

For Lease

# WESTPORTE CENTRE

±4,000 – 10,000 SF

300-360 W Main Street | Middletown, PA 17057



Nearby **GIANT.**

**AMTRAK**

**harp hopper**  
Grocery Outlet

**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)

ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

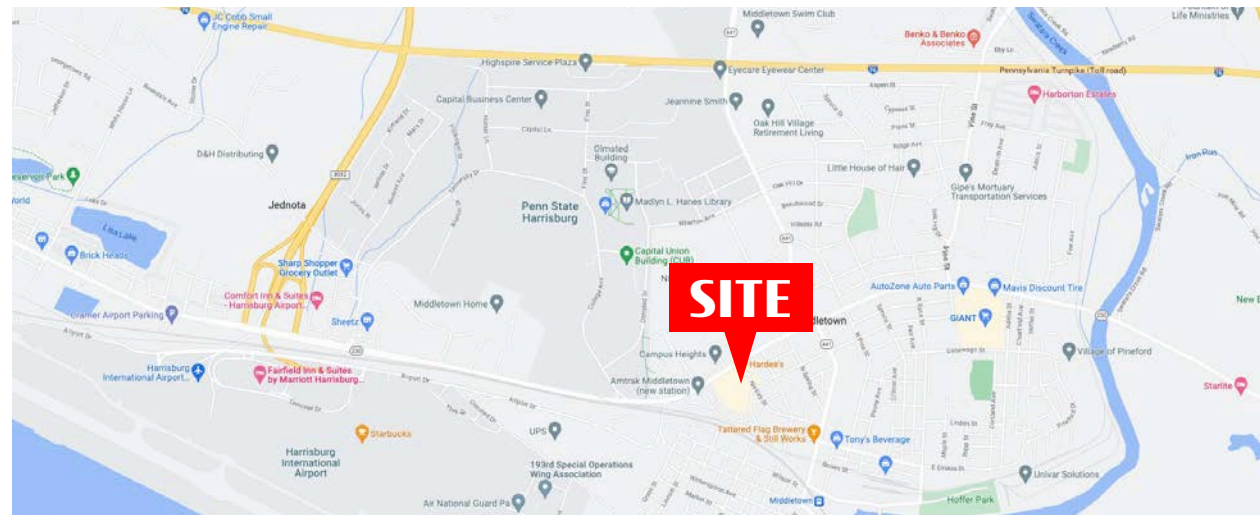
COMMERCIAL BROKERAGE. *Redefined.*

**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 82,000 passengers alone in 2024. The property offers four, 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	11,226	24,521	58,368
TOTAL EMPLOYEES	5,369	10,586	21,266
AVERAGE HHI	\$72,074	\$101,993	\$119,696
TOTAL HOUSEHOLDS	4,741	10,066	23,660

**TRAFFIC COUNTS: W Main Street ± 11,000 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.



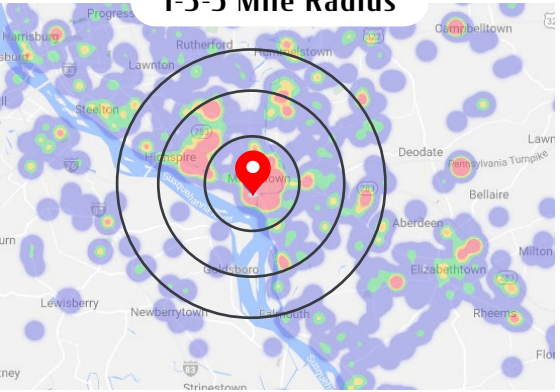
**Hardee's**  
Annual Visits: 157.3K  
8/14 State Ranking

