

For Lease

WESTPORTE CENTRE

±1,500 - 10,000 SF

300-360 W Main Street | Middletown, PA 17057



W Main Street - ±15,000 VPD

Nearby

GIANT.

AMTRAK

**harp
hopper**
Grocery Outlet

HIA
HARRISBURG INTERNATIONAL AIRPORT
ALTOGETHER BETTER

**QUALITY
KARNS
FOODS**

SHEETZ

Westporte Centre is a 49,249 square foot neighborhood retail shopping center situated along West Main Street in Middletown, PA. The project consists of a wide variety of retailers including Asian cuisine, pizza, brewery, cell phone, and a quick service restaurant. The property receives a high volume of daily traffic with a few residential developments within walking distance that include Nittany Village, Campus Heights, and Nittany Place to name a few. With the project's central location, and ease of access to public transportation this creates a great opportunity for any retailer.

BW

Abe Khan | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

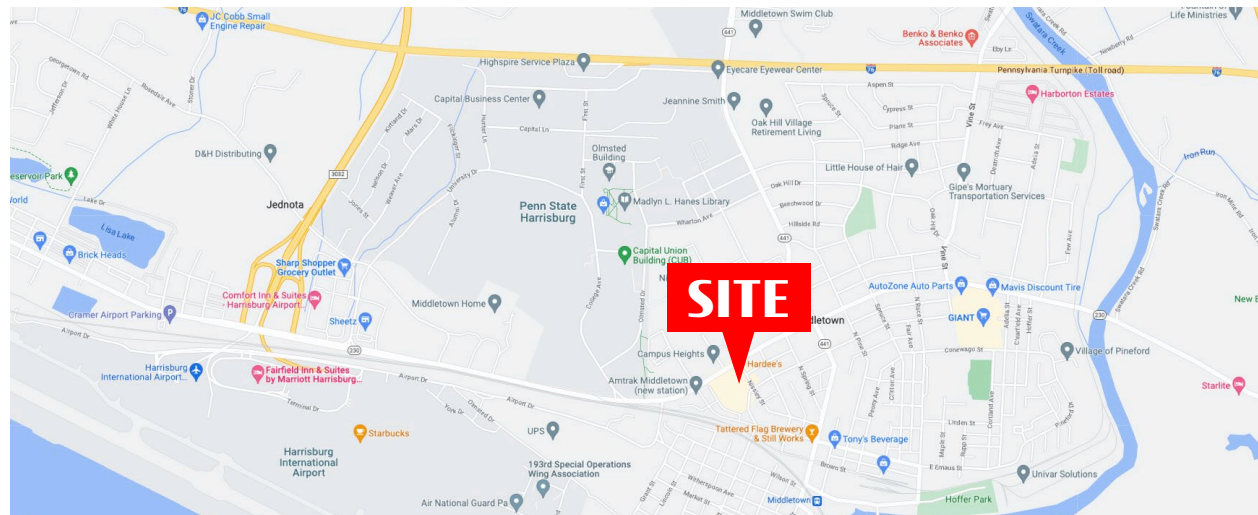
ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

Location Westporte Centre is ideally situated with ample frontage along the market's main thoroughfare, West Main Street. This project is conveniently located next to Middletown's new Amtrak Station which saw over 68,000 passengers alone in 2017. The property offers three, full access points, one of which is signalized. The project in itself offers many amenities to the walking traffic that is received by the Penn State Harrisburg Campus located across the street.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,856	24,777	58,898
TOTAL EMPLOYEES	5,155	10,201	21,762
AVERAGE HHI	\$63,449	\$82,927	\$99,899
TOTAL HOUSEHOLDS	4,596	10,119	23,723



TRAFFIC COUNTS: W Main Street ± 15,000 VPD

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Trade Area

Adding to the stability of the project, Westporte Centre shows a 15-minute drive time demographic of over 266,788 people with household incomes of more than \$77,430 and daytime employment demographics equally as strong with 214,544. The demographics within a 10-mile radius include 298,259 people in 126,166 homes, a labor force of 211,109 with an average household income of \$79,376. The area's growth since 2000 has increased over 13.8% with 17,425 new homes.



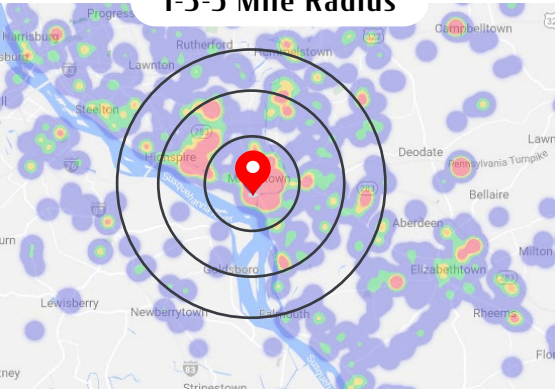
Hardee's
Annual Visits: 52.9K
9/15 State Ranking

