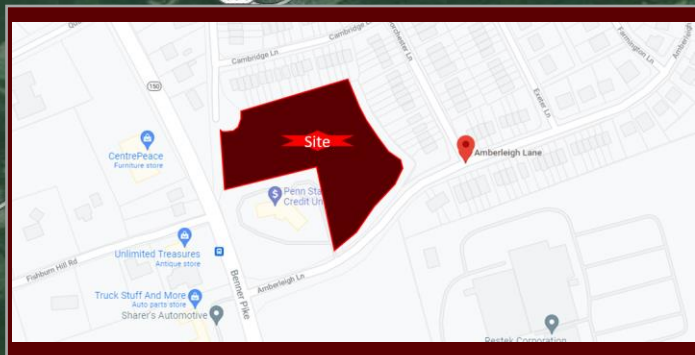


# Benner Pike/Amberleigh Lane Bellefonte, PA

## For Sale

Location, Location, Location...



Bellefonte, PA



State College, PA





# Benner Pike / Amberleigh Lane Bellefonte, PA

## For Sale



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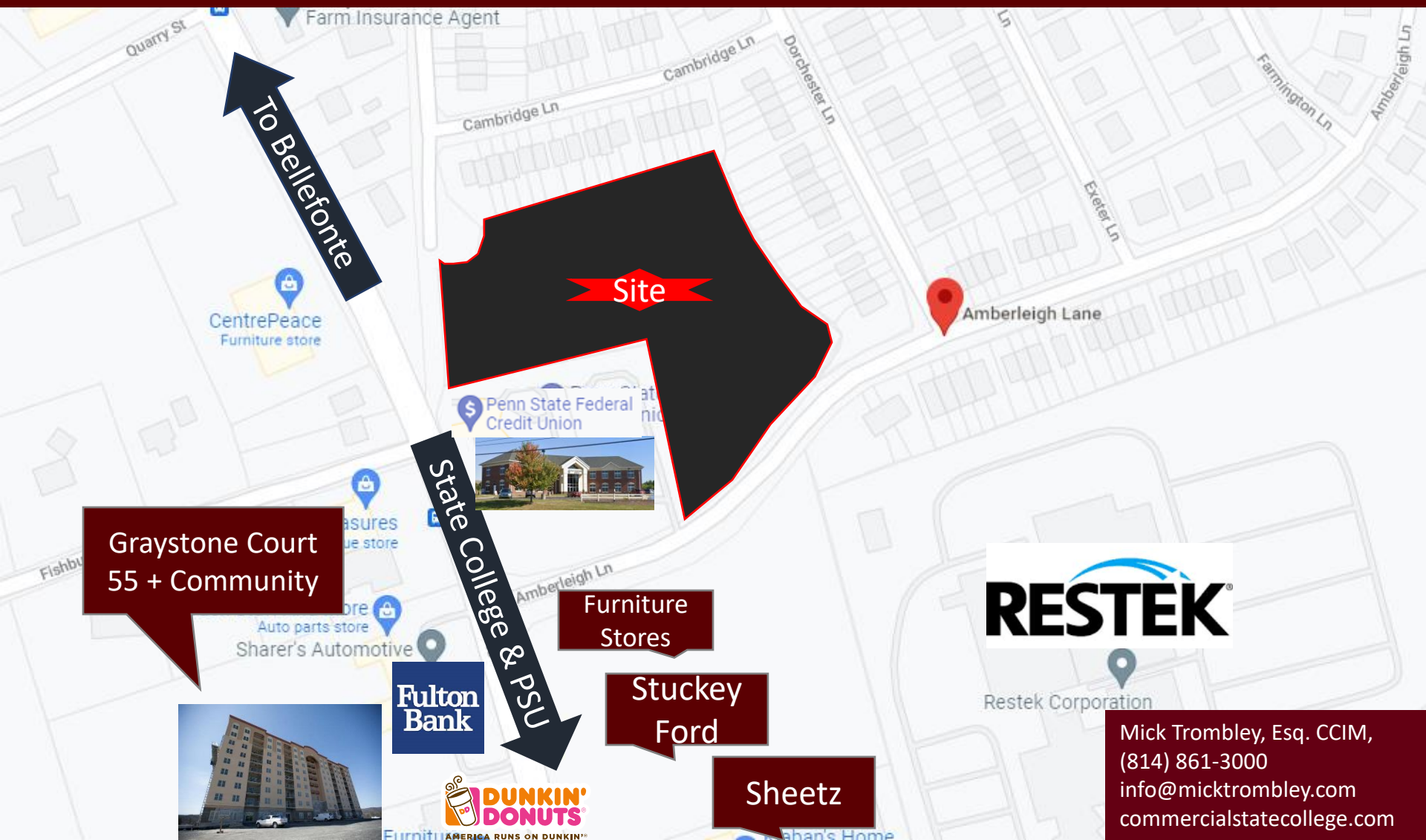


# Lot Located along Growing Corridor



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# Lot Located along Growing Corridor



