

AVAILABLE FOR LEASE

NEWPORT PLAZA

2-18 Newport Plaza | Newport, PA 17074

Bennett Williams
COMMERCIAL REAL ESTATE



JOIN RETAILERS

GIANT

**RITE
AID**



verizon

SUBWAY

holiday hair

NEWPORT PLAZA

PROJECT OVERVIEW

Newport Plaza is a 64,489 square foot anchored grocery center in Newport, PA. The shopping center is located along US-22/322, making it easily accessible for a majority of Perry County. The current tenant lineup includes Giant Grocery, Rite Aid Pharmacy, Verizon Wireless, and Subway, to name a few.

ANCHOR TENANTS

Giant - 39,000 SF

Rite Aid - 10,004 SF

AVAILABLE SPACE

± 1,905 SF



PROPERTY LOCATION

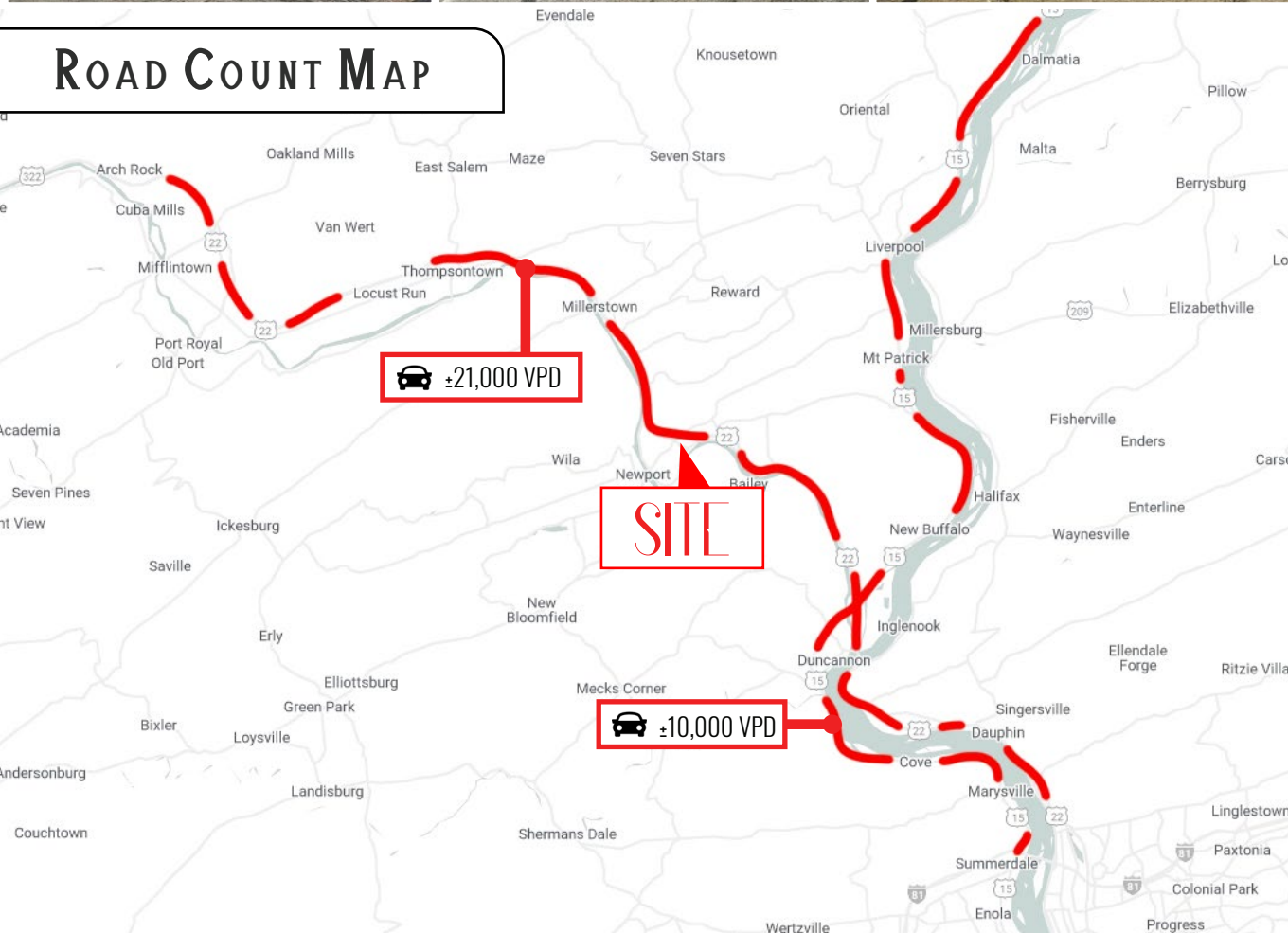
Newport Plaza is ideally positioned near the US-22/322 access ramp and along Red Hill Road, which is the area's main retail corridor. Major retailers nearby include Tractor Supply, Weis Markets, and Goodwill.



