

## Site Information

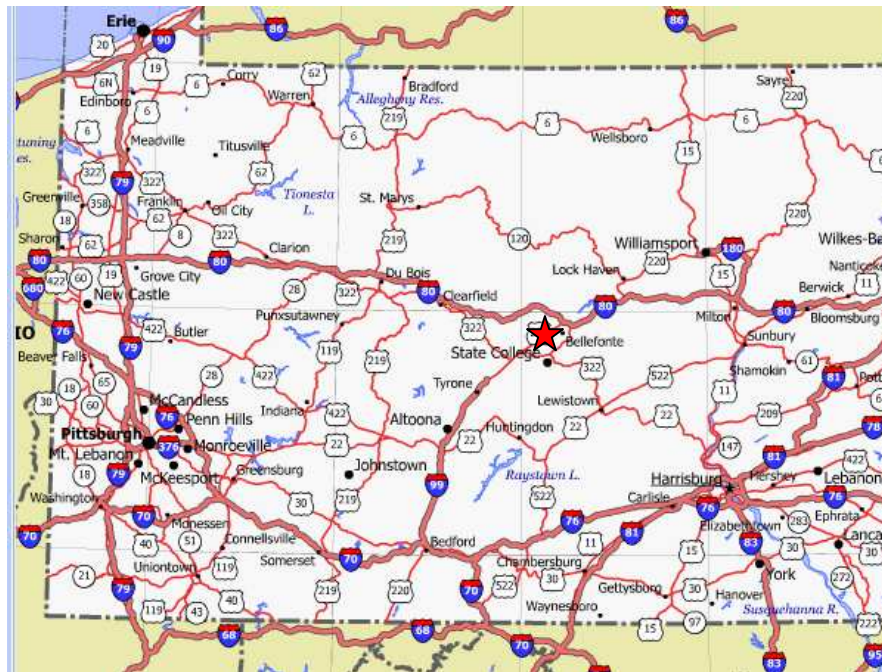
**Location:** 2500 East College Avenue  
Route 26, across from Nittany Mall

**Neighbors:** Long John Silvers, Pizza Hut, McDonald's, Arby's, Subway, Burger King, Ponderosa, Ruby Tuesday's, Red Lobster, Chili's, Panera Bread, Wal-Mart, Bed Bath & Beyond, Barnes & Noble, Sears, Bon Ton, Martin's Foods, Giant Food, GNC, Office Depot, Nittany Mall, Sheetz, Uni-Mart

**Size:** 170 acres to be developed

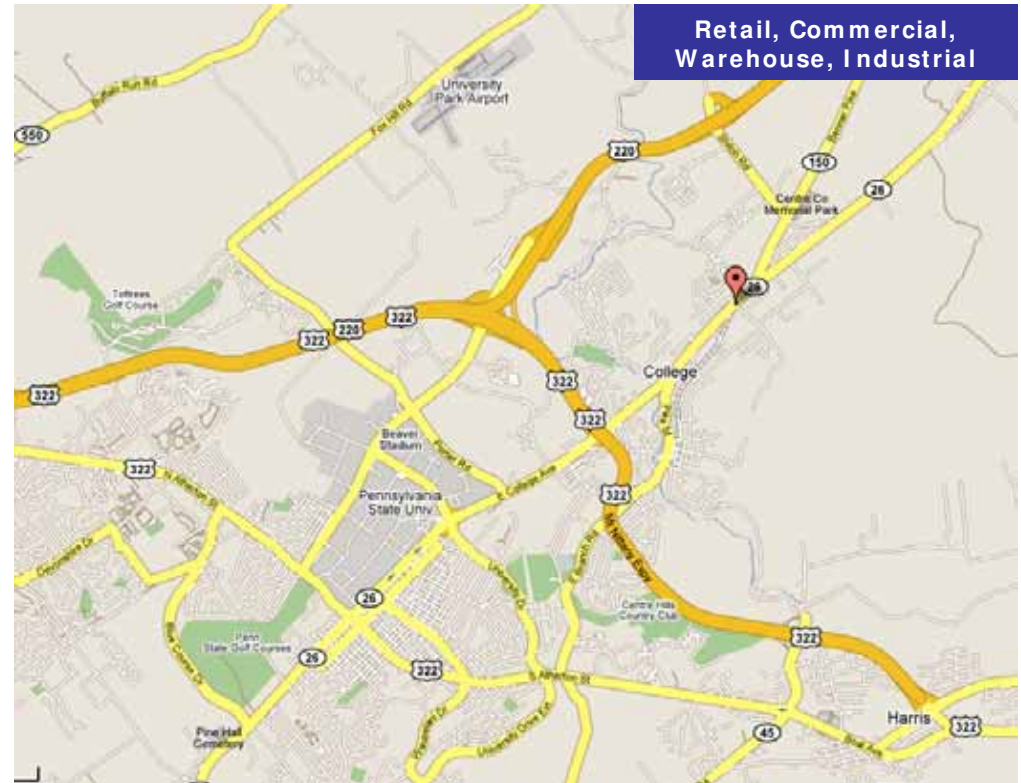
**Traffic Counts:** East College Avenue: 38,724 ADT  
Atherton Street:  
322 Expressway:

