

±10,004 SF AVAILABLE FOR LEASE

# NEWPORT PLAZA

2-18 Newport Plaza | Newport, PA 17074

Bennett Williams  
COMMERCIAL REAL ESTATE



JOIN RETAILERS

**GIANT**



**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, Verizon Wireless, and Subway, to name a few.

### ANCHOR TENANTS

**Giant** - 39,000 SF

**AVAILABLE** - 10,004 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.



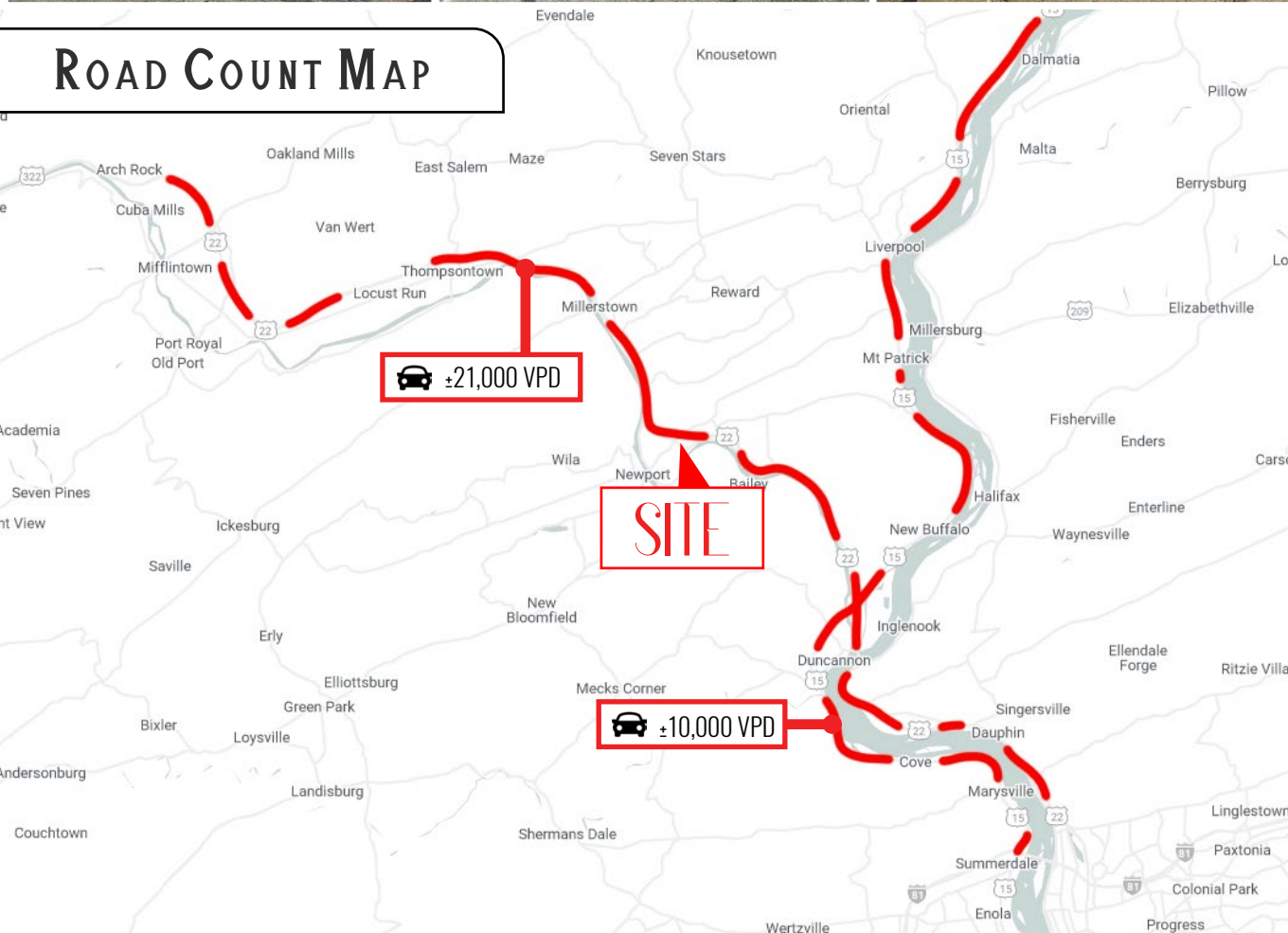
## TRADE AREA

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.

