

For Lease

# LINDEN CENTRE

± 1,200 –  
30,000 SF

1595 West Harrisburg Pike | Middletown, PA | 17057



## 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.

## Join



Abe Khan | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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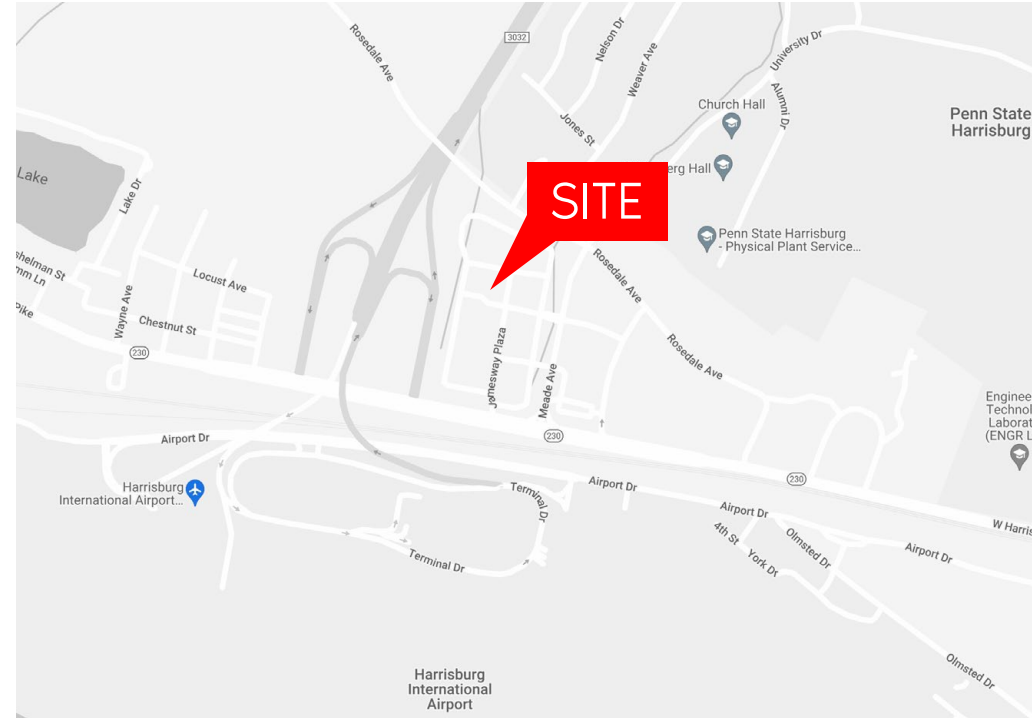
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## Location

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.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	26,057	71,129	155,237
TOTAL EMPLOYEES	13,130	33,749	75,941
AVERAGE HHI	\$81,932	\$91,661	\$88,581
TOTAL HOUSEHOLDS	10,755	28,432	62,633

**TRAFFIC COUNTS: Harrisburg Pike - ±13,000 VPD  
Route 3032 - ±11,000 VPD**

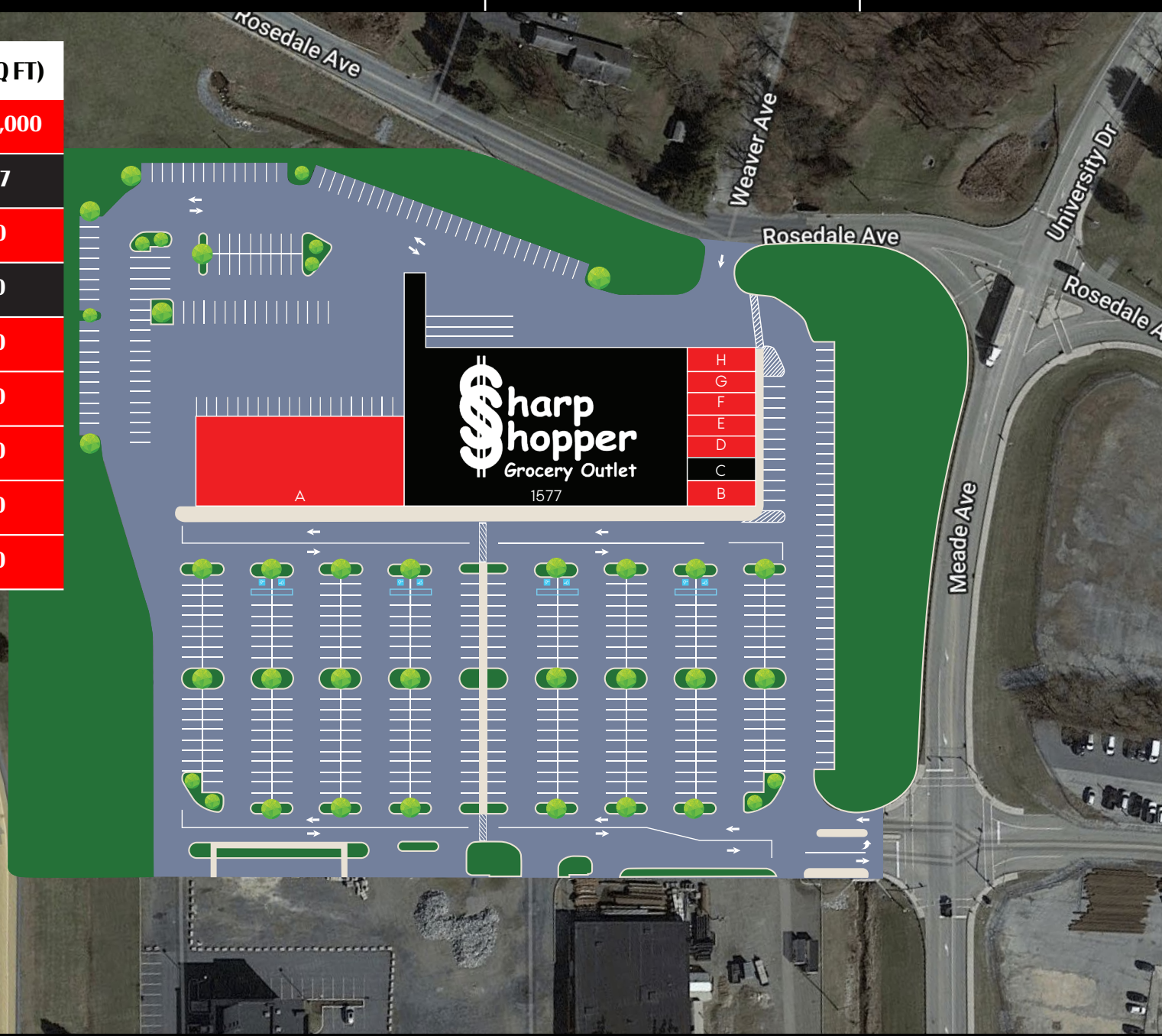
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SPACE	TENANT	AREA (SQ FT)
A	FUTURE DEVELOPMENT	UP TO 30,000
1577	Sharp Shopper	35,527
B	AVAILABLE	1,800
C	Nail Salon	1,200
D	AVAILABLE	1,200
E	AVAILABLE	1,200
F	AVAILABLE	1,200
G	AVAILABLE	1,200
H	AVAILABLE	1,200



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# About Bennett Williams

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

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.



## LISTING AGENT(S):

### Abe Khan

AKhan@bennettwilliams.com

### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com

### Chad Stine

CStine@bennettwilliams.com

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

### CONTACT US

717.843.5555  
www.bennettwilliams.com

