

**TROMBLEY**  
REAL ESTATE  
COMMERCIAL SERVICES

COMMERCIALSTATECOLLEGE.COM 814-861-3000

# Medical/Professional Office Building

120 Radnor Road, State College, PA

7,750 +/- SF

**For SALE**

Office Area: 7,750 +/- SF (per Centre County Records)

Parking Spaces: 37+/- (including 2 Handicap)

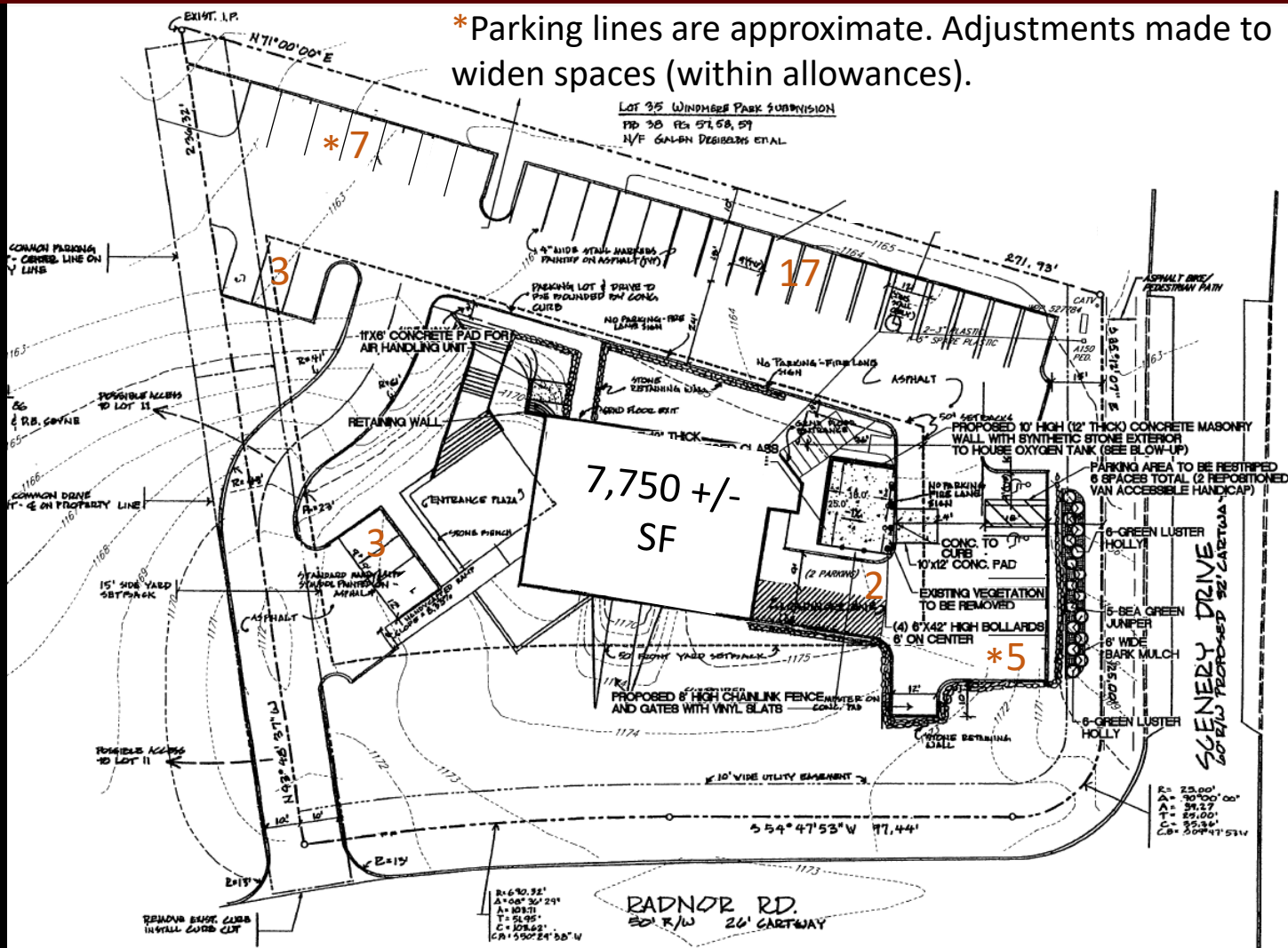
Lease in Place with Mount Nittany Medical through  
12/31/2027 with (2) 1-year renewal options



# Parking & Site Layout

## 1.04 +/- Acre Lot

- 37 Designated Parking Spaces, including 2 Handicap (van accessible)
- 1.04 +/- Acre Lot
- Inviting Entrance to 1<sup>st</sup> Floor
- Convenient handicap accessibility at lower level



