

MSC



THE RISE

538 EAST COLLEGE AVENUE
STATE COLLEGE, PA

±11,000^{SF} GROUND FLOOR
RETAIL IN MIXED-USE
DEVELOPMENT



PennState



THE RISE



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±11,000sf GROUND FLOOR RETAIL IN MIXED-USE DEVELOPMENT

CONTACT



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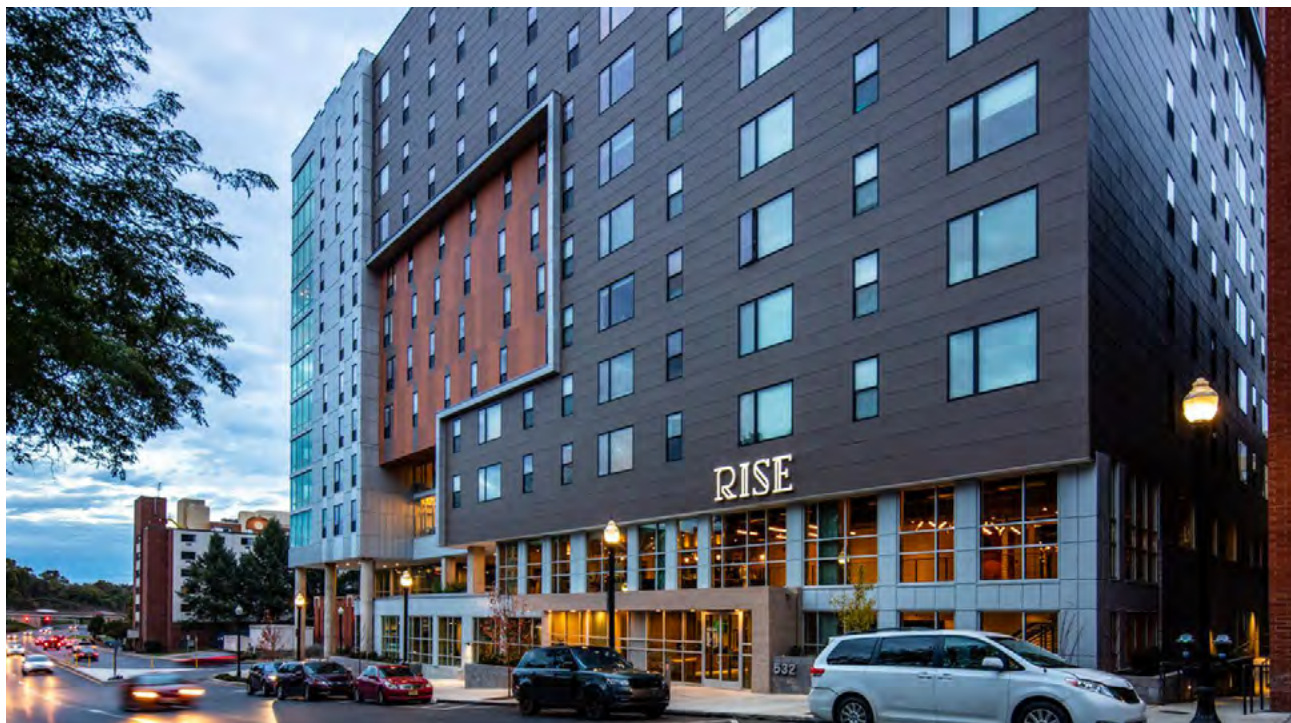
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PENN STATE UNIVERSITY

Undergraduate Students	±41,000
Graduate	±7,000
Total Student Population	±48,000
Faculty/Staff	±8,000

ADDITIONAL STATISTICS

±2 million annual visitors to Downtown State
College Out-of-state visitors spend nearly
\$800M annually



PROPERTY DETAILS

- New construction, mixed-use development comprised of retail, student housing and professional apartments
- ±11,000 SF of ground floor retail with 586 residential beds above
- Located at Penn State's Main Campus with approximately 45,000 undergraduate students
- Situated off the main artery into town, serving as the entrance of College Avenue with fantastic visibility along the main retail thoroughfare in State College
- Delivery to retailers Summer 2018

