

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.

Greg Jones

GJones@jcbarprop.com

p. 610-234-6491

c. 484-948-5217

Melissa Hanulec

Melissa@jcbarprop.com

p. 717-761-7801

c. 215-264-6964

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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

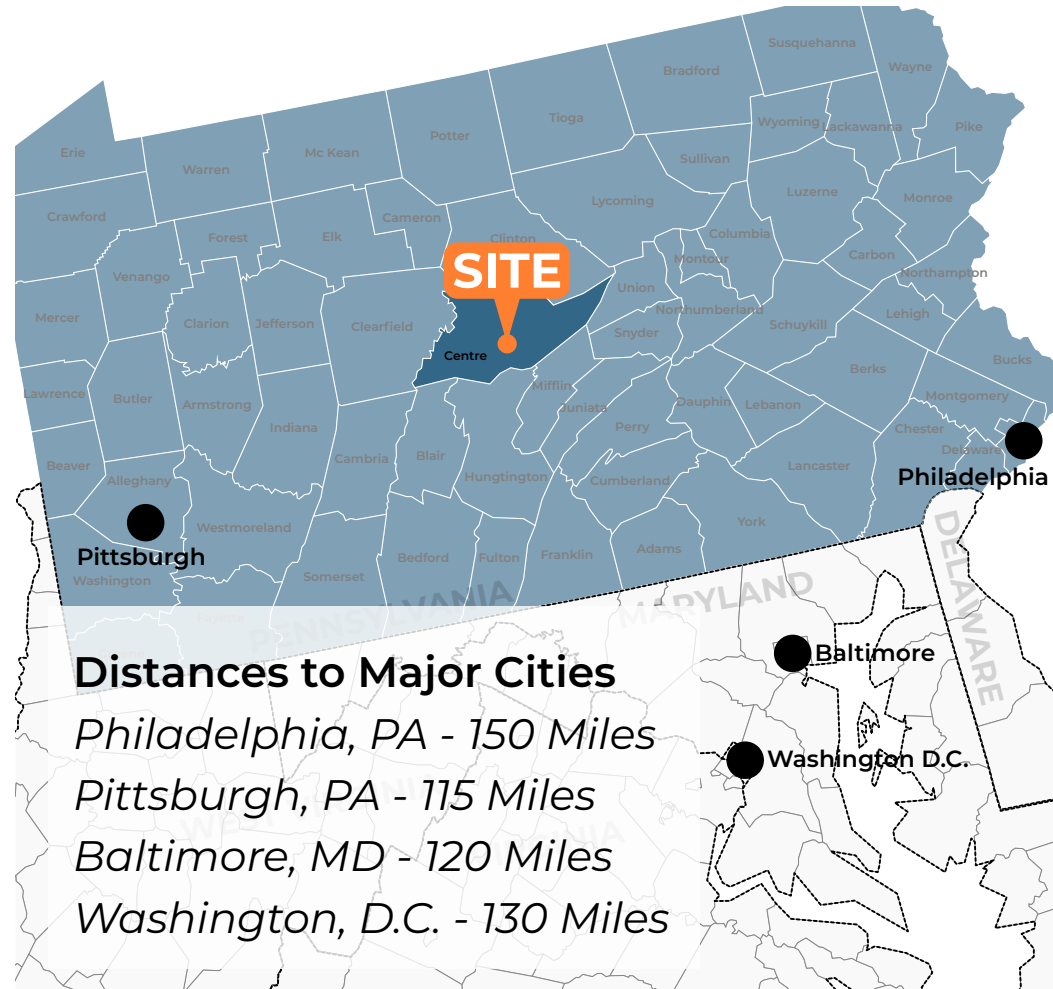
MATTRESS Warehouse
Advance Auto Parts

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

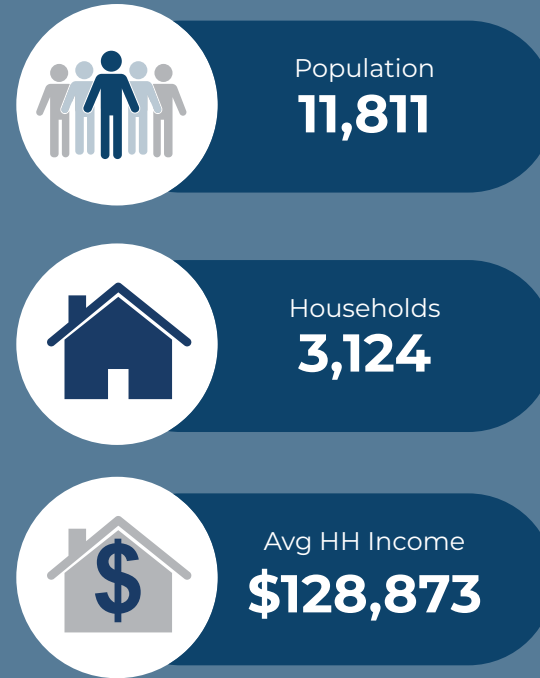
- Penn State University
- Penn State College of Engineering
- Penn State Law
- Penn State School of International Affairs
- Smeal College of Business

