

For Lease

WESTPORTE CENTRE

±1,500 – 10,000 SF

300-360 W Main Street | Middletown, PA 17057



Nearby **GIANT.**

AMTRAK

**harp
hopper**
Grocery Outlets

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, Mexican restaurant, 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 | Tyler Gettel | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

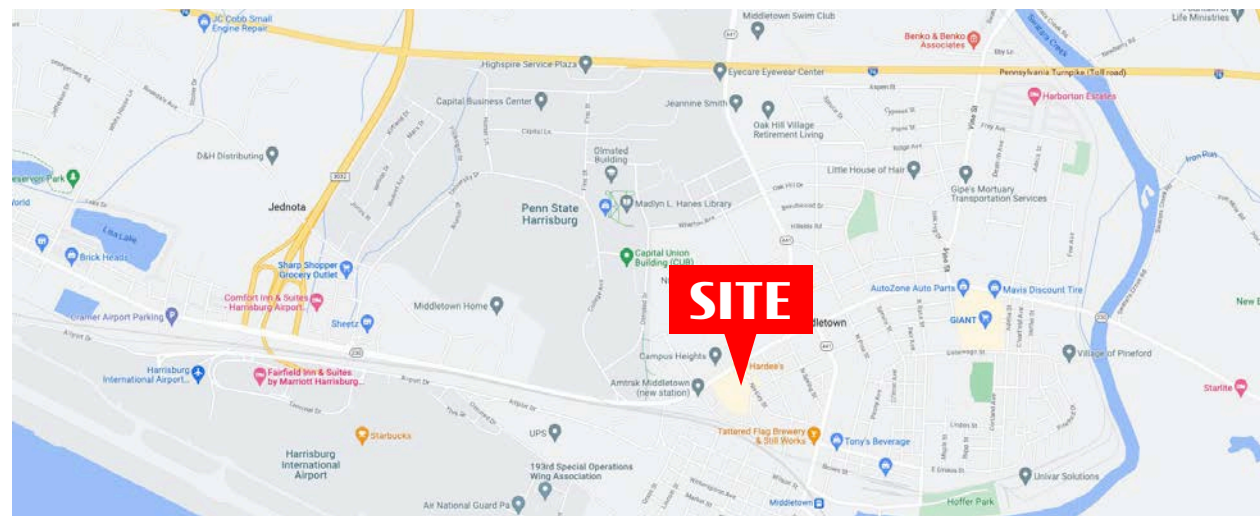
ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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 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	11,041	24,396	58,135
TOTAL EMPLOYEES	5,702	11,143	21,454
AVERAGE HHI	\$72,917	\$104,522	\$126,616
TOTAL HOUSEHOLDS	4,713	10,123	23,806



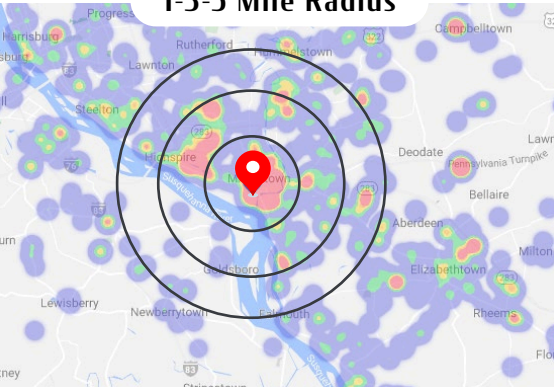
TRAFFIC COUNTS: W Main Street ± 20,000 VPD

Trade Area

Adding to the stability of the project, Westporte Centre shows a 15-minute drive time demographic of over 69,814 people with household incomes of more than \$117,870 and daytime employment demographics equally as strong with 36,605. The demographics within a 10-mile radius include 315,825 people in 130,403 homes, a labor force of 162,248 with an average household income of \$110,794.



1-3-5 Mile Radius



of Visits

High



ANNUAL VISITS

348.2K



AVERAGE DWELL TIME

21 Minutes



Annual Visits

157.3K

State Ranking

8/14

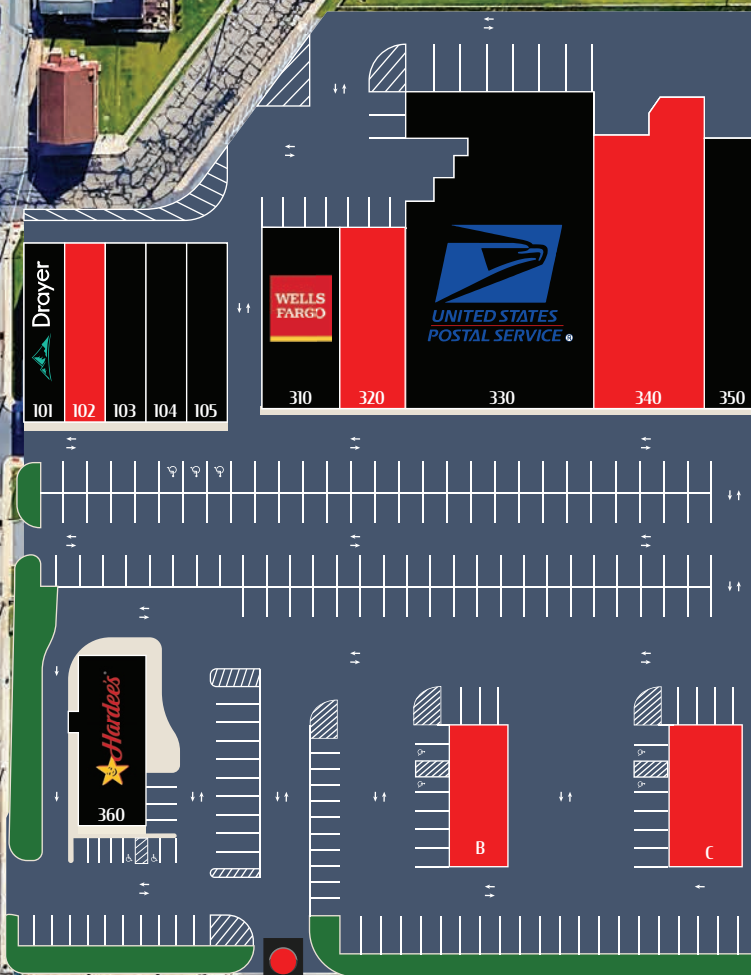


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SITE PLAN



W Main Street - ±14,000 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	Agave Azul Mexican Restaurant	4,172
360	Hardee's	3,617
B	AVAILABLE PAD	± 3,000
C	AVAILABLE PAD	± 3,000



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MARKET AERIAL



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
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EXTON OFFICE:

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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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.

