

MSC
UNIVERSITY



YUGO ECHELON

338 W. COLLEGE AVE. STATE COLLEGE, PA

±12,629 CONTIGUOUS SF OF RETAIL/RESTAURANT OPPORTUNITIES

YUGO ECHELON

PROPERTY DETAILS

- ▶ *±12,629 SF ground floor retail and restaurant opportunities in a 1,000 bed student housing development*
- ▶ *Fantastic visibility at the highest vehicular traffic intersection in downtown State College*
- ▶ *Walking distance to Penn State's main campus, best in class retail tenants, and other off campus student housing*
- ▶ *At the doorstep of Penn State University, the largest employer in the area with over 40,000 employees and 48,000 students, who combined account for over \$500M in annual spending*

DEMOGRAPHICS

EST. POPULATION

1 mi: 36,038
3 mi: 75,513

EST. MEDIAN AGE

1 mi: 23.5
3 mi: 28.4

EST. AVERAGE HH INCOME

1 mi: \$65,626
3 mi: \$88,002

EST. EMPLOYEES

1 mi: 11,345
3 mi: 68,938

PENN STATE UNIVERSITY

Undergraduate Students	±40,500
Graduate	±7,000



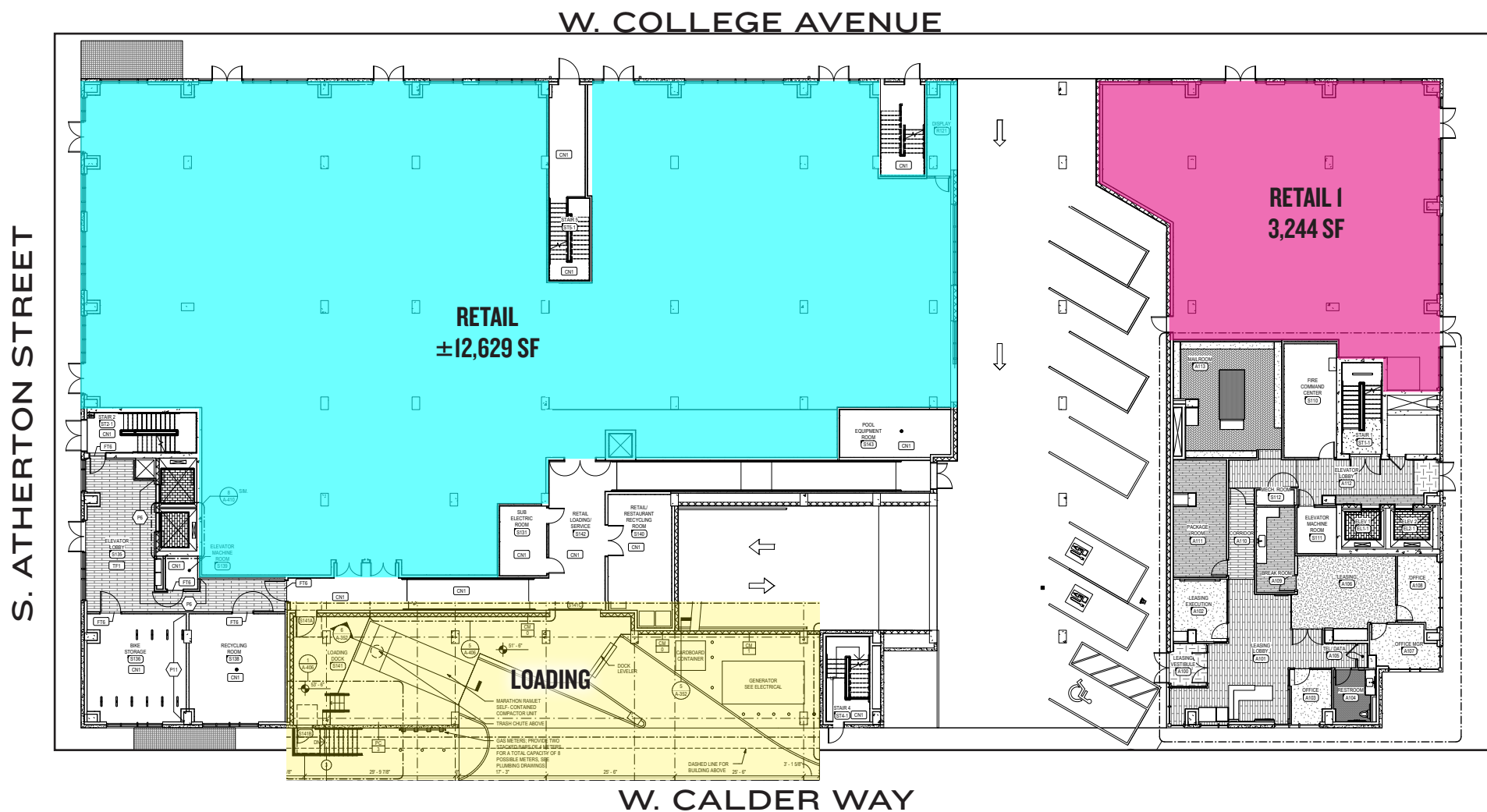
JOIN THESE AREA TENANTS



EXTERIOR IMAGES



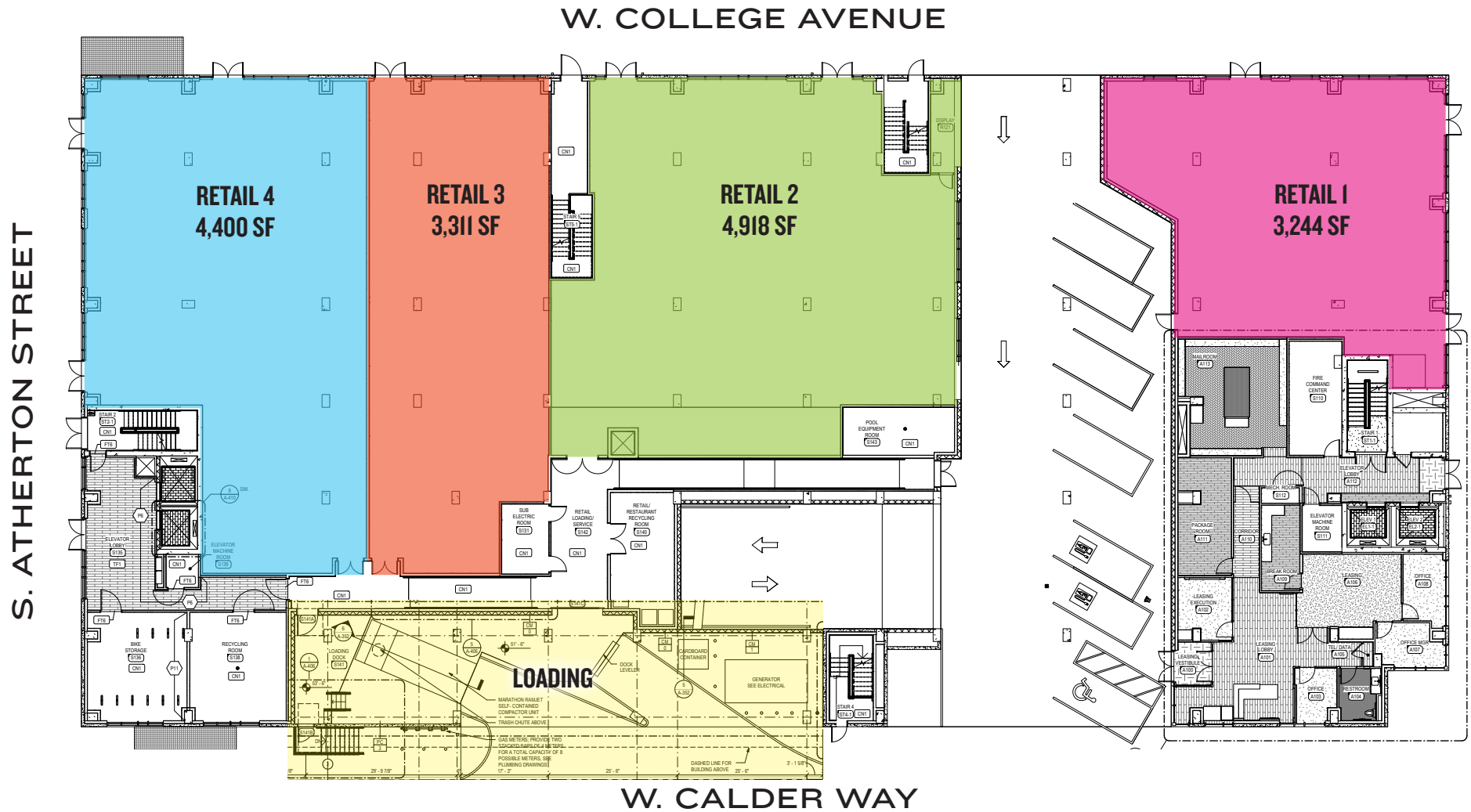
CONTIGUOUS AT-GRADE SITE PLAN



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

SITE PLAN (DEMISED)



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

STRIP MAP



AERIAL



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