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

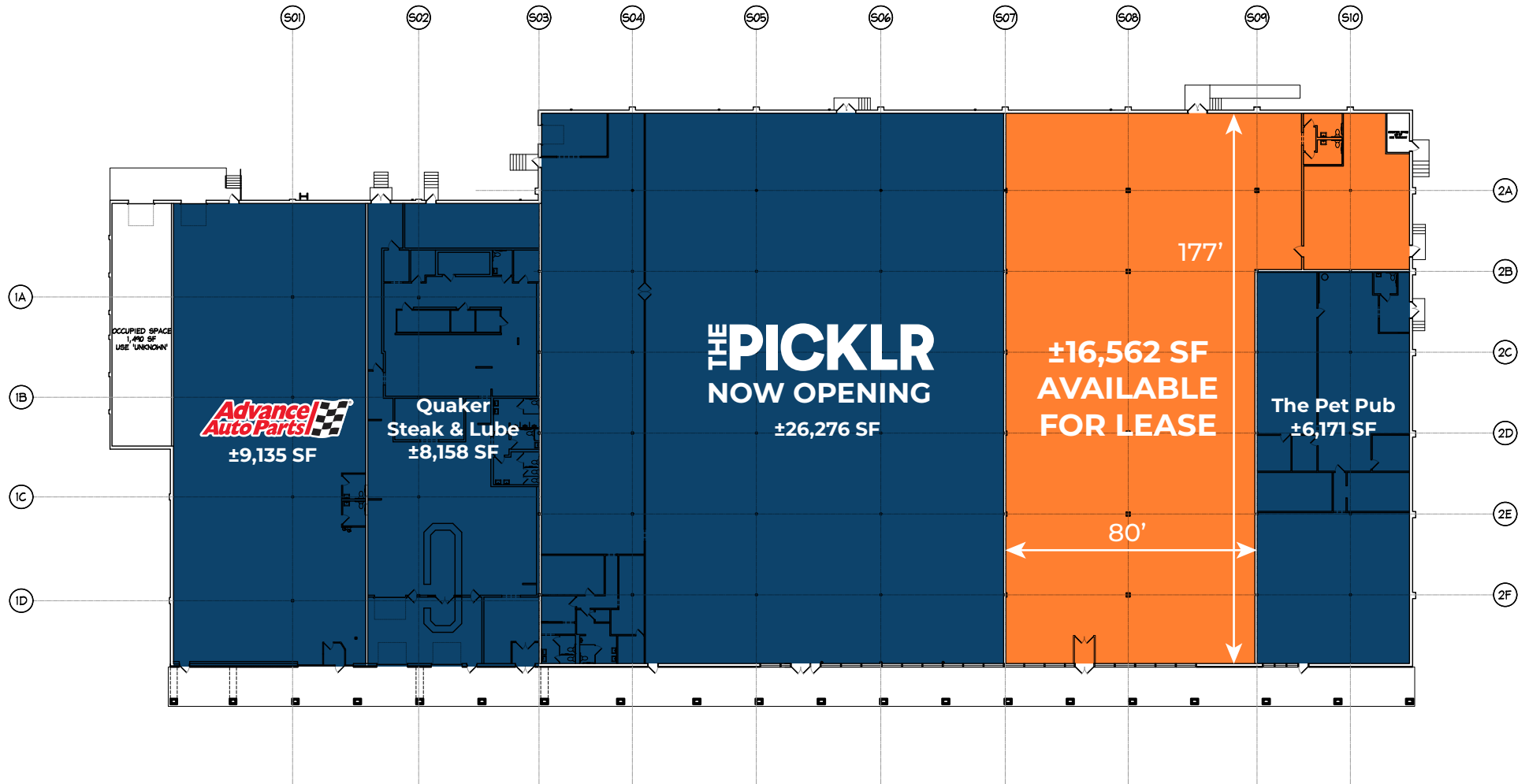
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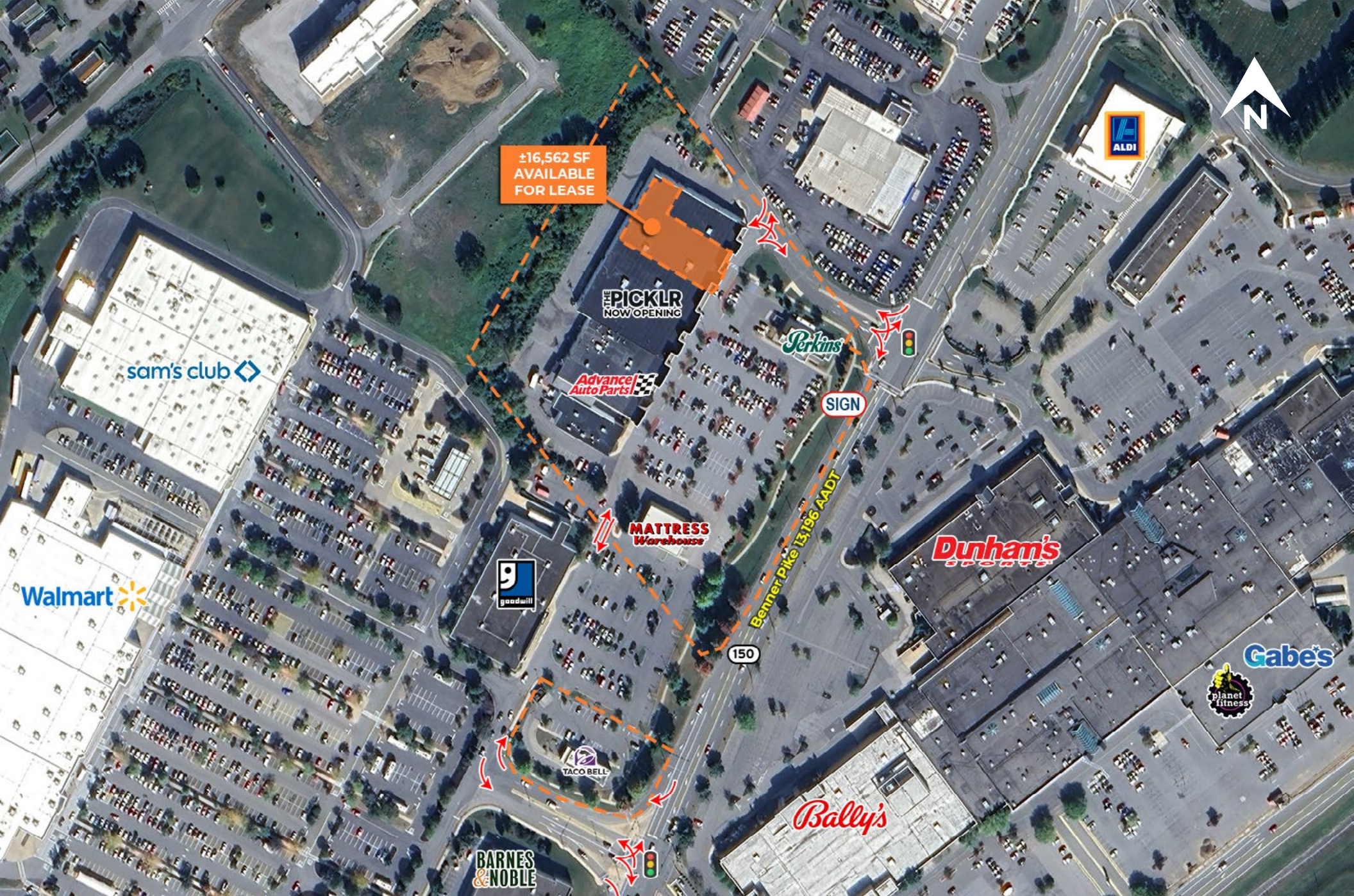
The site map illustrates the layout of the Benner Pike industrial park. A dashed orange line delineates the project area, which includes several commercial units. The units and their occupants are as follows:

- Unit 485:** Occupied by **THE PICKLR** (NOW OPENING).
- Unit 497:** Occupied by **Adams**.
- Unit 501:** Occupied by **THE PICKLR** (NOW OPENING).
- Unit 503:** Occupied by **THE PICKLR** (NOW OPENING).
- Unit 505:** Available for lease, with a size of **±16,562 SF AVAILABLE FOR LEASE**.
- Unit 507:** Occupied by **THE PICKLR** (NOW OPENING).
- Unit 445:** Occupied by **MATTRESS Warehouse**.
- Unit 397:** Occupied by **TACO BELL**.
- Unit 525:** Occupied by **Perkins**.
- Unit 9:** Occupied by **goodwill**.

The map also shows the surrounding infrastructure, including **BENNER PIKE 13,196 AADT** and **Highway 150**. Traffic signals and signs are indicated at the intersections. Red arrows show the flow of traffic and the location of the project area.



Floor Plan



Zoom Aerial



Local Aerial



Market Aerial



Site Photos