

For Lease

LINDEN CENTRE

3,500 -
7,250 SF

1595 W Harrisburg Pike | Middletown, PA 17057

PHASE II



W Harrisburg Pike - ±14,000 VPD



Francesco Conigliaro | Tyler Gettel | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at 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 HH	\$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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TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
1	McDonald's	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

W Harrisburg Pike - #14,000 VPD

Meade Ave



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MARKET AERIAL



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OUR LOCATIONS:

YORK OFFICE:

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York, PA 17402

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1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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REPRESENTATION



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.



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