

Suburban Plaza

445 Benner Pike, State College, PA 16801

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



Questions? Contact Us.

Greg Jones

GJones@jcbarprop.com

p. 610-234-6491

c. 484-948-5217

Melissa Lippe

MLippe@jcbarprop.com

p. 610-206-3319

c. 215-264-6964

Suburban Plaza

445 Benner Pike, State College, PA 16801

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

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

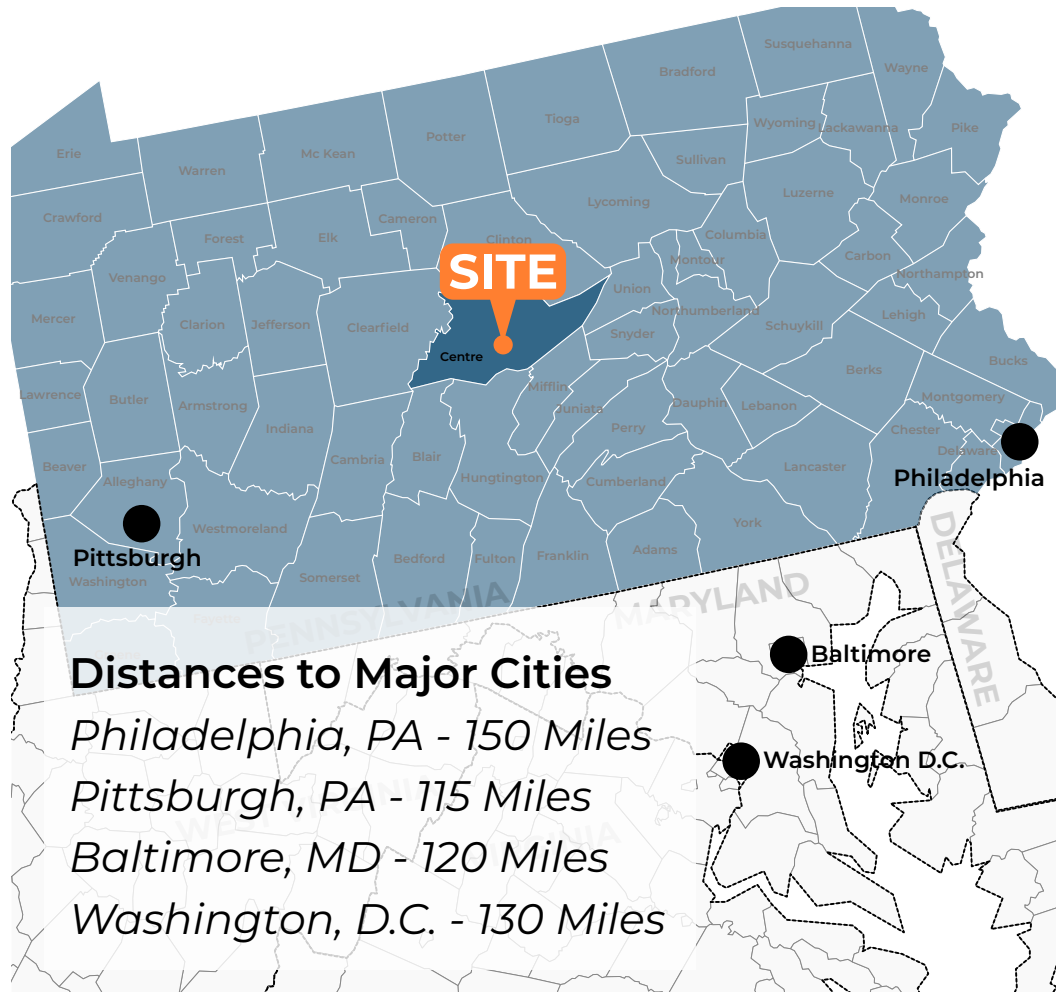
Advance Auto Parts

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



Questions? Contact Us.

Greg Jones

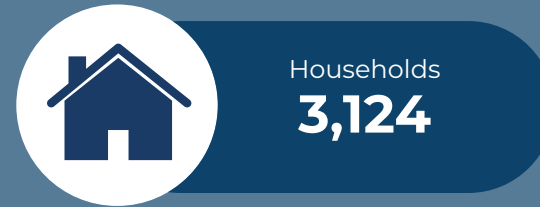
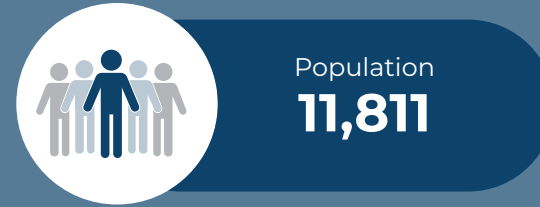
GJones@jcbarprop.com
p. 610-234-6491
c. 484-948-5217

Melissa Lippe

MLippe@jcbarprop.com
p. 610-206-3319
c. 215-264-6964

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.



