

Suburban Plaza

445 Benner Pike, State College, PA 16801

One Space Remaining! ±16,562 SF Jr. Anchor Space Available For Lease

JR ANCHOR
AVAILABLE!

THE PET PUB



Questions? Contact Us.

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Highlights

- Junior Anchor Opportunity 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

THE PICKLR
COMING SOON!

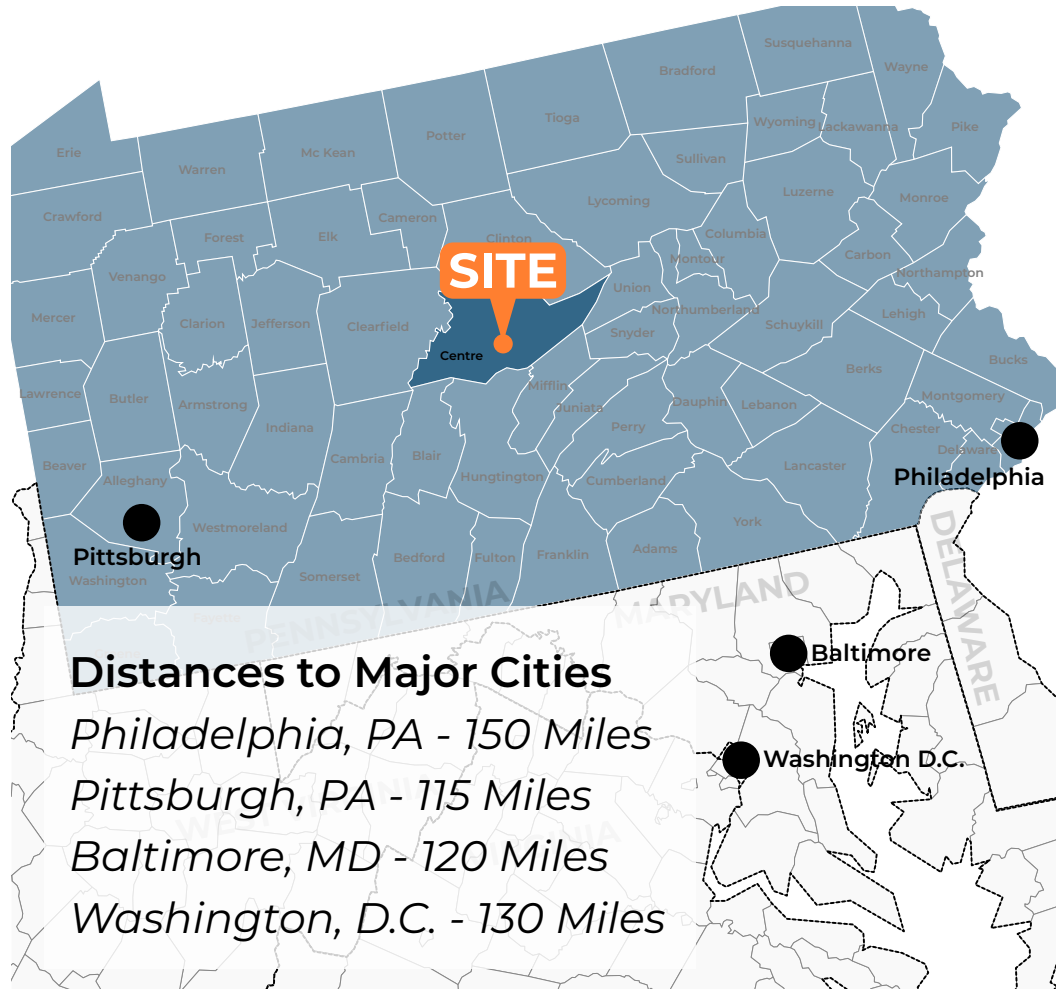
MATTRESS Warehouse
Advance Auto Parts

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



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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.

Area Facts

Centre County Colleges

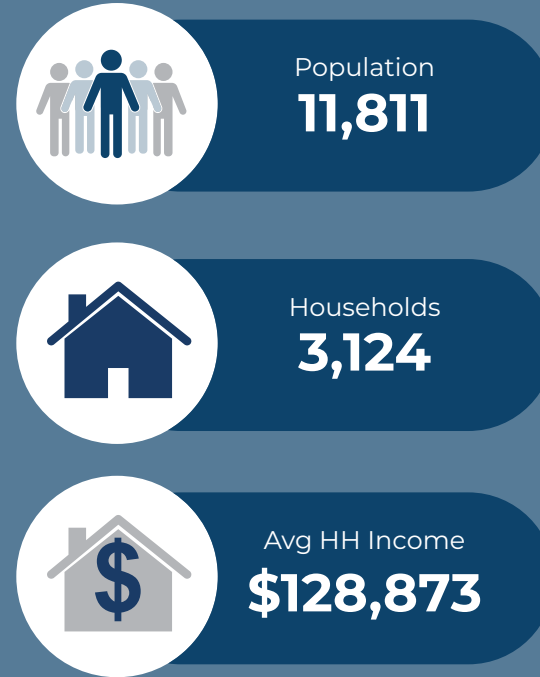
- Penn State University
- Penn State College of Engineering
- Penn State Law
- Penn State School of International Affairs
- Smeal College of Business