DEMOGRAPHICS



EST. POPULATION

1 mi 33,969 | 3 mi 76,065



EST. AVERAGE HH INCOME

1 mi \$48,138 | 3 mi \$65,028



EST. MEDIAN AGE

1 mi 23.5 | 3 mi 28.4



EST. TOTAL EMPLOYEES

1 mi 14,408 | 3 mi 37,244

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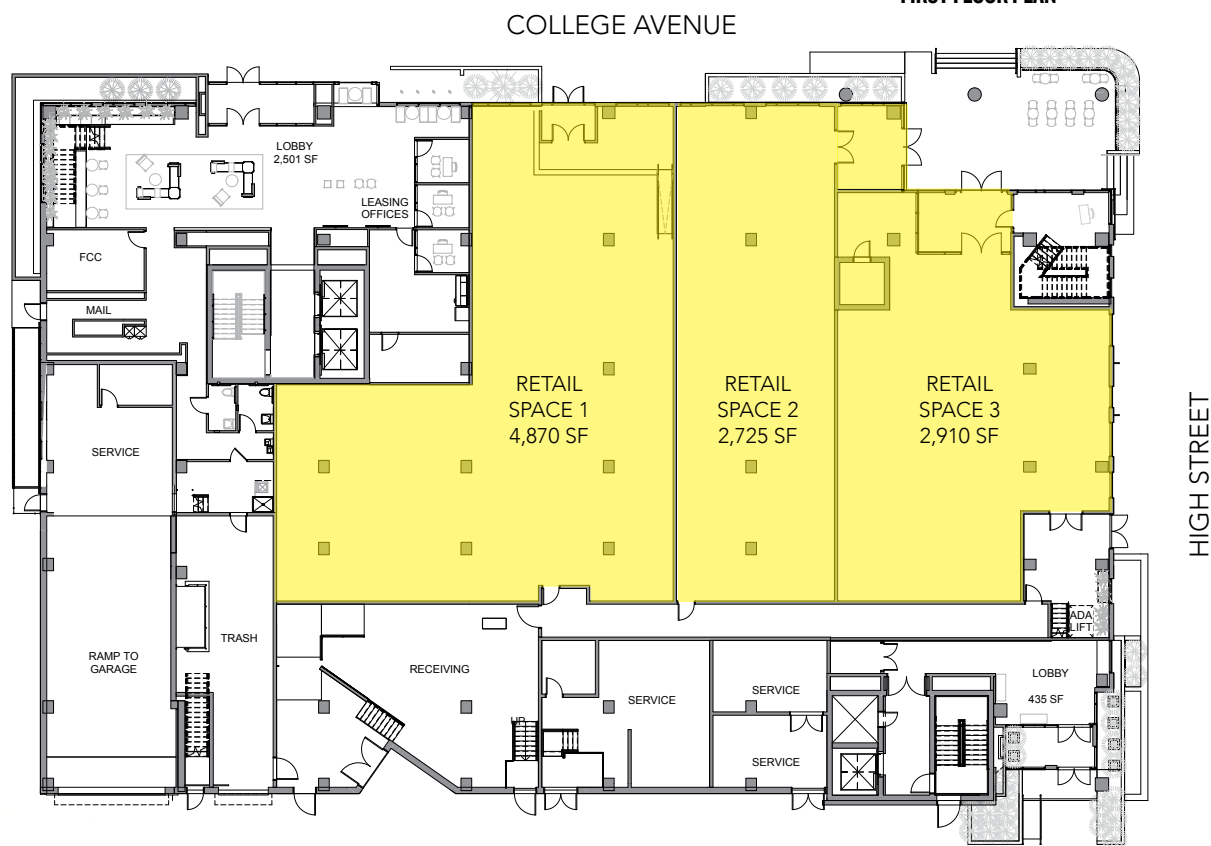
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FIRST FLOOR PLAN



Location	Area (SF)	Usable Height
Space 1	4,870	14' 3"
Space 2	2,725	14' 3"
Space 3	2,910	14' 3"