*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

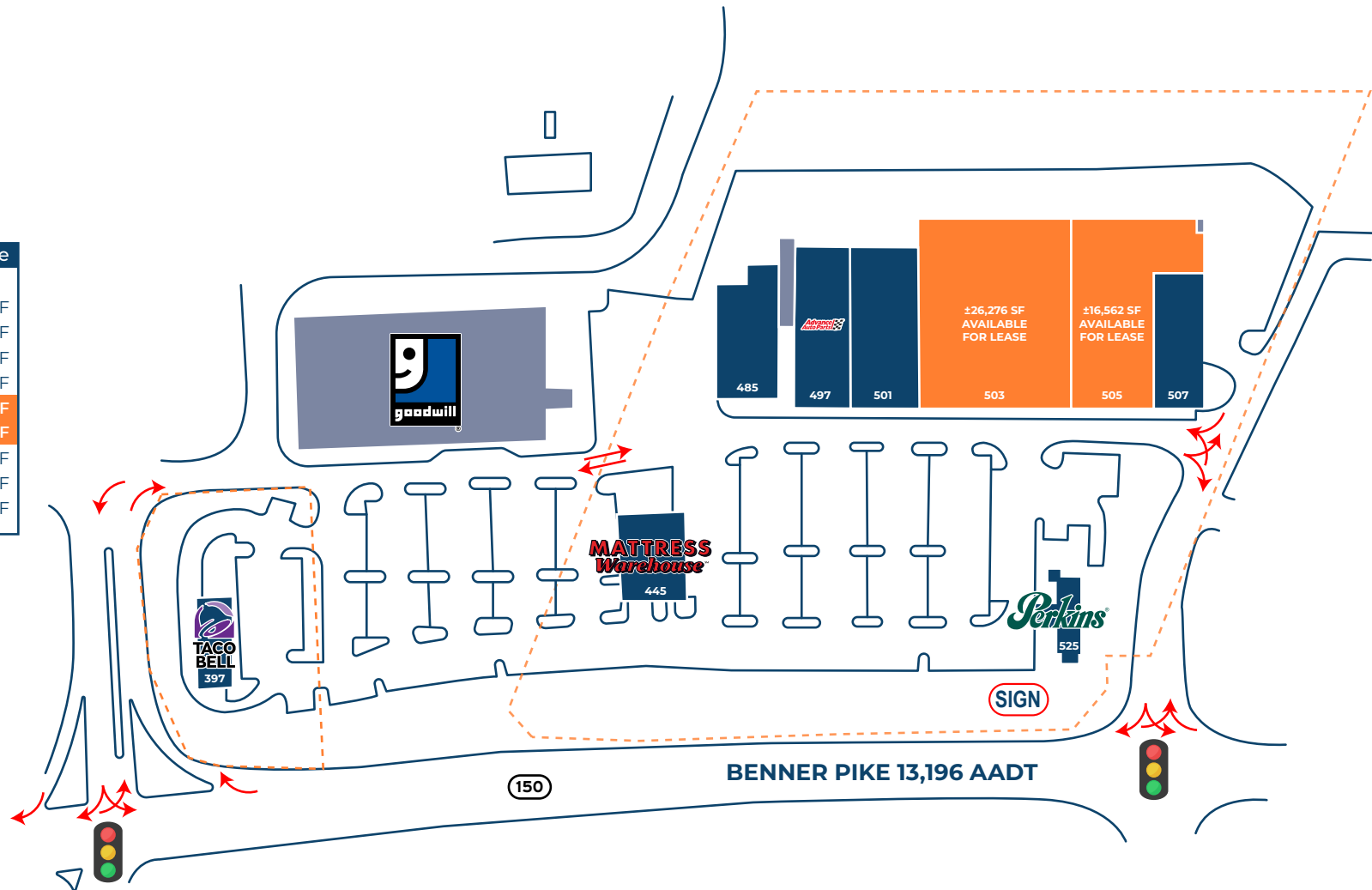
- Penn State University
- Bald Eagle State Park
- The Abandoned Coburn Railroad Tunnel
- Penn's Cave and Wildlife Park
- Centre Furnace Mansion
- Historic Boalsburg