To Bellefonte

Site

Amberleigh Lane

Graystone Court  
55 + Community

State College & PSU

Furniture  
Stores

Stuckey  
Ford

Sheetz

Fulton  
Bank

**RESTEK**

Restek Corporation

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# Location Features

- Growing Corridor - Close to Sheetz, Fulton Bank, 120+ Resident apartments servicing the 55+ community, famous Fisherman's Paradise area , Penn Eagle Industrial Park and Benner Commerce Park.
- Identical second building of 55+ community is in design to be added to current facility. Located proximate to site.
- Dunkin Donuts nearby - Actively growing area!
- Less than 1 mile to Interstate 99
- 4.3 miles to Nittany Mall/State College
- Approximately 7 miles to Interstate 80
- Traffic Count – 19,000 +/- (Penn DOT Traffic information Repository)

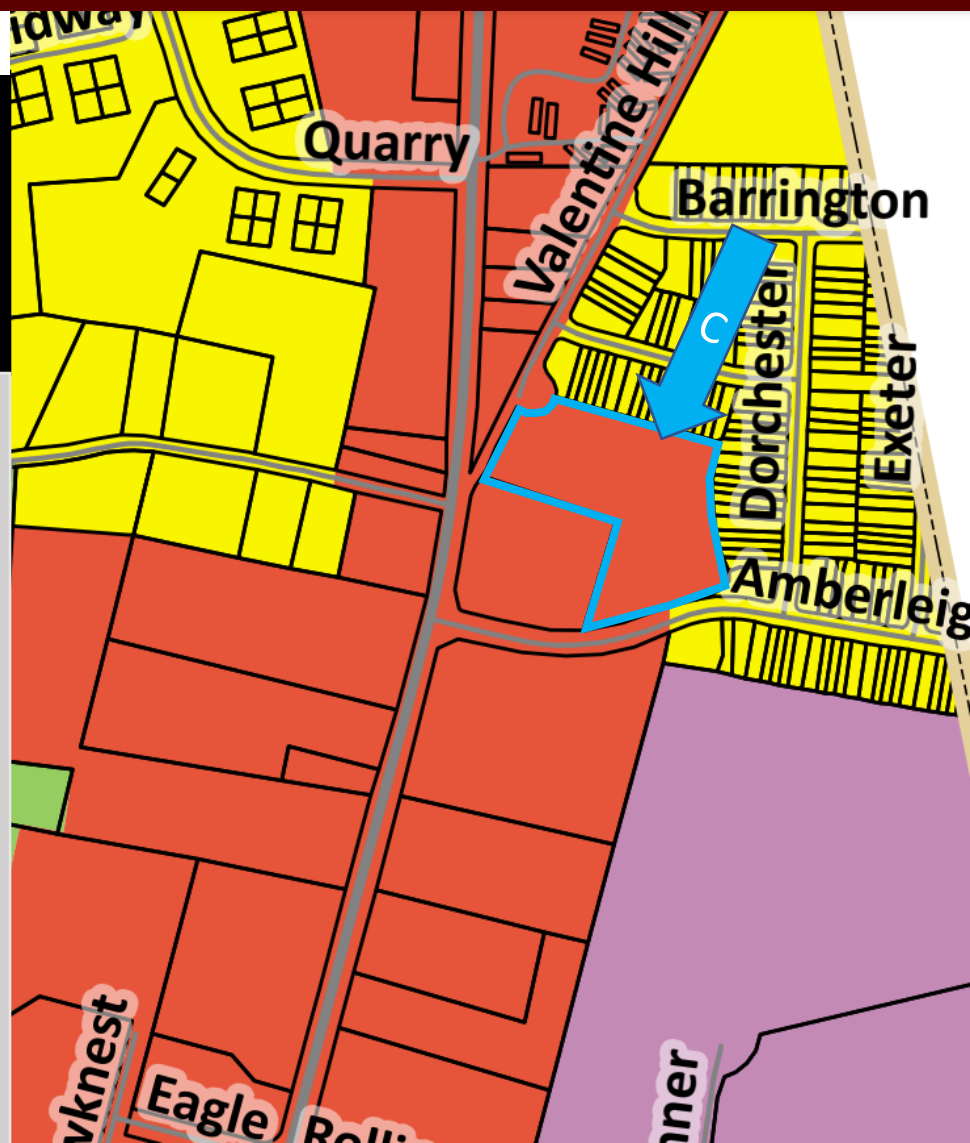
# Commercial District (C) Zoning

## *Benner Township Commercial (C) Zoning*

See pages 5-10 in Benner Township current Zoning Ordinance. Available at:

<http://www.bennertownship.org/wp-content/uploads/2013/10/Benner-Township-Zoning-Ordinance7-15-21-1.pdf>

- Townhouses (Conditional)
- Animal Hospital
- Banks/Financial Institutions
- Bottle Shop
- Breweries, Wineries, Distilleries
- Churches / Places of Worship
- Dispensary
- Health Practitioners, Physicians, Dentists
- Hotel, Motel facility
- Kennel
- Machinery and equipment repair
- Medical & Diagnostic Laboratories
- Power Equipment Stores
- Professional Offices
- Retail Businesses
- Schools
- Self-Storage
- Service Station
- Vehicle Body Shop, Rental, Repair, Car Wash
- Wholesale Storage and Warehousing



# 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.....	157,572
➤ 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