

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**  
Culinary Outlets

**HIA**  
HARRISBURG INTERNATIONAL AIRPORT  
ALTOGETHER BETTER

**QUALITY  
KARN'S  
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, 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**

**Francesco Conigliaro | Brad Rohrbaugh | Chad Stine**

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

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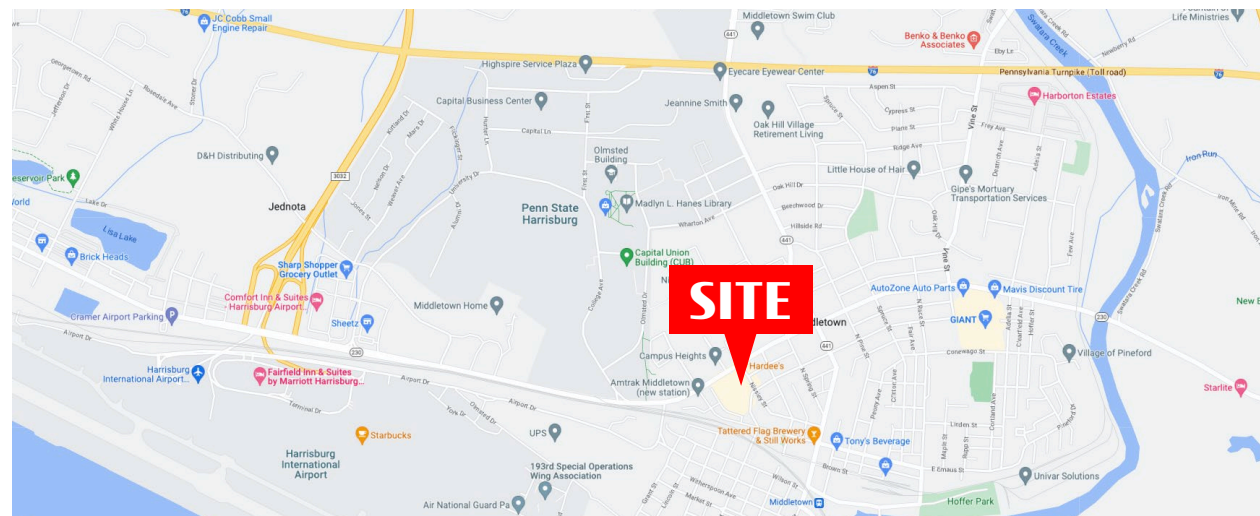


**Location** Westporte Centre is ideally situated with ample frontage along the market's main thoroughfare, West Main Street. This project is conveniently located next to Middletown's new Amtrak Station which saw over 82,000 passengers alone in 2024. The property offers three, full access points, one 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**

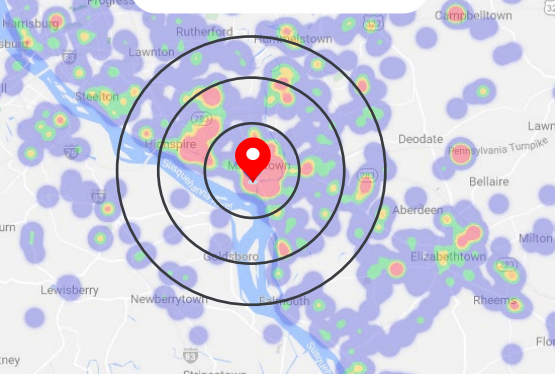




**Trade Area** Adding to the stability of the project, Westporte Centre shows a 15-minute drive time demographic of over 266,788 people with household incomes of more than \$77,430 and daytime employment demographics equally as strong with 214,544. The demographics within a 10-mile radius include 298,259 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.



