

403 RICHARDSON ROAD

MIDDLETOWN, PA | 17057

± 1.6 ACRES AVAILABLE | FOR LEASE



CORPORATE NEIGHBORS:



Ashlee Lehman | Cale Brusio | Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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FOR **LEASE**

PROPERTY OVERVIEW

403 Richardson Road a 1.6 acre, commercially zoned vacant piece of land located in Middletown, PA. The property is near corporate neighbors such as TE Connectivity, Tyco Solutions, and Dauphin Highlands, generating a mix of traffic. The parcel can offer access from South Eisenhower Blvd (14,000 VPD), creating easy ingress/egress. The site is fitting for a variety of uses such as service, retail, or general commercial. This creates a great opportunity for any tenant to enter the growing Middletown market.

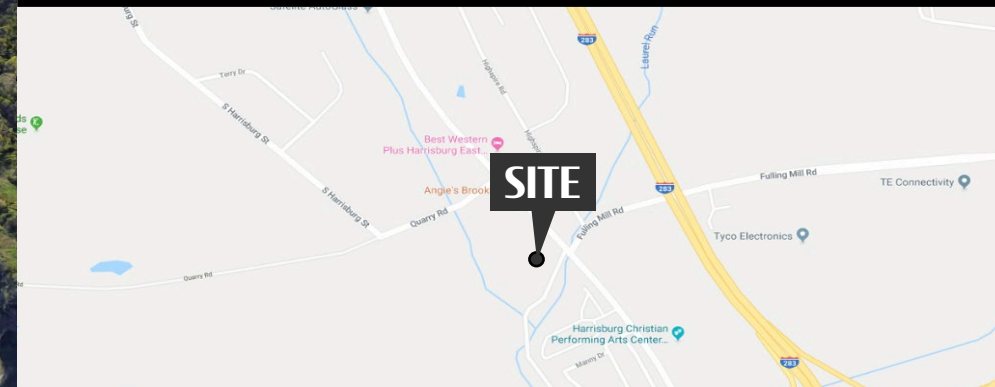
SUMMARY

- **Available Acreage:** ± 1.6 acres
- **Zoning:** Commercial Highway
- **Property Visibility:** Excellent
- **Lot Frontage:** ±160 feet
- **County:** Dauphin County
- **Permitted Uses:** General Merchandise, Food Store, Drug Store, Retail Stores, Banking, Professional Offices, Hotel, Automotive



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	34,931	142,631	238,317
TOTAL EMPLOYEES	25,332	67,404	146,892
AVERAGE HHI	\$103,419	\$97,100	\$108,652
TOTAL HOUSEHOLDS	13,833	58,039	98,477

TRAFFIC COUNTS: **RT 283** ± 54,000 VPD | **EISENHOWER BLVD** ± 14,000 VPD



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MARKET OVERVIEW



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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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