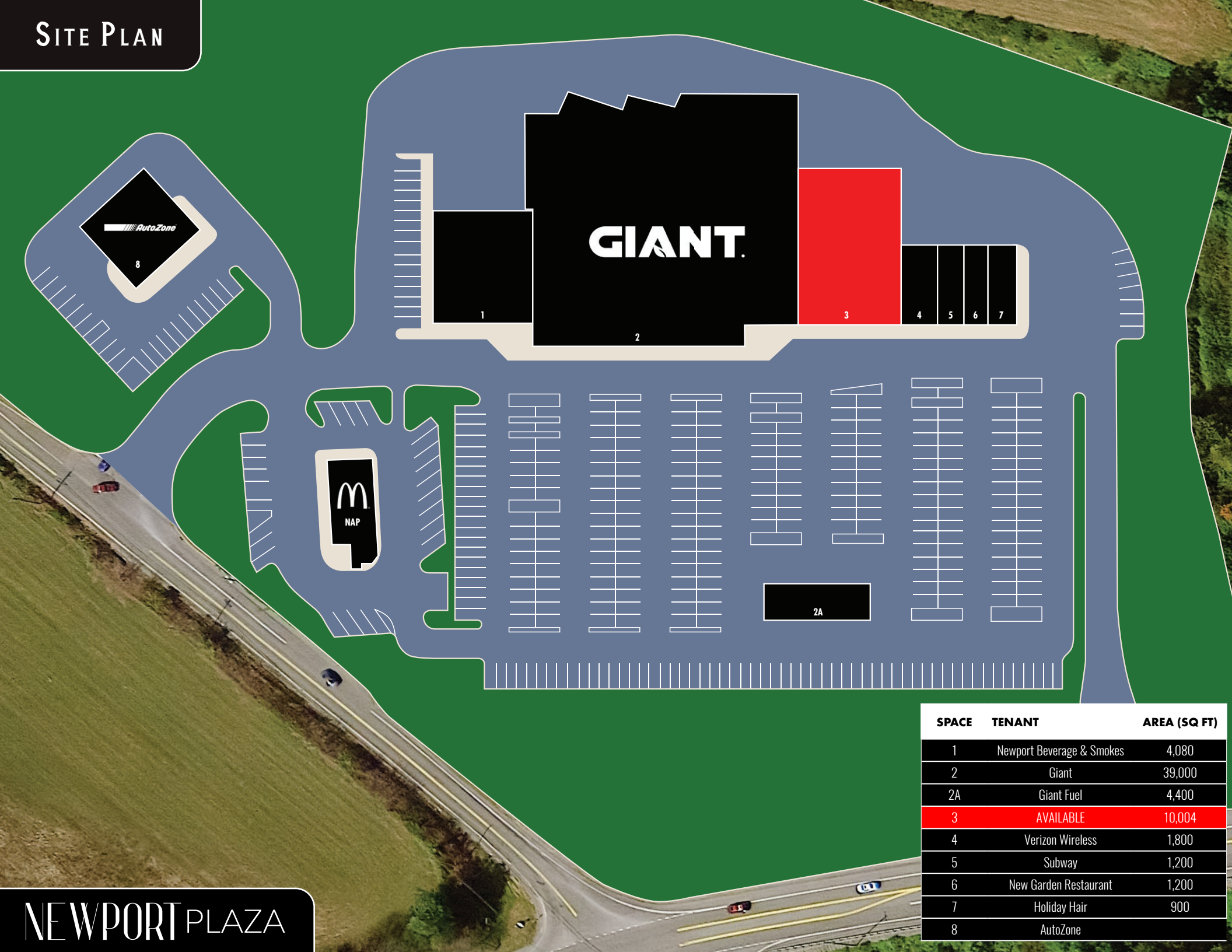
DEMOGRAPHICS	1 MILES	5 MILES	10 MILES
POPULATION	141	8,899	36,273
TOTAL HOUSEHOLDS	56	3,559	14,606
AVG HHI	\$82,267	\$79,331	\$80,327
TOTAL EMPLOYEES	382	1,917	6,940