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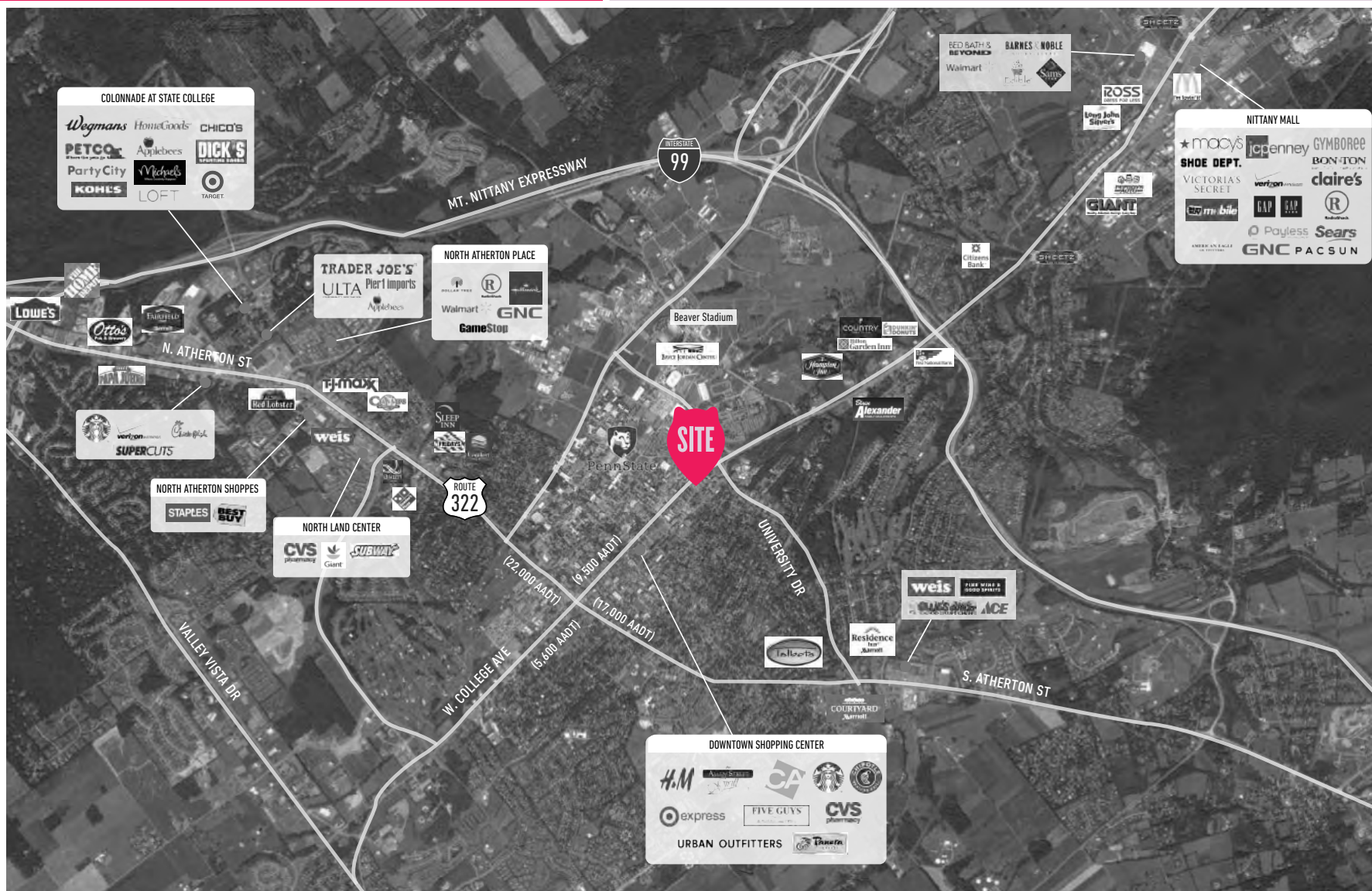
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CAMPUS OVERVIEW

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