

Suburban Plaza

445 Benner Pike, State College, PA 16801

±16,562 & 26,276 SF Anchor Spaces Available For Lease



±26,276 SF

±16,562 SF

Questions? Contact Us.

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Highlights

- Anchor and Junior Anchor Opportunities Available
- 84,252 SF GLA Shopping Center with Taco Bell, Advance Auto Parts, Perkins, Quaker Steak & Lube and more
- Less Than 10-minutes From Penn State College With Over 40,000 Students
- Monument Signage Available on Benner Pike
- Excellent Site Lines and Access Directly from Benner Pike with 13,192 AADT
- Across From Newly Redeveloped Nittany Mall with State-of-the-Art Bally's Casino
- Perfect for Grocer, Home Improvement, Medical, Fitness or Entertainment!

JOIN

MATTRESS Warehouse

Advance Auto Parts

Perkins



| Demographic | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|----------|
| Population | 2,131 | 11,811 | 80,537 |
| Households | 941 | 3,124 | 28,844 |
| Avg HH Income | \$127,051 | \$128,873 | \$98,991 |
| Daytime Employees | 3,143 | 6,065 | 25,601 |

Map data ©2025 Google



Distances to Major Cities

Philadelphia, PA - 150 Miles

Pittsburgh, PA - 115 Miles

Baltimore, MD - 120 Miles

Washington, D.C. - 130 Miles

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About State College

Centre County, where State College and Suburban Plaza are located, is in central Pennsylvania. Known for its scenic landscapes, including the Allegheny Mountains, the county is primarily rural with a mix of farmland and forested areas. It's also home to Penn State University, which is a major influence on the local economy, culture, and community life. Centre County offers a balance of outdoor recreational opportunities, a college-town vibe, and a slower pace of life compared to urban areas.



Population
11,811



Households
3,124



Avg HH Income
\$128,873

*Demographics based on 5-Mile Radius

Area Facts

Centre County Colleges

- Penn State University
- Penn State College of Engineering
- Penn State Law
- Penn State School of International Affairs
- Smeal College of Business

Major Employers

- Penn State University
- State Government
- Mount Nittany Medical Center
- State College Area School District
- Walmart
- Glenn O Hawbaker
- County of Centre

Major Attractions

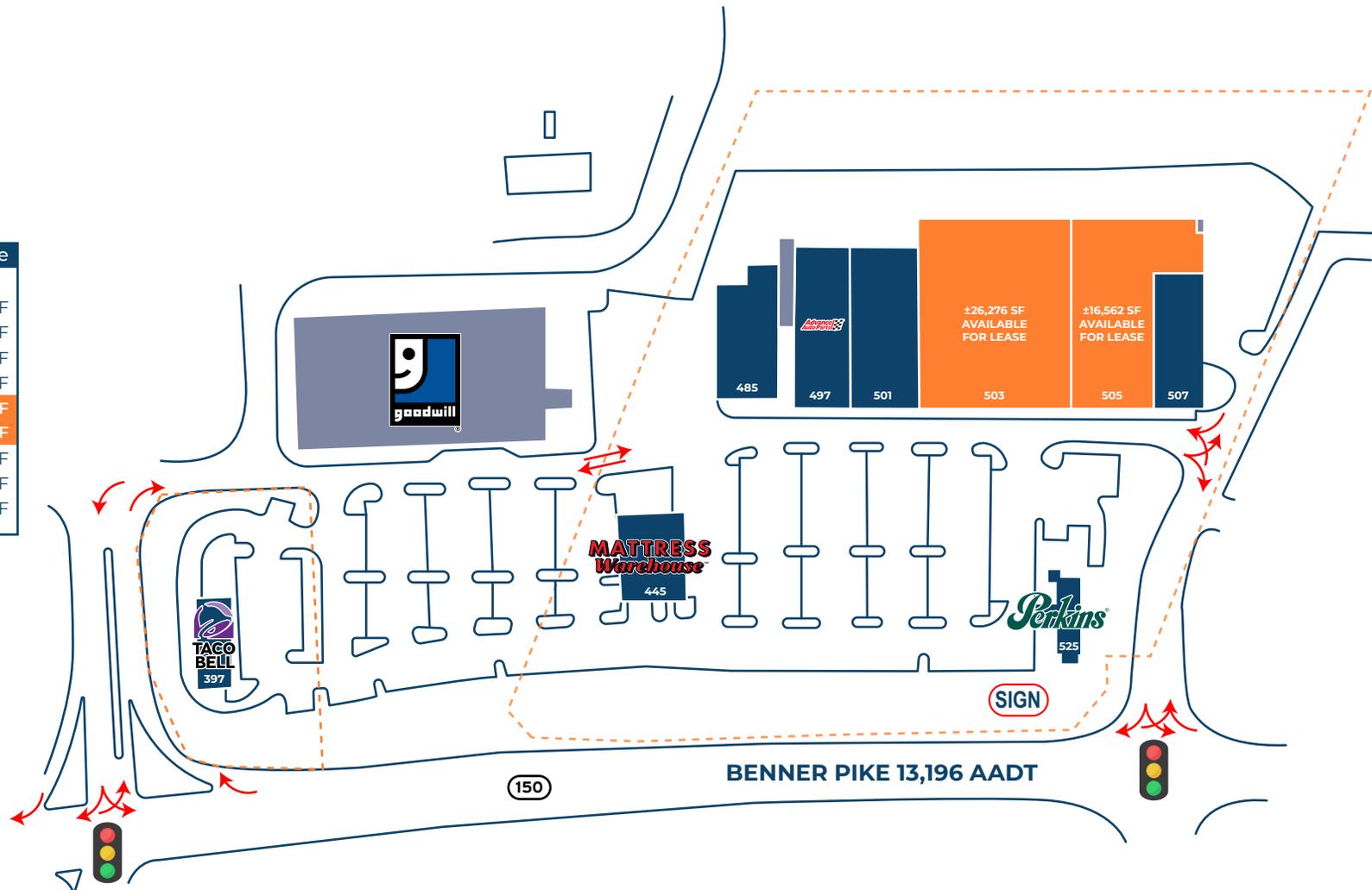
- Penn State University
- Bald Eagle State Park
- The Abandoned Coburn Railroad Tunnel
- Penn's Cave and Wildlife Park
- Centre Furnace Mansion
- Historic Boalsburg