1-3-5 Mile Radius



# of Visits  
High



Low



**ANNUAL VISITS**

156.6K



**AVERAGE DWELL TIME**

50 Minutes



**Annual Visits**

52.9K

**State Ranking**

9/15



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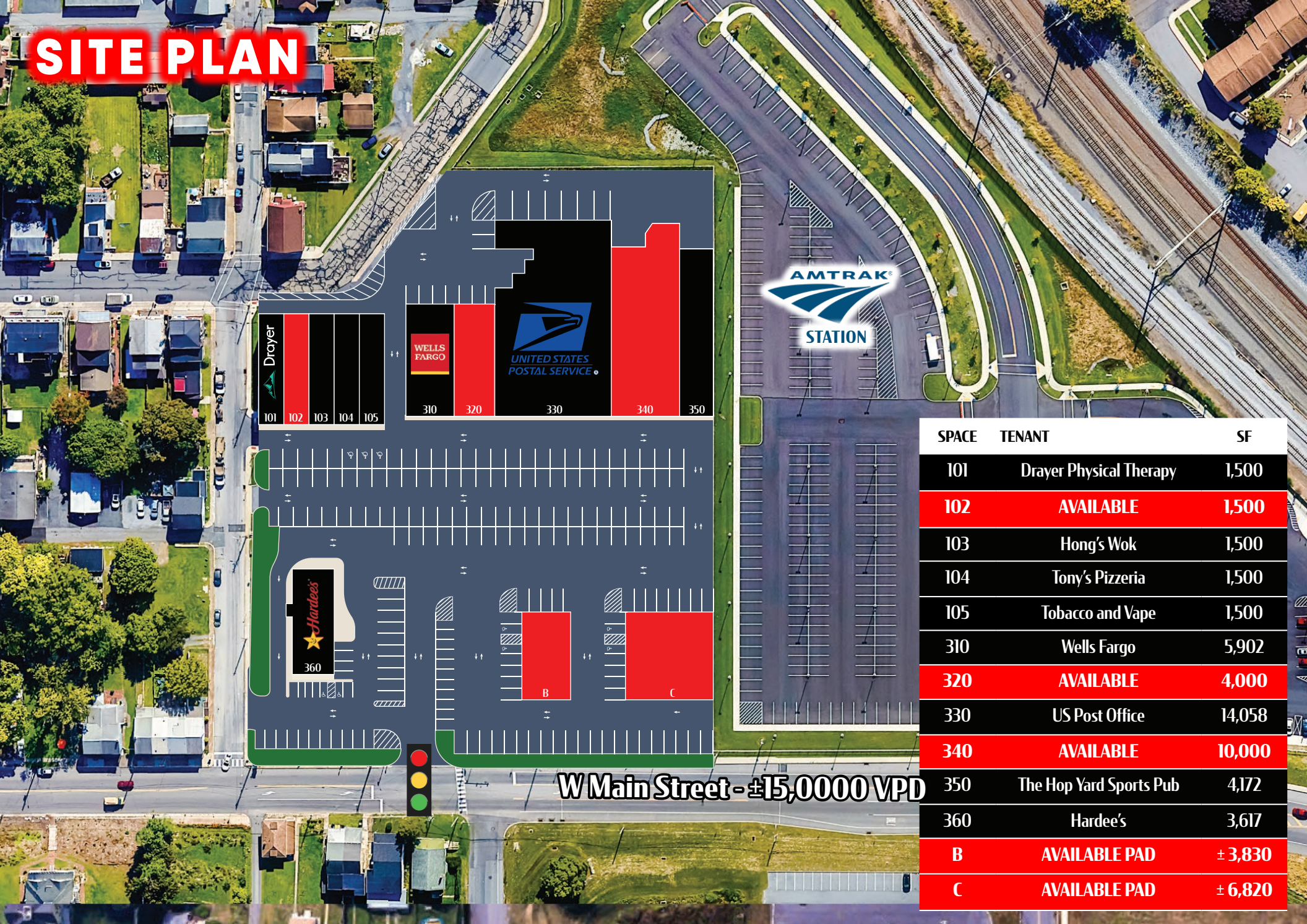


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# SITE PLAN



**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



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# MARKET AERIAL

**Middletown  
Middle School**  
±630 Students

**Middletown  
High School**  
±650 Students

**Linden Center**



**PennState  
Harrisburg**  
±5,000 Students



**Mid-Town Plaza**

**GIANT**



FINE WINE & GOOD SPIRITS



**Westporte Centre**



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# 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:



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## CONTACT US

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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.