Drayer
PHYSICAL THERAPY INSTITUTE
Annual Visits: 8.3K

WELLS FARGO
Annual Visits: 8.1K

UNITED STATES POSTAL SERVICE
Annual Visits: 21.8K
123/443 State Ranking

1-3-5 Mile Radius



ANNUAL VISITS

156.6K



AVERAGE DWELL TIME

50 Minutes



Hardee's
Annual Visits
52.9K
State Ranking
9/15

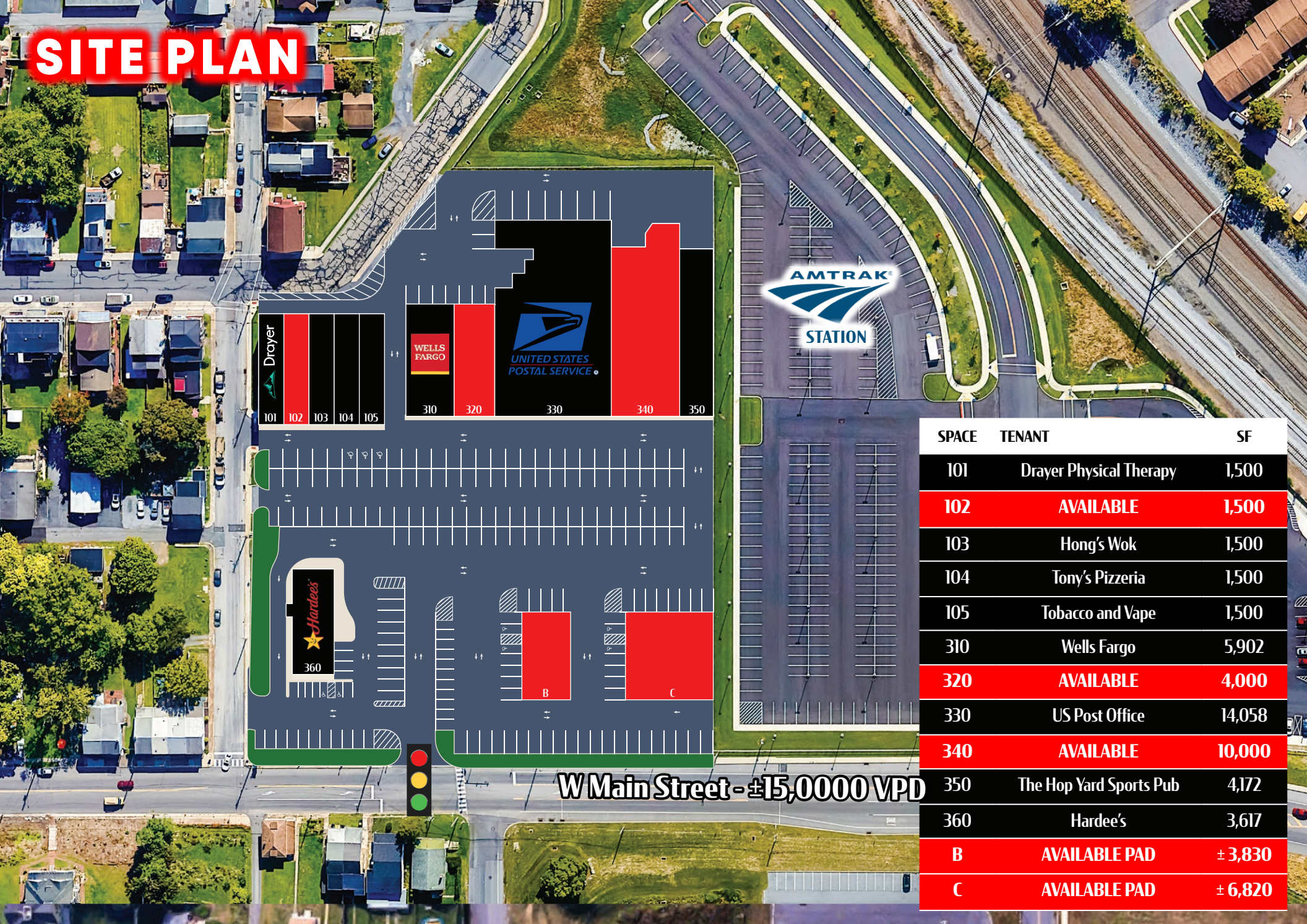


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SITE PLAN



W Main Street - ±15,000 VPD

SPACE	TENANT	SF
101	Drayer Physical Therapy	1,500
102	AVAILABLE	1,500
103	Hong's Wok	1,500
104	Tony's Pizzeria	1,500
105	Tobacco and Vape	1,500
310	Wells Fargo	5,902
320	AVAILABLE	4,000
330	US Post Office	14,058
340	AVAILABLE	10,000
350	The Hop Yard Sports Pub	4,172
360	Hardee's	3,617
B	AVAILABLE PAD	± 3,830
C	AVAILABLE PAD	± 6,820

MARKET AERIAL

Middletown Middle School
±630 Students

Middletown High School
±650 Students

Linden Center



PennState Harrisburg
±5,000 Students



230



Mid-Town Plaza



Westporte Centre



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Abe Khan

AKhan@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