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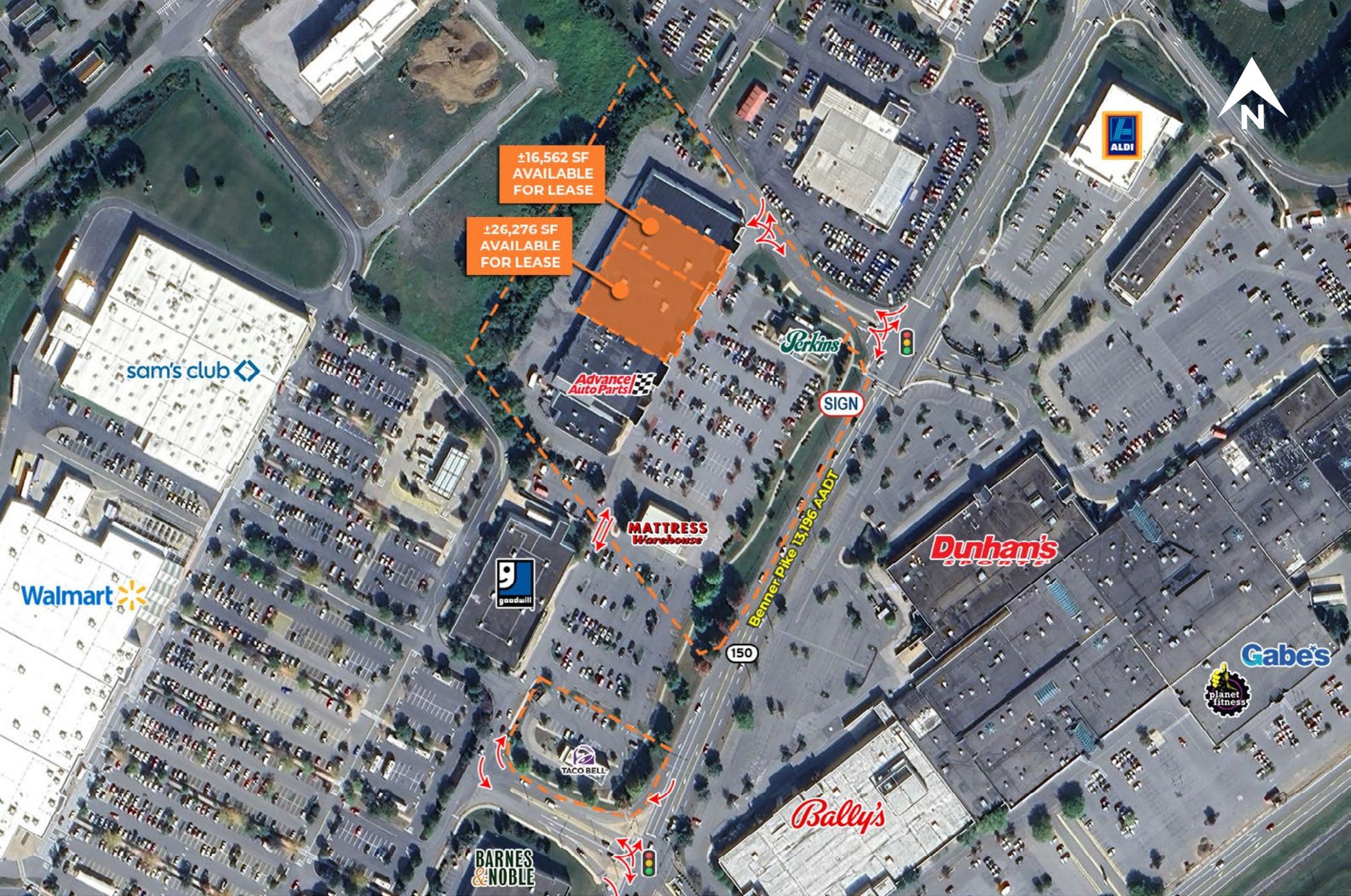
| Unit | Tenant | Square Footage |
|----------|---------------------|----------------|
| 397 | Taco Bell | |
| 445 | Mattress Warehouse | ±5,000 SF |
| 485 | Rey Azteca | ±7,000 SF |
| 497 | Advance Auto Parts | ±9,135 SF |
| 501 | Quaker Steak & Lube | ±8,158 SF |
| 503 | AVAILABLE | ±26,276 SF |
| 505 | AVAILABLE | ±16,562 SF |
| 507 | Pet Pub Boutique | ±6,171 SF |
| 525 | Perkins Restaurant | ±4,360 SF |
| Total SF | | ±84,252 SF |