Suburban Plaza

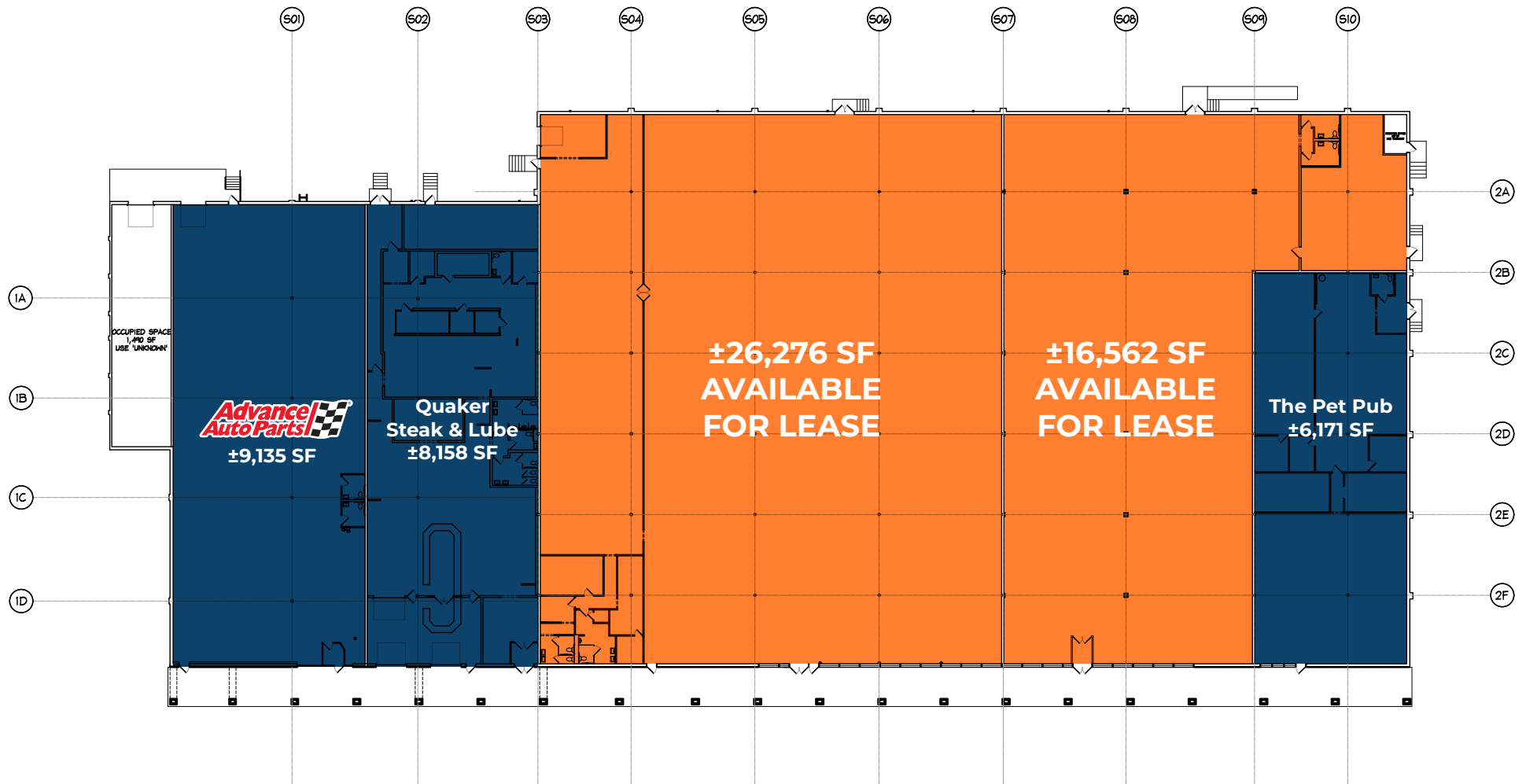
445 Benner Pike, State College, PA 16801



