

≡ **447, 471, 475 E. Main Street**  
Middletown, PA | 17057

*For Lease*



**Site**  
±2.16 Acres

**E. Main Street - ±B,000 VPD**

*Property Overview*

*Available*  
**±2.16 AC**

*Surrounding Retailers*

The assemblage of 447, 471, 475 E. Main Street and 453 Cedar Ave offers an excellent redevelopment opportunity on 2.16 – acres in the heart of the Middletown, PA retail market. With the project's central location, and ease of access to public transportation this creates a great opportunity for any retailer. The site sits directly across from the area's Mid Town Shopping Plaza, which features Giant, AutoZone, Dollar Tree, Mavis Discount Tire, Fine Wine and Good Spirits and more.



**BW COMMERCIAL** Blake Shaffer | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## Location

This project is ideally situated with ample frontage along the market's main thoroughfare, East Main Street. This project is conveniently located next to Middletown's Mid Town Plaza anchored by Giant Foods, the new Amtrak Station, and Penn State Harrisburg Campus. The project has convenient access to the Pennsylvania Turnpike ( $\pm 20,000$  VPD), Rt. 441, and Interstate 283 ( $\pm 49,000$  VPD).



## Trade Area

Adding to the stability of the project, this site 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.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	24,180	59,432	130,934
TOTAL EMPLOYEES	9,833	21,649	66,354
AVERAGE HHI	\$88,840	\$100,283	\$93,232
TOTAL HOUSEHOLDS	9,764	23,955	52,166
TRAFFIC COUNTS: <b>E. Main Street</b> $\pm 13,000$ VPD			

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## MARKET AERIAL



Middletown Middle School  
±630 Students

Middletown High School  
±650 Students

Lindens Center  
**Sharp Hopper**  
Grocery Outlet

 Penn State  
Harrisburg  
±5,000 Students

**Site**

 Comfort Inn

 CVS  
pharmacy

**SHEETZ**

 MAVIS  
DISCOUNT  
TIRE

 **HIA**  
HARRISBURG INTERNATIONAL AIRPORT  
ALTOGETHER BETTER

NFW  
**AMTRAK**

Mid-Town Plaza  
**GIANT**  DOLLAR TREE  
FINE WINE & GOOD SPIRITS  **AutoZone**

Westporte Centre

 **True Value**  
 **Hardee's**  **Drayer**  
PHYSICAL THERAPY INSTITUTE

 **KARN'S**  
FOODS



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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REPRESENTATION

INVESTMENT  
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PROPERTY  
MANAGEMENT



# 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.