Site Plan



Floor Plan



±16,562 SF
AVAILABLE
FOR LEASE

±26,276 SF
AVAILABLE
FOR LEASE



sam's club

Walmart

goodwill

Advance
Auto Parts

MATTRESS
Warehouse

SIGN

Benner Pike 13,196 AADT

150

Dunham's
Sports

Gabes

planet
fitness

TACO BELL

BARNES
& NOBLE

Bally's

Zoom Aerial

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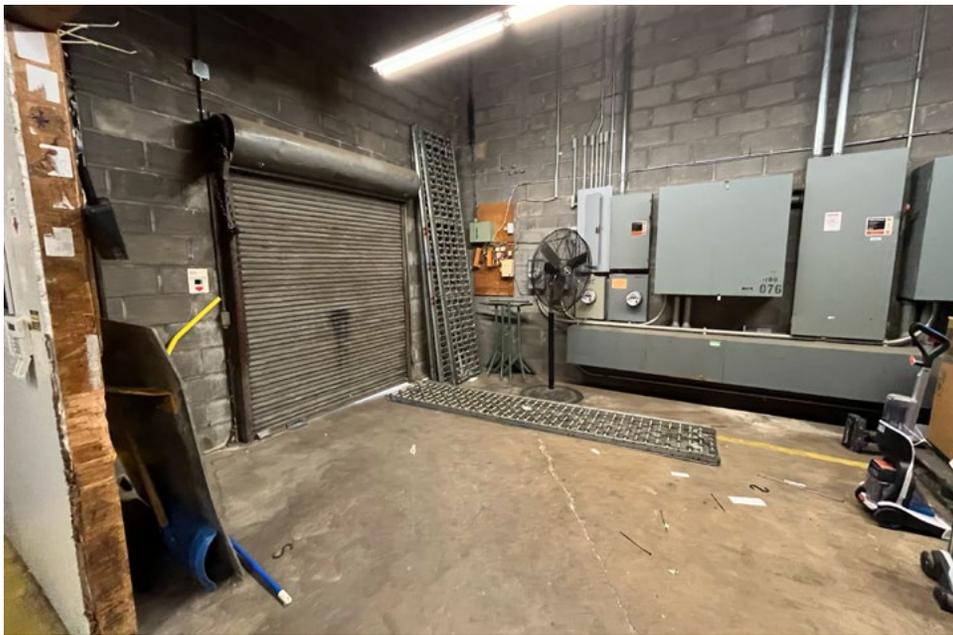
Local Aerial



| Penn State University Demographics | | | |
|------------------------------------|-------------|---------------|-------------------|
| 40,600 | 21,559 | 19,042 | 6,950 |
| Undergraduates | Men - 53.1% | Women - 46.9% | Graduate Students |

Market Aerial

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**Big Lots interior shown above. Joann drop ceiling height is identical.*



Site Photos