

1501 W Harrisburg Pike

Middletown, PA | 17057

For Sale or Lease



Property Overview

Available
±2,454 SF

1501 Harrisburg Pike is a pad site opportunity for lease in Middletown, PA. The project benefits from being within close proximity to Harrisburg International Airport, Penn State Harrisburg, the PA turnpike, and the new Amtrak Station. Next door is a newly developed grocery store anchored center, which draws traffic to the area, as well.

Surrounding Retailers



Blake Shaffer | Brad Rohrbaugh | Chad Stine

For Sale/Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



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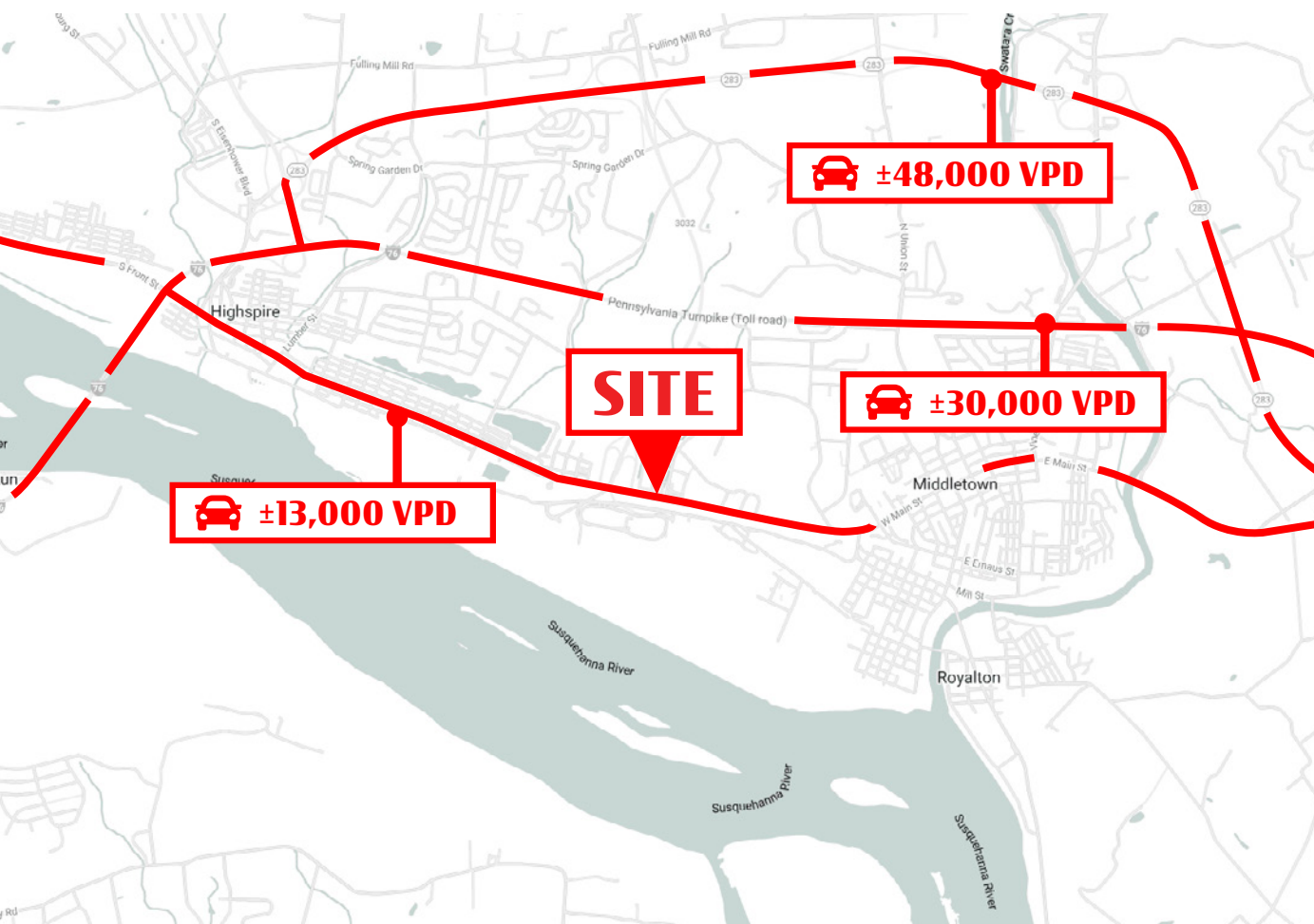
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Location

1501 W Harrisburg Pike is ideally positioned near the signalized intersection of Route 230 (13,000 VPD) & Meade Avenue which provides easy access to the Pennsylvania Turnpike (30,000 VPD) & Route 283 (48,000 VPD). Nearby National retailers include Sharp Shopper, Sheetz, CVS Pharmacy, and McDonald's to name a few. The site also sits directly in front of a Comfort Inn & Suites (87 rooms).



Trade Area

Adding to the stability of the project, 1501 Harrisburg Pike shows a 20-minute drive time demographic of over 219,608 people with household incomes of more than \$82,613 and daytime employment demographics equally as strong with 212,627. The demographics within a 10-mile radius include 336,504 people in 113,657 homes, a labor force of 322,143 with an average household income of \$85,894.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	26,314	72,882	157,690
TOTAL EMPLOYEES	12,447	33,920	76,019
AVERAGE HHI	\$83,267	\$90,646	\$87,441
TOTAL HOUSEHOLDS	10,785	29,051	63,381
TRAFFIC COUNTS: Harrisburg Pike ± 13,000 VPD			



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SITE PLAN

Site
±2,454 SF

NAP
CVS
pharmacy™

Gas Pumps

230

Harrisburg Pike - ±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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