TRADE AREA

Adding to the stability of the market are the 10-mile radius and 20-minute drive time demographics. Within a 20-minute drivetime, you will find 23,921 people in 9,623 households with an average annual income of \$81,589. The 10-mile radius demographics are even stronger, showing 36,089 people in 14,536 households with an average annual income of \$80,247. The area daily traffic is also attributed to the +/- 1,000 businesses and +/- 7,000 employees in the general area.

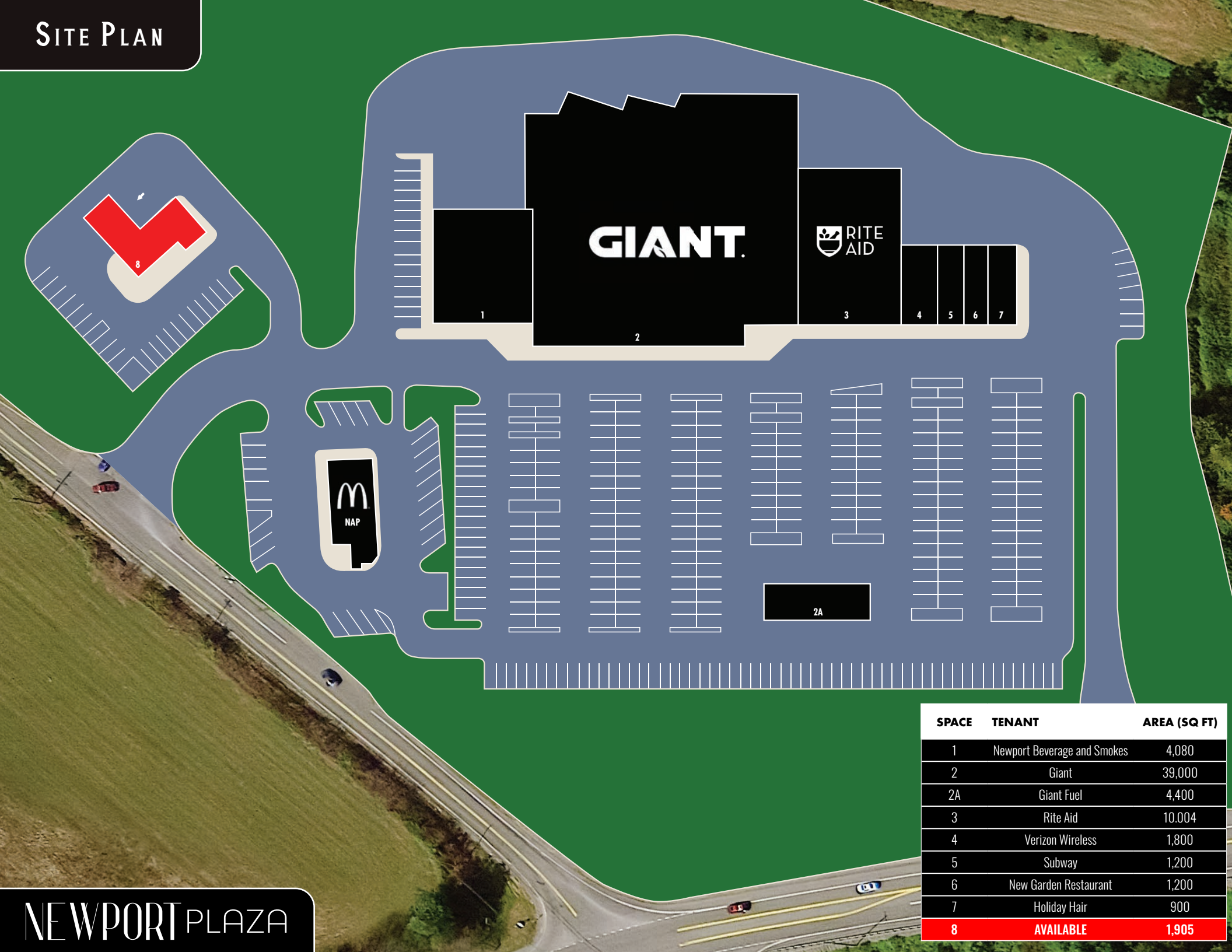
ROAD COUNT MAP



DEMOGRAPHICS	1 MILES	5 MILES	10 MILES
POPULATION	141	8,899	36,273
TOTAL HOUSEHOLDS	56	3,559	14,606
AVG HHI	\$82,267	\$79,331	\$80,327
TOTAL EMPLOYEES	382	1,917	6,940

