

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

For Sale



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.

GIANT



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at 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: E. Main Street $\pm 13,000$ VPD			



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MARKET AERIAL



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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.

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