

# LINDEN CENTRE

1595 West Harrisburg Pike | Middletown, PA | 17057

FOR LEASE

± 1,200 - 30,000 SF AVAILABLE | FOR LEASE



## PROJECT

Linden Centre is a 83,162 SF newly redeveloped, grocery anchored shopping center ideally located along Route 230 which sees over 13,000 VPD. Linden Centre is anchored by Sharp Shopper with other co-tenants including Verizon Wireless and Sally Nails. The project also benefits from being within close proximity of Harrisburg International Airport, Penn State Harrisburg & the PA Turnpike.

## LOCATION

Linden Centre is ideally positioned at the signalized intersection of Route 230 (13,000 VPD) & Meade Avenue which provide easy access to the Pennsylvania Turnpike (30,000 VPD) & Route 283 (48,000 VPD). The project has 3 signalized points of access providing visitors easy ingress/egress.

## TRADE AREA

Adding to the stability of the project, Linden Centre shows a 20-minute drive time demographic of over 451,389 people with household incomes of more than \$79,632 and daytime employment demographics equally as strong with 322,316. The demographics within a 10-mile radius include 320,120 people in 132,711 homes, a labor force of 256,323 with an average household income of \$75,471. The areas growth over the last 10 years has increased over 8.0% since 2000 with over 14,633 new homes.

JOIN



verizon wireless



## DEMOGRAPHICS



POPULATION

3 MILE

5 MILE

7 MILE

28,166

66,039

144,513



TOTAL EMPLOYEES

20,340

54,041

118,619



AVERAGE HHI

\$66,534

\$78,063

\$78,690



TOTAL HOUSEHOLDS

11,408

27,536

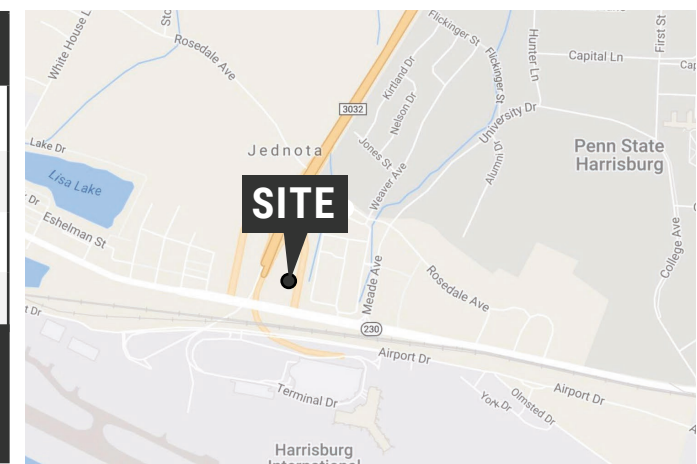
60,379

## TRAFFIC COUNTS



HARRISBURG PIKE: 13,000 VPD

ROUTE 3032: 11,000



York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE  
717-843-5555  
www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



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## TENANT ROSTER

SPACE	TENANT	AREA (SF)
A	FUTURE DEVELOPMENT	UP TO 30,000
1577	SHARP SHOPPER	35,527
B	VERIZON WIRELESS	1,800
C	NAIL SALON	1,200
D	AVAILABLE	1,200
E	AVAILABLE	1,200
F	AVAILABLE	1,200
G	AVAILABLE	1,200
H	AVAILABLE	1,200



ACTIVE MEMBER OF:  
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NETWORK

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