a member of the state, local and national associations of Realtors, as well as our local, state and national Builders Associations. I have specific interests in building technologies, including sustainable building, development, and design, as well as building automation and management. I have also attained a Masters Certified Negotiation Expert (MCNE) designation.

I believe in being involved in my community and sit on various boards and committees for organizations that I feel are important to the unique character of our community including LifeLink Ambulance Service, Special Olympics PA Summer Games, various affordable housing committees, and builders and realtors committees.



## **Frank Savino, Commercial Realtor**

Principal, Commercial Agent

Centre CRE | State College, PA

Office: 814.237.8786 Mobile: 814.280.2672

email: [Frank@CentreCRE.com](mailto:Frank@CentreCRE.com)

[www.CentreCRE.com](http://www.CentreCRE.com)

Frank is seasoned in commercial real estate, working with local, regional and national firms. His family has lived in the State College area for 25 years, and he continuously gives back to the community. Frank has been active in Scouting in many roles, volunteered with Habitat for Humanity and United Way, and most recently was named Executive Director of Central Pennsylvania July 4th, Inc. (4th Fest).

Frank has extensive experience in manufacturing facilities based on his 25+ years with Owens Corning. He has successfully completed multiple business turn-arounds, utilizing his financial background and interpersonal skill sets, and assisted with many start-up companies finding the right real estate solution to meet their needs.

If you are looking for a representative who will be open minded and share the best of ideas so you, the client, can make an informed decision, Frank has demonstrated this over and over successfully with your interest first.