# Quality Exterior

Well located facility



# Quality Interior

Employee and customer friendly



# Every Architectural Element Thoughtfully Designed

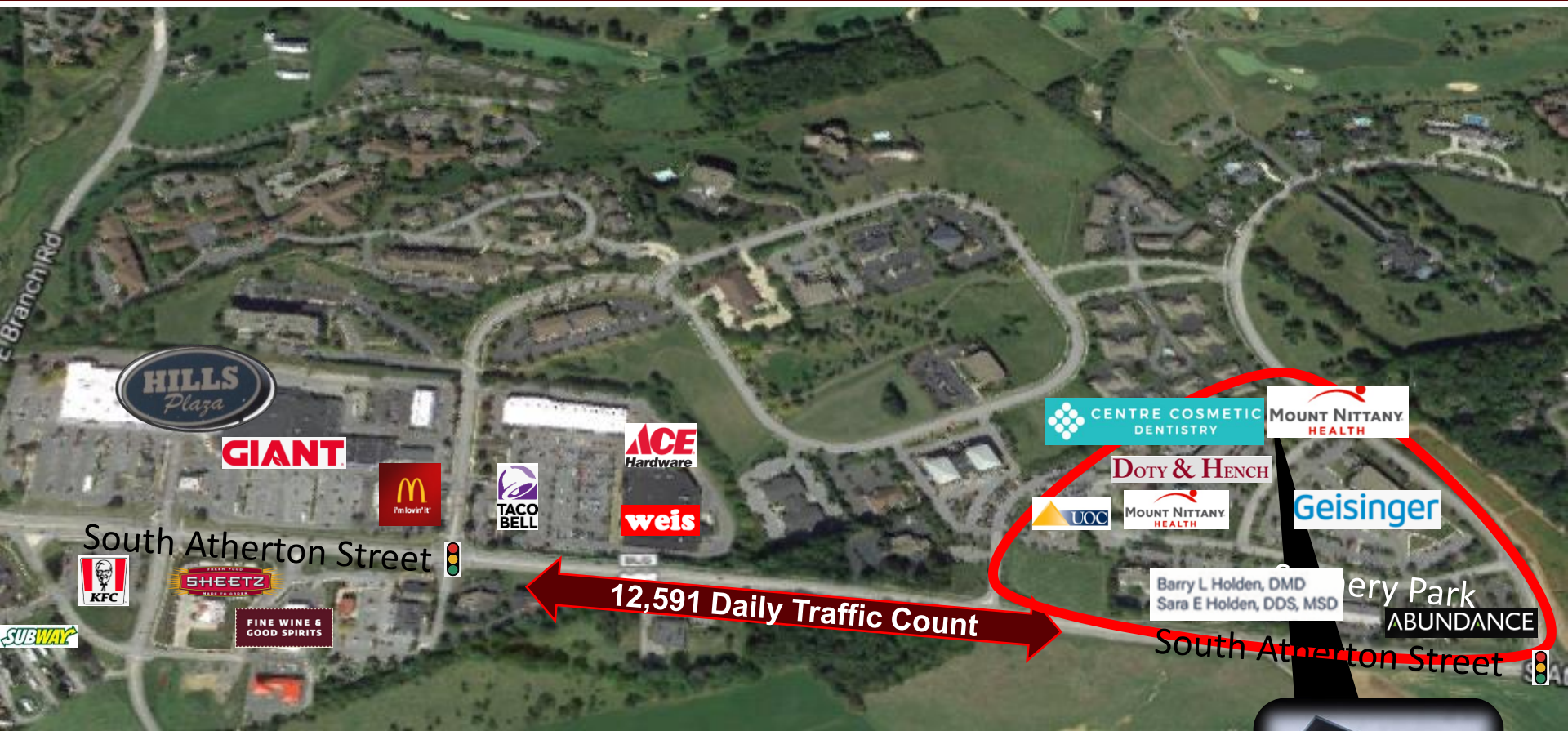
High ceilings with open office feel with added privacy