**Drayer**  
PHYSICAL THERAPY INSTITUTE  
Annual Visits: 8.2K  
22/47 State Ranking

**WELLS FARGO**  
Annual Visits: 44.6K

**UNITED STATES POSTAL SERVICE**  
Annual Visits: 22.8K  
137/678 State Ranking

**1-3-5 Mile Radius**



**ANNUAL VISITS**  
348.2K

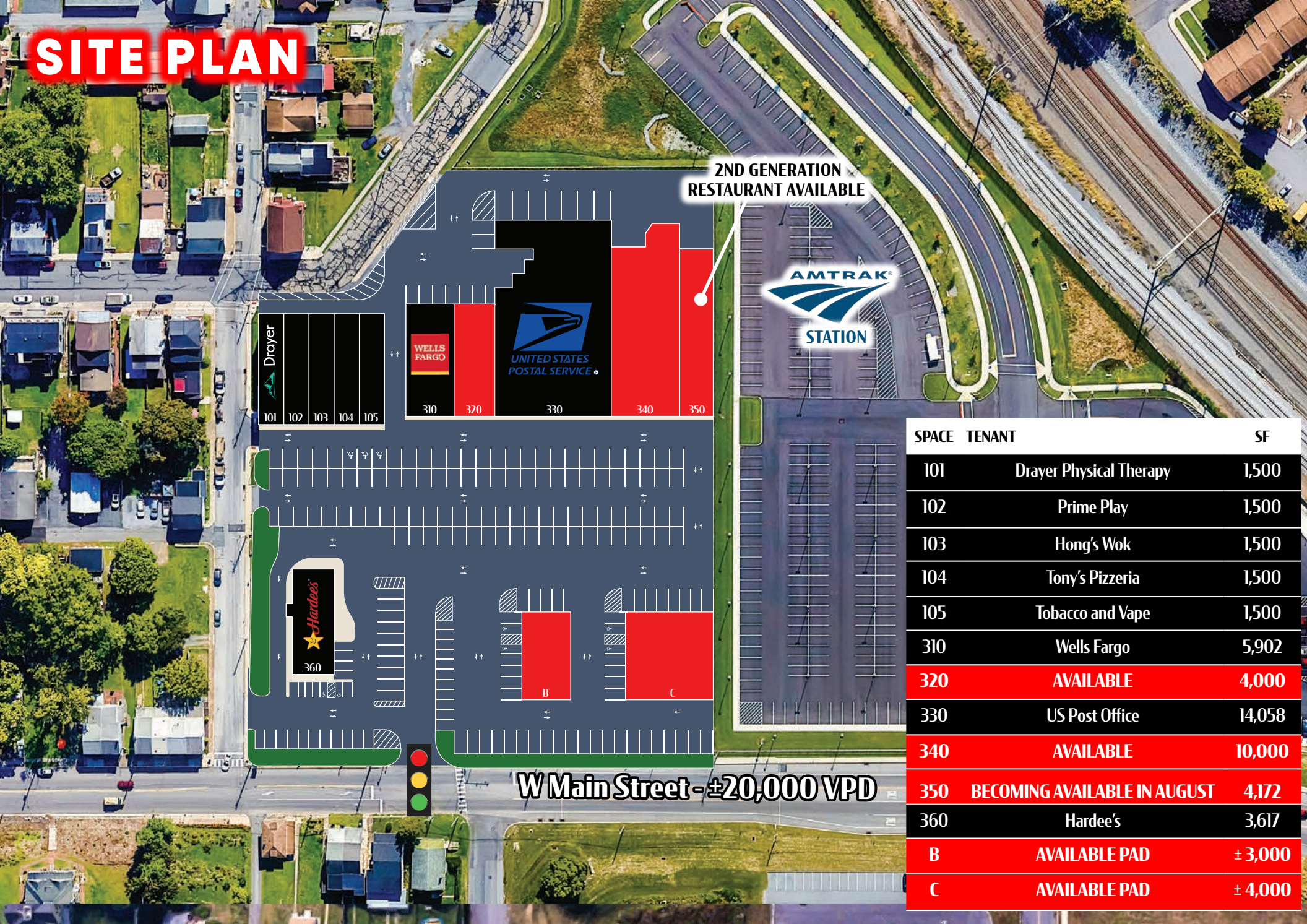


**AVERAGE DWELL TIME**  
21 Minutes



**Hardee's**  
Annual Visits  
157.3K  
State Ranking  
8/14

# SITE PLAN



SPACE	TENANT	SF
101	Drayer Physical Therapy	1,500
102	Prime Play	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	BECOMING AVAILABLE IN AUGUST	4,172
360	Hardee's	3,617
B	AVAILABLE PAD	± 3,000
C	AVAILABLE PAD	± 4,000

# MARKET AERIAL

**Middletown Middle School**  
±630 Students

**Middletown High School**  
±650 Students

**Linden Center**



**UPMC**

230



**Westporte Centre**



**Mid-Town Plaza**



FINE WINE & GOOD SPIRITS



# 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.