Demographics:	Zip Code	County
Population	46,223	135,758
Households	16,632	49,323
Per Capita Income	\$17,102	\$18,020
Median HH Income	\$28,924	\$36,165



# DALE SUMMIT

## State College, PA



Retail Real Estate Available

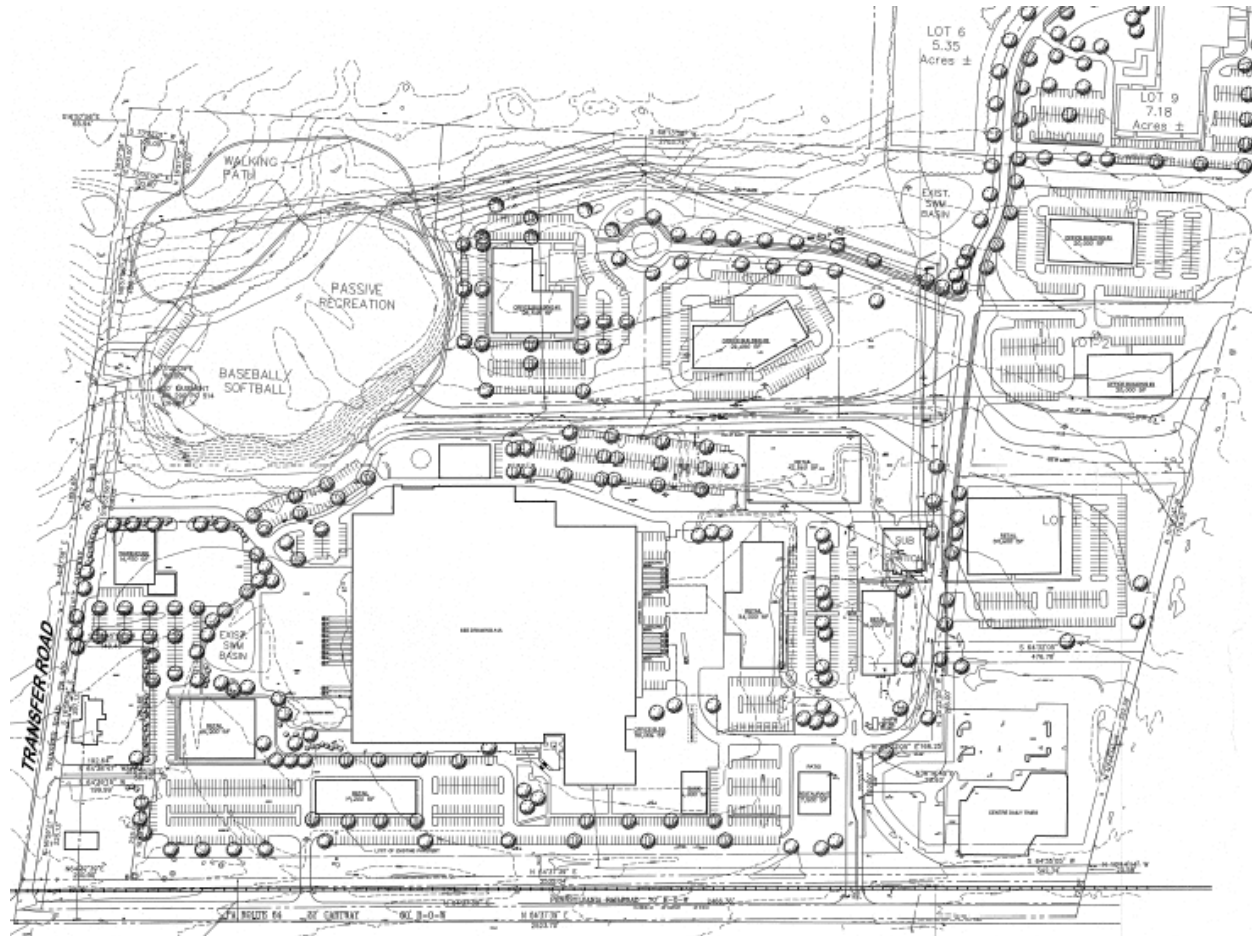


**BLAIR COMPANIES REAL ESTATE**  
101 Lakemont Park Boulevard  
Altoona, PA 16602

**Contact Information**  
Andrea Devorris Cohen  
814-949-8280  
814-934-9959 cell  
814-949-8286 fax  
acohen@blaircompanies.com

# DALE SUMMIT

State College, PA



BLAIR COMPANIES

**BLAIR COMPANIES REAL ESTATE**

101 Lakemont Park Boulevard  
Altoona, PA 16602

### Contact Information

Andrea Devorris Cohen

814-949-8280

814-934-9959 cell

814-949-8286 fax

[acohen@blaircompanies.com](mailto:acohen@blaircompanies.com)