# Scenery Park

## — Prime Office Park

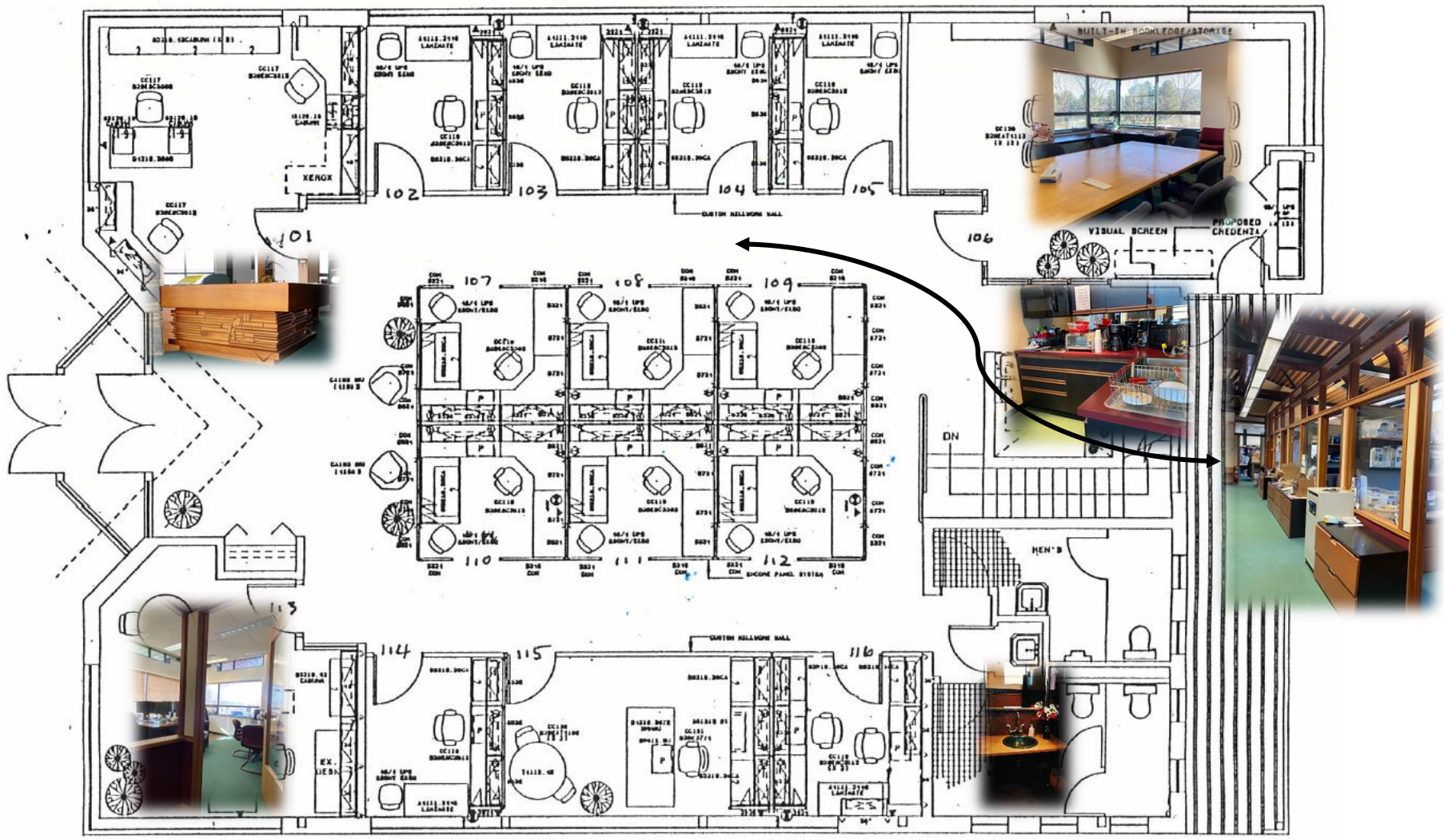
Scenery Park has direct access from South Atherton Street



Park consists of numerous:  
 Medical and Dental Offices, Financial, Insurance Providers

