

For Lease

WESTPORTE CENTRE

±1,500 - 6,820 SF

300-360 W Main Street | Middletown, PA 17057



W Main Street - ±15,000 VPD

Nearby

GIANT.

AMTRAK

**harp
hopper**
Creasing 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, 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
COMMERCIAL

Abe Khan | Blake Shaffer | Brad Rohrbaugh | Chad Stine

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

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

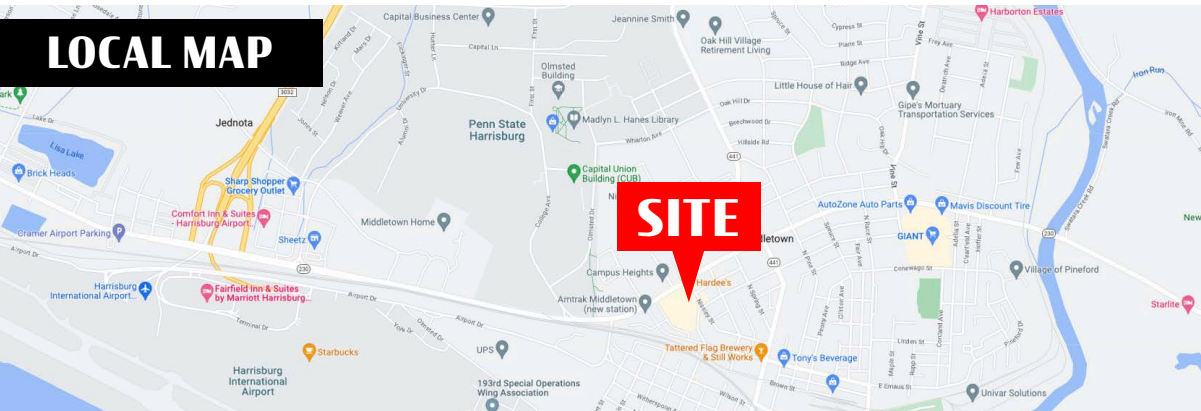
COMMERCIAL BROKERAGE. *Redefined.*

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LOCAL MAP



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 | | | |

AVAILABLE SPACE



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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.



Annual Visits: 52.9K
9/15 State Ranking



Annual Visits: 8.3K

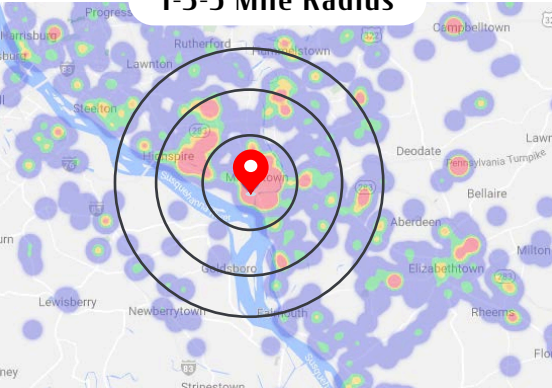
**WELLS
FARGO**

Annual Visits: 8.1K



Annual Visits: 21.8K
123/443 State Ranking

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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SITE PLAN



| 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 | AVAILABLE | 1,500 |
| 310 | Wells Fargo | 5,902 |
| 320 | AVAILABLE | 4,000 |
| 330 | Us Post Office | 14,058 |
| 340 | True Value | 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 |

W Main Street - ±15,000 VPD



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MARKET AERIAL



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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.

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.

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