



# Retail, Coffee Shop, Restaurants, Commercial, Office

2766 West College Ave., Suite 300

STATE COLLEGE, PA 16801



## DETAILS

Lease Area: 2,150SF

Lease Rate: \$3,500/Month

Terms: Minimum 2 Year

Available:

Included in Lease Rate:

Local Property Taxes

Insurance

Grounds Maintenance

Snow and Lawn Care

Water/Trash

Maintenance of HVAC, Lighting and Plumbing

NO Triple Net Charges

Tenant Responsible For

Electric, Gas, Sewer, Phone, Internet, Cable, Janitorial

Parking: Free on site

Municipality: Ferguson Township

Region: Ferguson Square

Zoning: Light Industrial, Professional, Medical, Financial Offices, Light Industrial, R&D, Commercial, Retail

Available Immediately

## ***FEATURES & AMENITIES:***

- Building within Ferguson Square
  - Private Individual Access
  - Free Parking
  - Public sidewalks and hike/bikeway nearby
  - ADA/Handicap Accessible
  - HVAC system with programmable thermostat
  - Public water, sewer and gas
  - 3 miles from Penn State Campus and downtown State College.
  - 5 miles from I-99
  - Easy access to Rt. 26 (West College Ave.); Western Inner Loop (Blue Course Drive); White Hall Road
  - CATA bus stop nearby
  - Owner will Assist with renovation costs
  - Close to Gigi's, Subway, Waffle Shop
- Retail, Coffee Shop, Restaurants, Commercial, Office, Bookstore, Medical, Studio



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Tommy Songer

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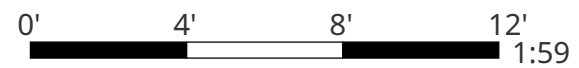
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2766 WEST COLLEGE AVE., SUITE 300



**SCALE**



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## § 27-205.13 General Commercial (C) District Quick [Amended by Ord. No. 1074, 6/21/2021]

AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Foreslry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
1	Sport and Field Complexes	P
2	Group Homes	P
2	Personal Care Homes, Small	P
3	Automobile Service Stations and Garages	P
3	Banks and Financial Establishments	P
3	Business, Professional and Financial Offices	P
3	Car Washes	P
3	Child/Day Care Centers	P
3	Cideries	P
3	Cigar, Hookah, and/or Vapor Lounge	C
3	Clinics and Medical and Dental Offices	P
3	Convenience Food Stores	P
3	Eating and Drinking Establishments, Sit-Down	P
3	Eating and Drinking Establishments, Takeout	P
3	Essential Services	P
3	Food Catering	P
3	Health and Athletic Clubs	P
3	Laundromats	P
3	Medical Marijuana Dispensary	P
3	Mortuaries	P
3	Personal Service Establishments	P
3	Pet Care Services Facility	C
3	Pet Stores	P
3	Printing Establishments	P
3	Retail Establishments, General	P
3	Schools, Commercial	P
3	Studios for Instruction in Music, Performing Arts and Visual Media	P
3	Tasting Room	P
3	Treatment Centers	C
3	Tutoring and Study Centers	P
3	Veterinary Offices/Clinics	P
4	Adult Business Uses	C
4	Amusement Arcades	P
4	Bowling Alleys	P