

For Lease

# LINDEN CENTRE

1595 W Harrisburg Pike | Middletown, PA 17057

## PHASE II

3,500 -  
7,250 SF



W Harrisburg Pike - ±14,000 VPD



Abe Khan | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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## Property Overview

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 1,200 to 30,000 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



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	26,057	71,129	155,237
TOTAL EMPLOYEES	13,130	33,749	75,941
AVERAGE HHI	\$81,932	\$91,661	\$88,581
TOTAL HOUSEHOLDS	10,755	28,432	62,633

## TRAFFIC COUNTS:

Harrisburg Pike - ±14,000 VPD | PA Turnpike - ±30,000 VPD

## Location

Linden Centre Phase II is ideally positioned at the signalized intersection of Route 230 (14,000 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.



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W Harrisburg Pike - #14,000 VPD



TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
1	Leased	4,900
2	Comfort Inn	11,250
3	Home2 Suites	
4	Wawa	3,500
5	AVAILABLE	5,000
7	CVS Pharmacy	13,225
8	AVAILABLE	3,500
9	AVAILABLE	7,250



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## MARKET AERIAL



**Middletown Middle School**  
±630 Students

**Middletown High School**  
±650 Students

**Linden Center**

**Linden Center Phase II**

**Wawa** **CVS pharmacy**  
**Comfort INN** **HOME2 SUITES BY HILTON**

**PennState Harrisburg**  
±5,000 Students

**SHEETZ**

**RITE AID**

**MAVIS DISCOUNT TIRE**

**NEW AMTRAK**

**Mid-Town Plaza**

**GIANT** **DOLLAR TREE**  
FINE WINE & GOOD SPIRITS **AutoZone**

**HIA**  
HARRISBURG INTERNATIONAL AIRPORT  
ALTOGETHER BETTER

**Westporte Centre**

**THE HOP YARD** **True Value** **Drayer**  
**Hardee's** **PHYSICAL THERAPY INSTITUTE**





# 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.

## LISTING AGENTS:

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## OUR LOCATIONS:

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### WILLIAMSPORT OFFICE:

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Williamsport, PA 17701

### LANCASTER OFFICE:

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### CONTACT US

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