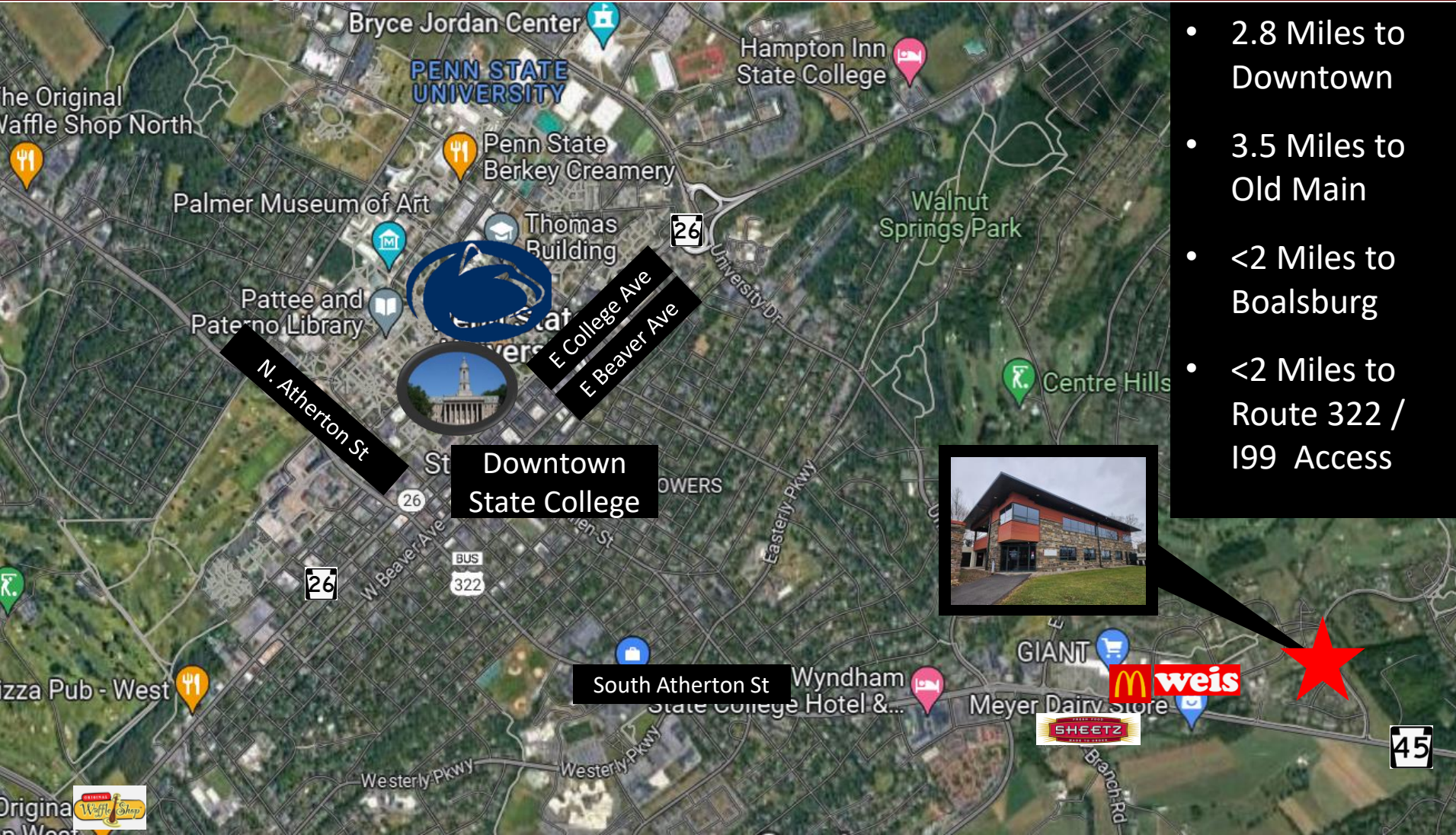


# Upper Level — Floor Plan



# Close to Downtown State College

## Proximity



- 2.8 Miles to Downtown
- 3.5 Miles to Old Main
- <2 Miles to Boalsburg
- <2 Miles to Route 322 / 199 Access



# Near Major Roadways & Housing



Easy access to major roadways, shopping, Penn State, housing, services, and schools.

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# Zoned Residential Office College Township

Zoned – R-O



## Allowed Uses in College Township:

- Hospitals
- Indoor recreational facilities
- Medical offices & clinics
- Office uses
- Places of assembly
- Public libraries, museums, art galleries and reading rooms
- Public or private institutions of higher education, nursery, kindergarten, elementary and secondary schools
- Studios for instruction in music, performing, visual and media arts, photographic and handicraft studios
- Veterinary offices & clinics
- Group Home
- Single family home, duplex, townhouse.

Note: Permitted Uses from ecode360.com as of 5/15/23.

# Centre County Demographic & Facts

## State College & Surrounding Areas



By: Data USA

- **Best US City for Entrepreneurs to Live and Launch by Entrepreneur.com**
- **University Park Airport – Direct flights to Chicago, Philadelphia, Detroit and Washington**
- **25 major festivals, including one of the most well-known and largest art festivals in the U.S., the Central Pennsylvania Festival for the Arts. & Central Pa 4<sup>th</sup> Fest**
- **Penn State football Saturdays make State College become the third largest town in PA**
  - **State College was ranked No. 1 as the least stressful city in the US by Psychology Today**
    - **1.5 to 2 million annual visitors to Happy Valley**
      - **Abundant biking and hiking trail system**

# Census Info

➤ Population.....	157,527
➤ Area in Square Miles.....	1,109
➤ Female.....	47%
➤ Male.....	53%
➤ Median Household Income.....	\$61,921
➤ Median Home value .....	\$242,700
➤ Home ownership rate.....	62.5%
➤ Bachelor's degree or higher, pct. of persons age 25+, 2010.....	45.8%
➤ Total number of firms.....	12,182

- Source: United States Census Bureau
  - Census.gov population Estimates for 2020