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



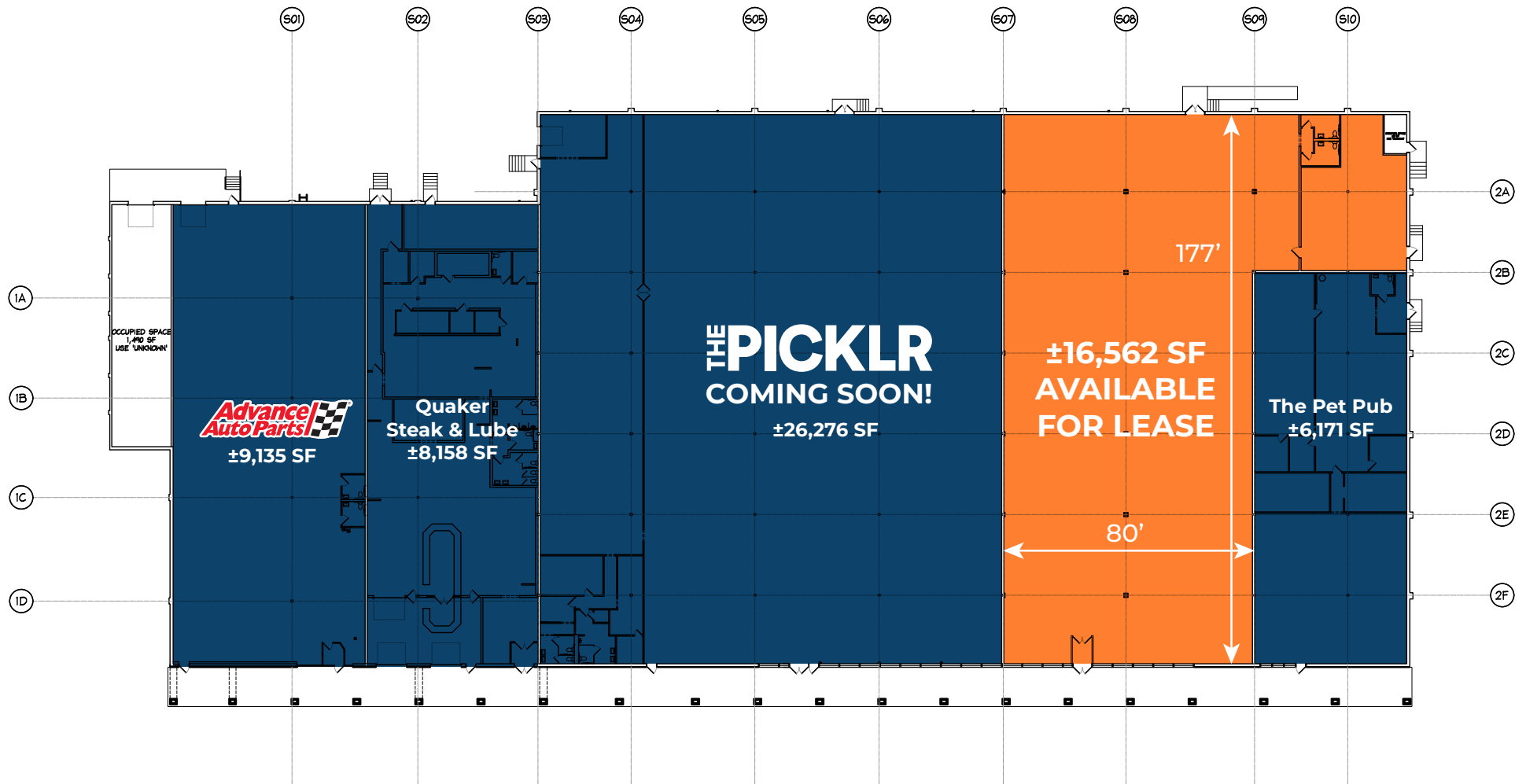
*Demographics based on 5-Mile Radius

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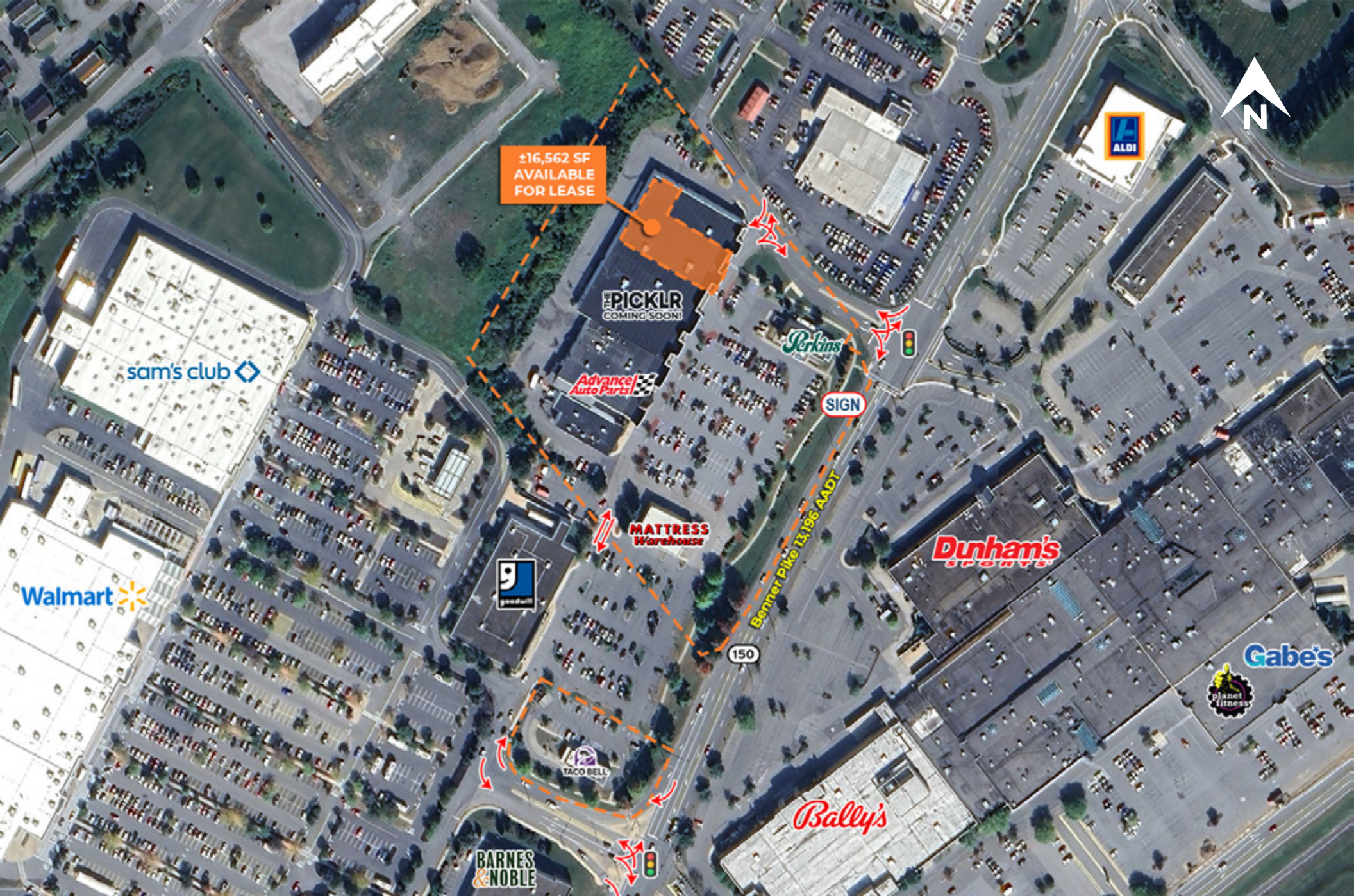


The map illustrates the layout of the Benner Pike Industrial Center. Key features include:

- Buildings:**
 - goodwill:** A large building on the left side of the map.
 - TACO BELL:** A building located near the bottom left corner.
 - MATTRESS Warehouse:** A building located in the center of the map.
 - THE PICKLR:** A large building on the right side of the map, with the text "COMING SOON!" and "±16,562 SF AVAILABLE FOR LEASE".
 - Perkins:** A building located near the bottom right corner.
- Parking Lots:** Several parking lots are shown, with lot numbers 485, 497, 501, 503, 505, and 507 labeled.
- Infrastructure:**
 - Benner Pike:** A major road running horizontally across the bottom of the map, with a traffic light and a "SIGN" location indicated.
 - 150:** A road number marker on the left side of the map.
- Other Features:**
 - A dashed orange line outlines the project boundary.
 - Red arrows indicate traffic flow and access points.



Floor Plan



Zoom Aerial



Local Aerial



Market Aerial



Site Photos