# DALE SUMMIT

State College, PA



BLAIR COMPANIES

**BLAIR COMPANIES REAL ESTATE**

101 Lakemont Park Boulevard  
Altoona, PA 16602

### Contact Information

Andrea Devorris Cohen

814-949-8280

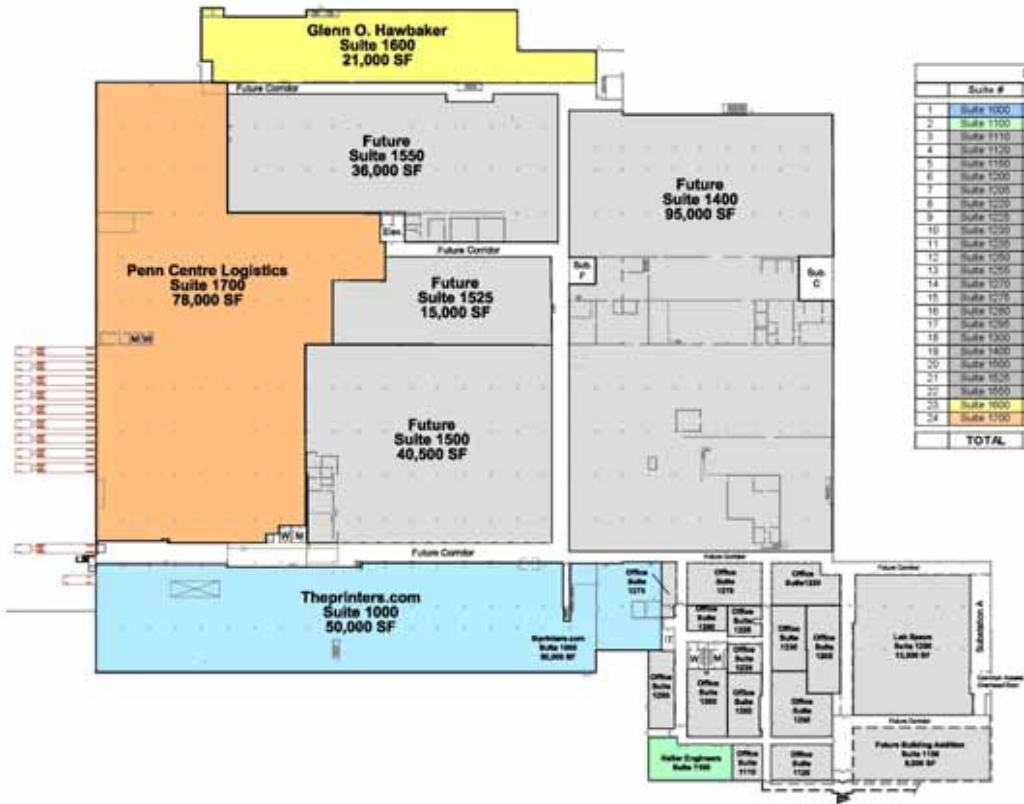
814-934-9959 cell

814-949-8286 fax

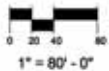
[acohen@blaircompanies.com](mailto:acohen@blaircompanies.com)

# DALE SUMMIT

State College, PA



Lease Spaces (Current & Proposed)				
Suite #	Tenant	Use	Square Feet	
1	Suite 1000	Theprinters.com	Manufacturing	50,000
2	Suite 1100	Kaler Engineering	Office	3,653
3	Suite 1110	Vacant	Office	880
4	Suite 1120	Vacant	Office	1,800
5	Suite 1150	Vacant	Office	8,000
6	Suite 1200	Vacant	Laboratory	13,500
7	Suite 1205	Vacant	Office	2,400
8	Suite 1210	Vacant	Office	3,200
9	Suite 1215	Vacant	Office	830
10	Suite 1230	Vacant	Office	1,880
11	Suite 1235	Vacant	Office	825
12	Suite 1250	Vacant	Office	2,800
13	Suite 1255	Vacant	Office	1,700
14	Suite 1270	Vacant	Office	2,550
15	Suite 1275	Suncoast Park Office	Office	650
16	Suite 1280	Vacant	Office	535
17	Suite 1295	Vacant	Office	1,880
18	Suite 1300	Vacant	Office	2,250
19	Suite 1400	Vacant	Light Industrial	95,000
20	Suite 1500	Vacant	Light Industrial	40,000
21	Suite 1525	Vacant	Light Industrial	15,000
22	Suite 1550	Vacant	Light Industrial	36,000
23	Suite 1600	Glenn O. Hawbaker	Light Industrial	21,000
24	Suite 1700	Penn Centre Logistics	Warehouse	78,000
<b>TOTAL</b>			<b>380,753</b>	



03 April 2007

**Warehouse Suites**  
Summit Park, State College PA



**BLAIR COMPANIES REAL ESTATE**  
101 Lakemont Park Boulevard  
Altoona, PA 16602

**Contact Information**  
Andrea Devorris Cohen  
814-949-8280  
814-934-9959 cell  
814-949-8286 fax  
acohen@blaircompanies.com