

# Linden Centre Phase II | Middletown, PA

± 1,200 - 30,000 SF Retail Space Available

Available For Lease

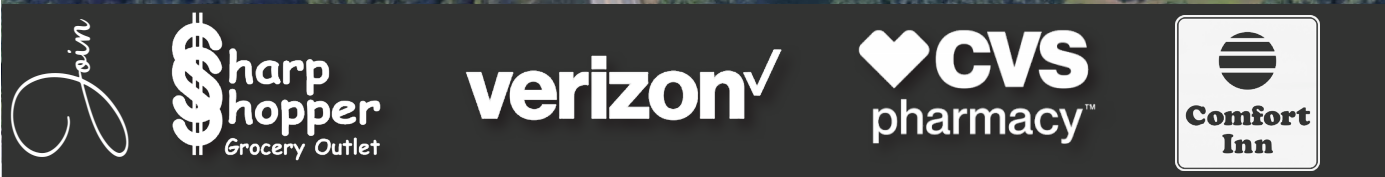


**PROJECT:** Linden Centre Phase II is a development addition to the Sharp Shopper anchored center, including a big box space adjacent to the grocery anchor, and a handful of PAD sites ranging from 4,000 to 12,620 SF with plenty of parking along all fronts. The project benefits from being within close proximity of Harrisburg International Airport, Penn State Harrisburg, and the PA Turnpike. The project would be fitting for a variety of uses, including but not limited to full service restaurant, medical, or office uses for any brand looking to enter the Middletown market.

**LOCATION:** Linden Centre Phase II is ideally positioned at the signalized intersection of Route 230 (13,000 VPD) & Meade Avenue which provides easy access to the Pennsylvania Turnpike (30,000 VPD) & Route 283 (48,000 VPD). The project has 3 signalized points of access providing visitors easy ingress/egress. The surrounding retail along with Harrisburg International Airport and dense residential areas generate traffic to and from the center during all hours of the day.

**TRADE AREA:** Adding to the stability of the project, Linden Centre Phase II shows a 20-minute drive time demographic of over 451,389 people with household incomes of more than \$79,632 and daytime employment demographics equally as strong with 322,316. The demographics within a 10-mile radius include 320,120 people in 132,711 homes, a labor force of 256,323 with an average household income of \$75,471. The areas growth over the last 10 years has increased over 8.0% since 2000 with over 14,633 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	28,168	66,039	144,513
TOTAL EMPLOYEES	20,340	54,041	118,619
AVERAGE HHI	\$66,534	\$78,063	\$78,690
TOTAL HOUSEHOLDS	11,408	27,536	60,379
<b>TRAFFIC COUNTS: HARRISBURG PIKE - ±13,000 VPD RT 30 - ±11,000 VPD</b>			



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## Site Plan



TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
1	AVAILABLE	4,900
2	COMFORT INN	11,250
3	AVAILABLE	6,360
4	AVAILABLE	3,500
5	AVAILABLE	5,000
6	AVAILABLE	4,000
7	CVS PHARMACY	13,225
8	AVAILABLE	3,500
9	AVAILABLE	7,250

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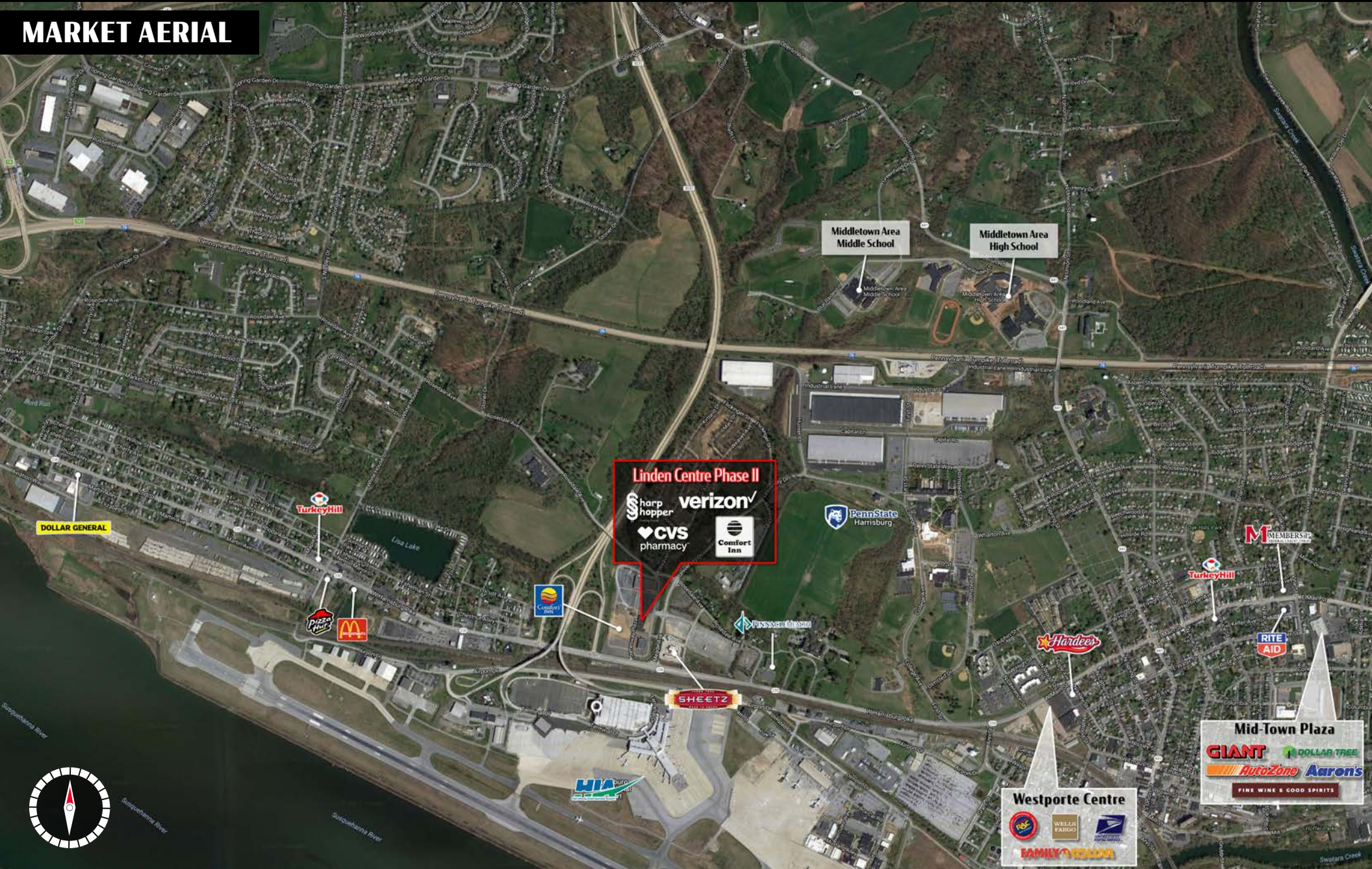
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## MARKET AERIAL



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