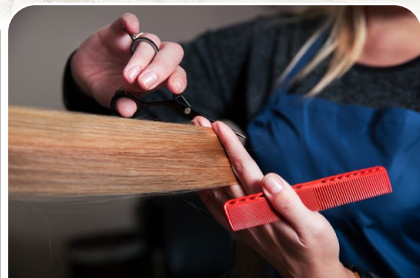


AVAILABLE FOR LEASE

# NEWPORT PLAZA

Bennett Williams  
COMMERCIAL REAL ESTATE

2-18 Newport Plaza | Newport, PA 17074



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



**GIANT**



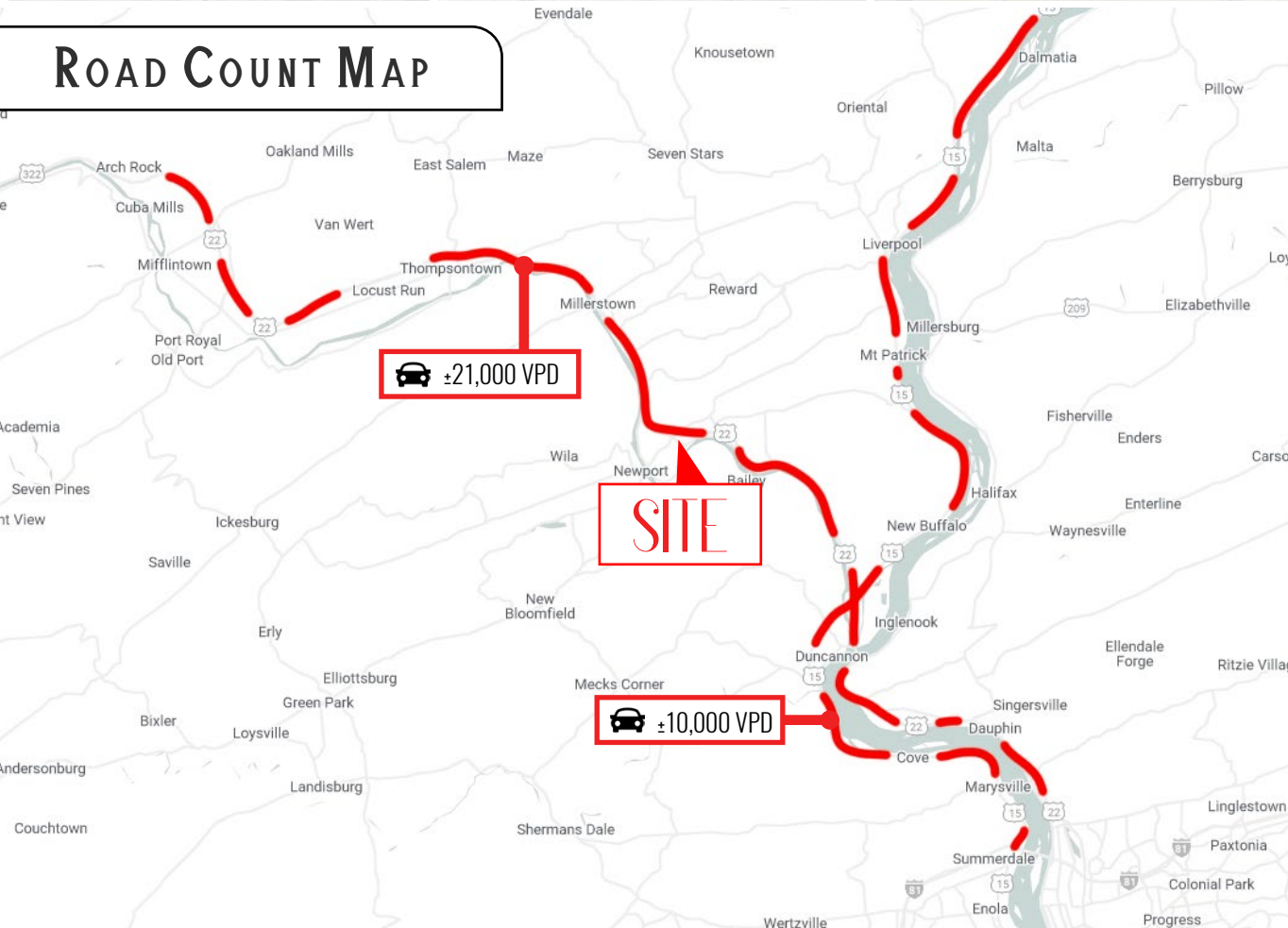