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## ROAD COUNT MAP



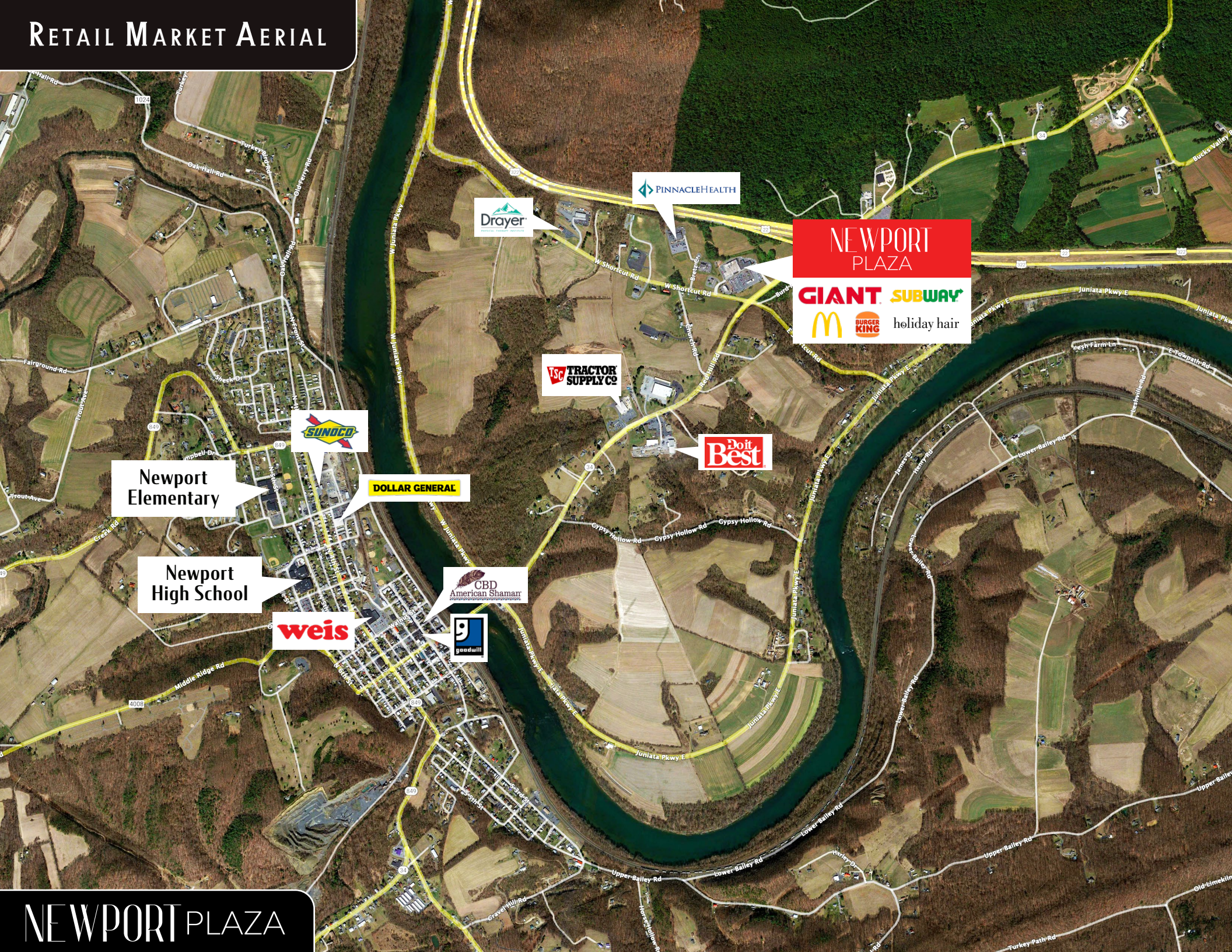
SITE PLAN



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



# RETAIL MARKET AERIAL



Newport Elementary

Newport High School



# NEWPORT PLAZA



## 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:



### **Blake Shaffer**

bshaffer@bennettwilliams.com



### **Ashlee Lehman**

alehman@bennettwilliams.com



### **Brad Rohrbaugh**

brohrbaugh@bennettwilliams.com



### **Chad Stine**

cstine@bennettwilliams.com

### **CONTACT US**

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

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.