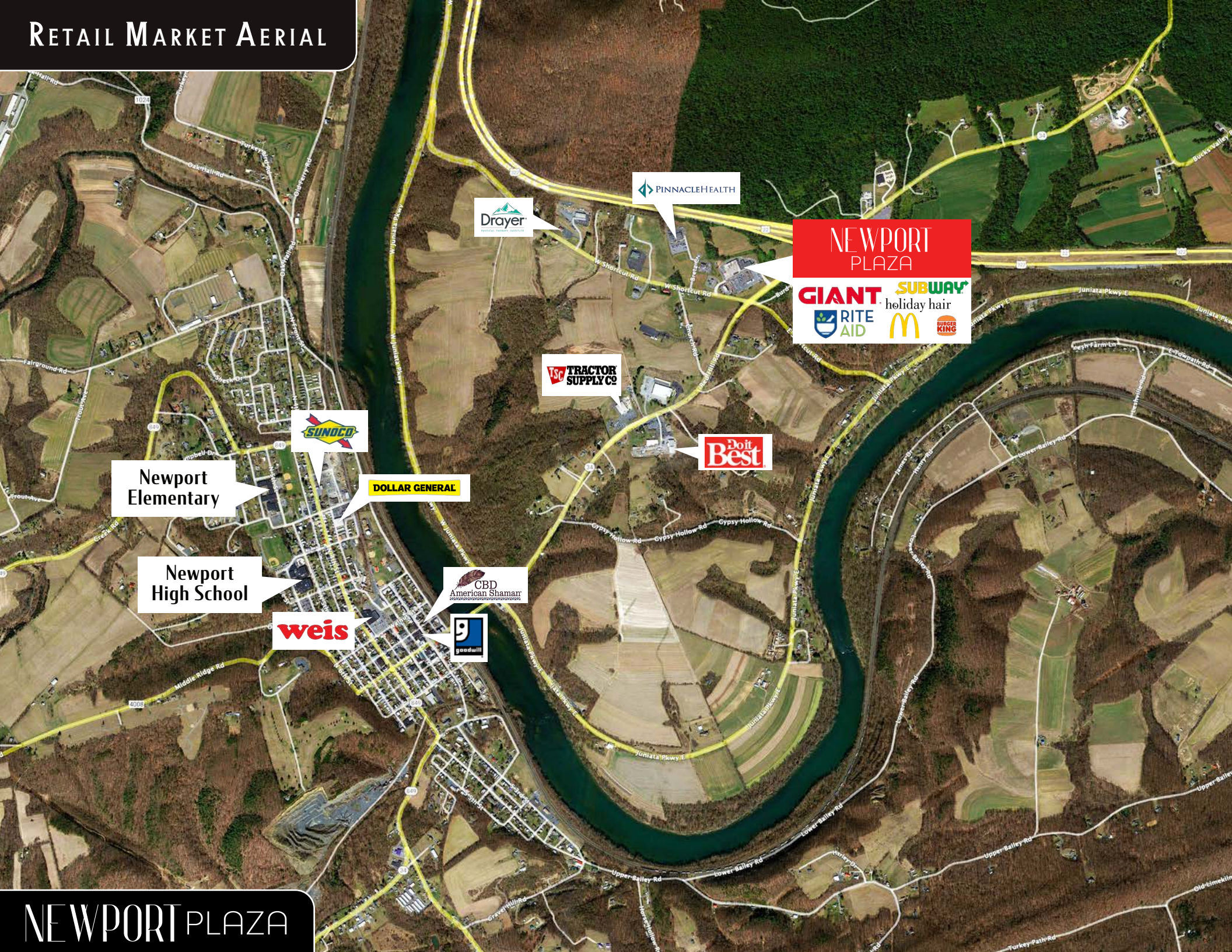
NEWPORT PLAZA

SITE PLAN



SPACE	TENANT	AREA (SQ FT)
1	Newport Beverage and Smokes	4,080
2	Giant	39,000
2A	Giant Fuel	4,400
3	Rite Aid	10,004
4	Verizon Wireless	1,800
5	Subway	1,200
6	New Garden Restaurant	1,200
7	Holiday Hair	900
8	AVAILABLE	1,905

RETAIL MARKET AERIAL



Newport Elementary

Newport High School



NEWPORT PLAZA

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.

Our Retail Leasing Team provides top notch retail leasing services for all categories of retail real estate, whether institutional or local/regional, throughout the Central Pennsylvania landscape. We offer our vast knowledge, expertise and advanced network to leverage our long-standing relationship, to benefit your Investment.

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RETAIL BROKERAGE. **REDEFINED.**

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