holiday hair

# 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.



# ROAD COUNT MAP



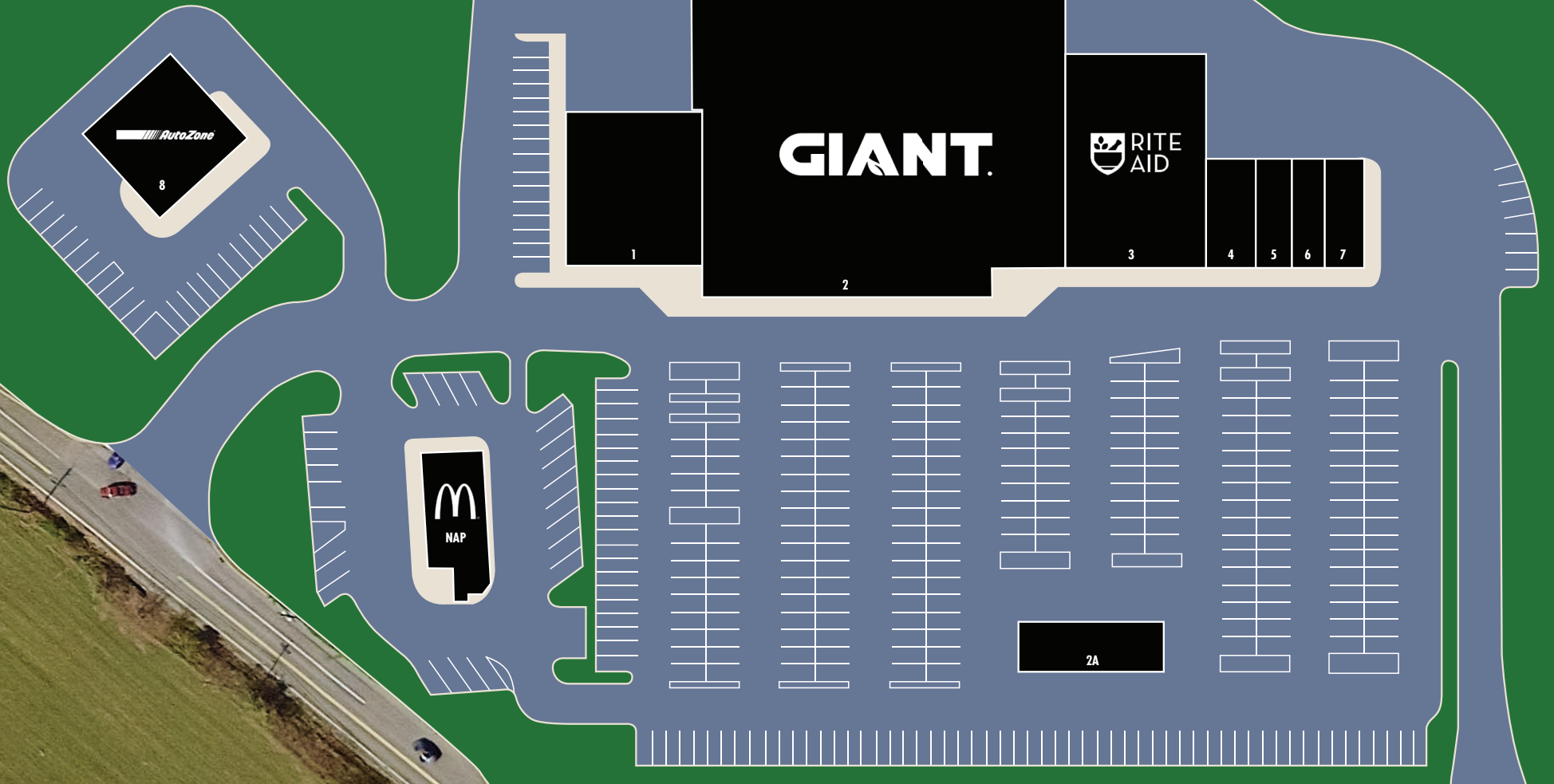
# TRADE AREA

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

# NEWPORT PLAZA

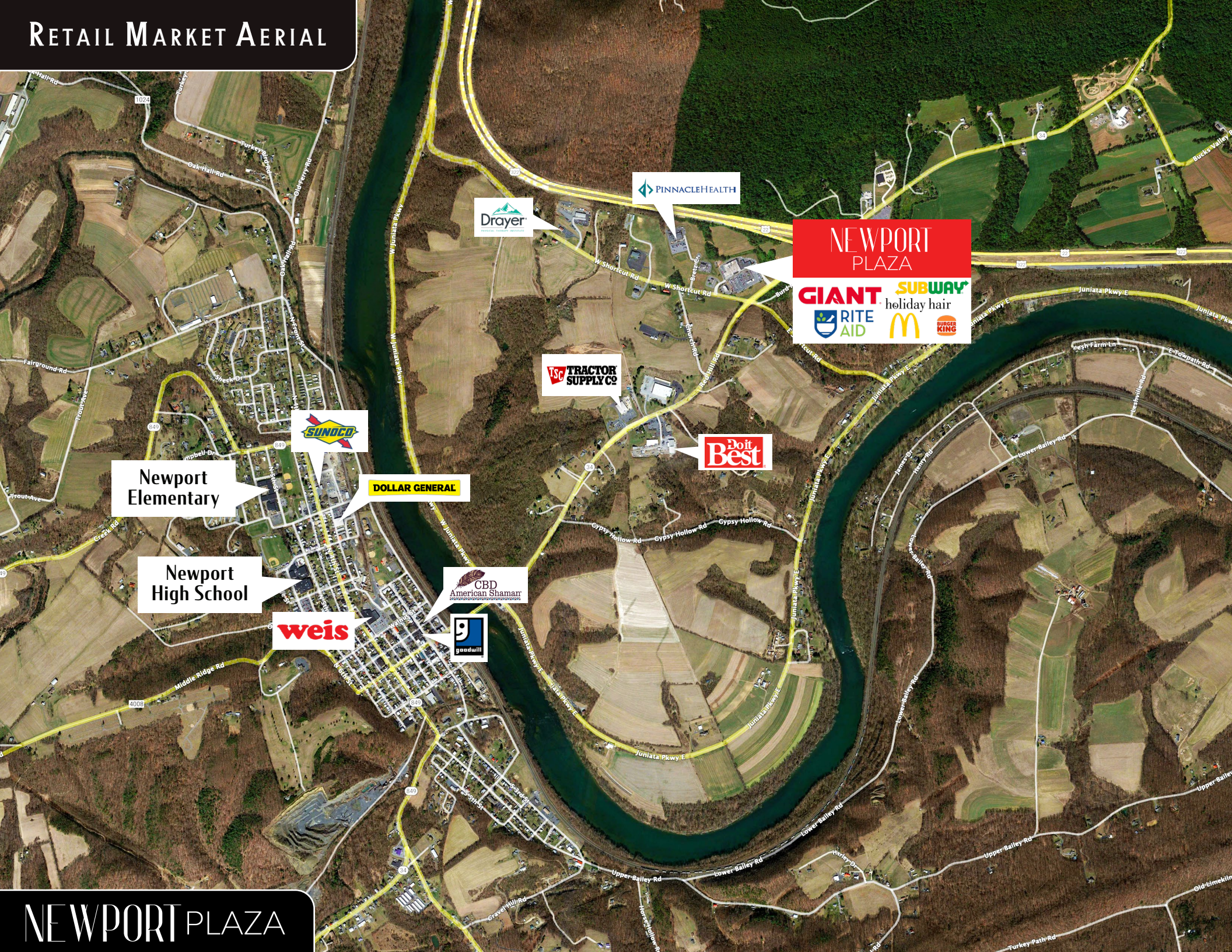
# SITE PLAN



SPACE	TENANT	AREA (SQ FT)
1	Newport Beverage & 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	AutoZone	

# NEWPORT PLAZA

# RETAIL MARKET AERIAL



# 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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