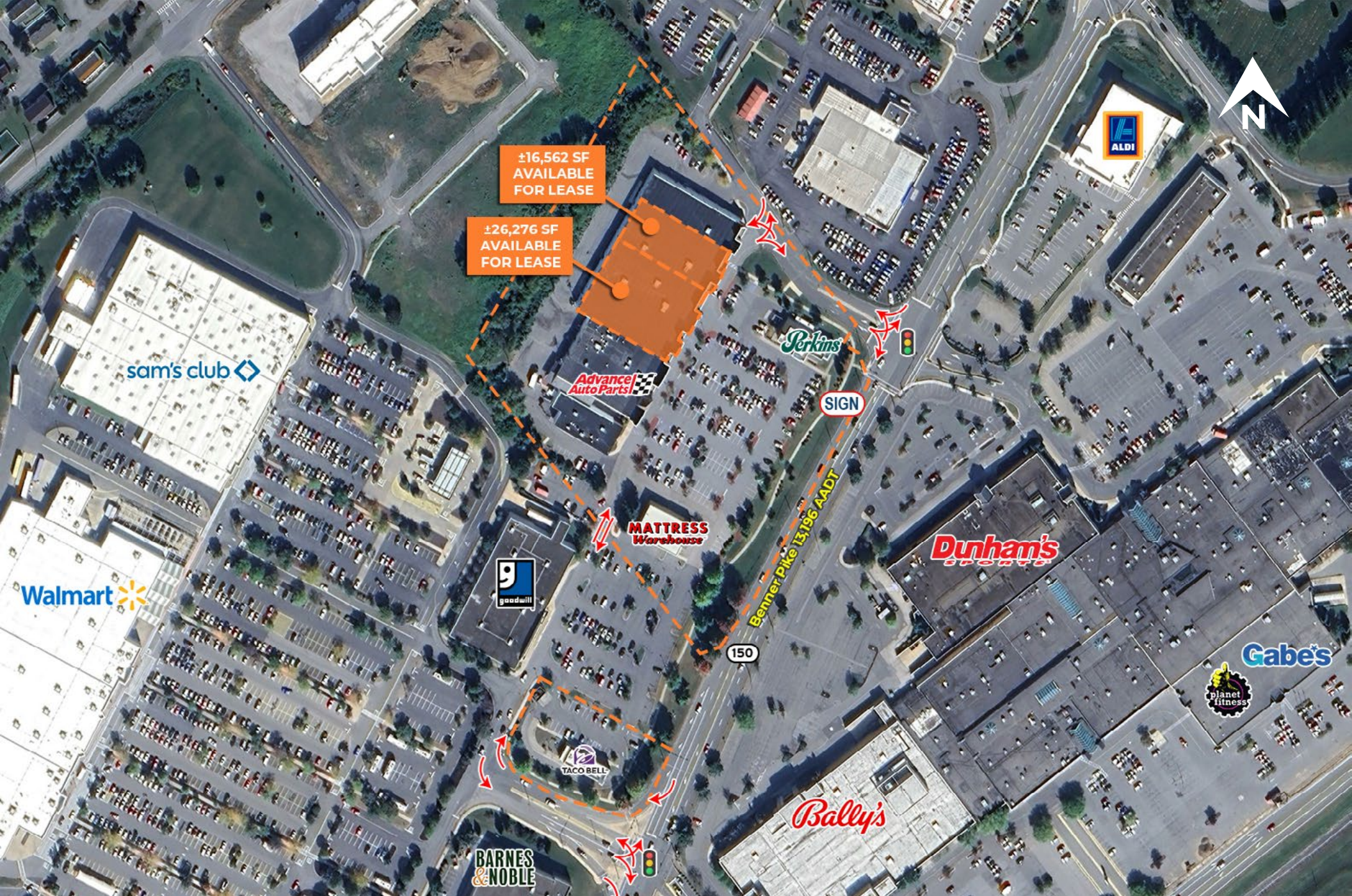
Unit	Tenant	Square Footage
397	Taco Bell	
445	Mattress Warehouse	±5,000 SF
485	Rey Azteca	±7,000 SF
497	Advance Auto Parts	±9,135 SF
501	Quaker Steak & Lube	±8,158 SF
503	AVAILABLE	±26,276 SF
505	AVAILABLE	±16,562 SF
507	Pet Pub Boutique	±6,171 SF
525	Perkins Restaurant	±4,360 SF
Total SF		±84,252 SF



Site Plan



Floor Plan



±16,562 SF
AVAILABLE
FOR LEASE

±26,276 SF
AVAILABLE
FOR LEASE



sam's club

Walmart

Advance
Auto Parts

MATTRESS
Warehouse

goodwill

TACO BELL

BARNES
& NOBLE

Bally's

Dunham's

Gabes

planet
fitness

Benner Pike 13,196 AADT

150

SIGN

Zoom Aerial

The information and images contained herein are from sources deemed reliable. However, J.C.BAR Properties, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.



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

The information and images contained herein are from sources deemed reliable. However, J.C.BAR Properties, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.