

FORMER MIDDLETOWN RITE AID

360 E MAIN STREET • MIDDLETOWN, PA • 17057

SITE

±14,000 VPD

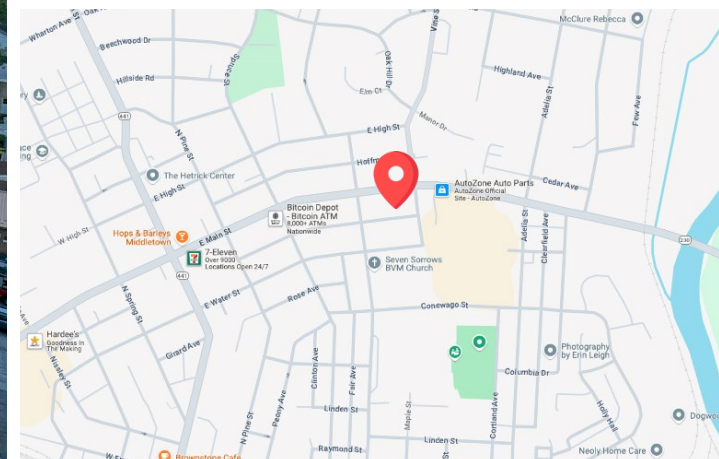
**±11,180 SF
FOR SALE OR LEASE**

PROPERTY OVERVIEW

This former Rite Aid property, available for sale or lease, presents a prime opportunity at the intersection of two major thoroughfares in Middletown. The site features substantial frontage at a signalized intersection, with convenient access from both Vine Street and Main Street. The existing structure encompasses approximately 11,180 square feet. Middletown is home to a population of nearly 10,000 residents, and is notably situated near Penn State Harrisburg, as well as Harrisburg International Airport. Prominent retailers in the immediate vicinity include Members 1st Federal Credit Union, Giant, Mavis Discount Tire, AutoZone, Dollar Tree, Aaron's, Great Clips, 7-Eleven, Wells Fargo, among others.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	58,574	132,127	313,711
EMPLOYEES	20,634	59,572	157,887
AVERAGE HHI	\$120,077	\$113,280	\$105,867
HOUSEHOLDS	23,886	52,913	127,420



12 MIN FROM SITE - MICROSOFT REOPENING THREE MILE ISLAND

Microsoft describes Three Mile Island plant as a once-in-a-lifetime opportunity

The plant's reopening will support at least 650 permanent jobs and hundreds of other positions during the recommissioning process.

BY: PETER HALL AND JOHN COLE - JUNE 25, 2025 7:52 PM



[penncapital-star.com](https://www.penncapital-star.com)

Constellation to Launch Crane Clean Energy Center, Restoring Jobs and Carbon-Free Power to The Grid

Constellation signs its largest-ever power purchase agreement with Microsoft, a deal that will restore TMI Unit 1 to service and keep it online for decades; add approximately 835 megawatts of carbon-free energy to the grid; create 3,400 direct and indirect jobs and deliver more than \$3 billion in state and federal taxes

[constellationenergy.com](https://www.constellationenergy.com)

Three Mile Island nuclear plant will reopen to power Microsoft data centers

SEPTEMBER 20, 2024 · 1:40 PM ET

By C Mandler



The Three Mile Island nuclear plant is seen in March 2011 in Middletown, Pa.

Jeff Fusco/Getty Images

Three Mile Island, the power plant near Middletown, Pa., that was the scene of the worst commercial nuclear accident in U.S. history, will reopen to power Microsoft's data centers, which are responsible for powering the tech giant's cloud computing and artificial intelligence programs.

Constellation Energy, which bills itself as America's largest producer of "clean, carbon-free energy," announced Friday that it had signed its largest-ever power purchase agreement with Microsoft.

"Powering industries critical to our nation's global economic and technological competitiveness, including data centers, requires an abundance of energy that is carbon-free and reliable every hour of every day, and nuclear plants are the only energy sources that can consistently deliver on that promise," said Joe Dominguez, Constellation Energy's president and CEO.

[npr.org](https://www.npr.org)

MARKET OVERVIEW



ADAM HAGERMAN | CALE BRUSO | JIMMY MONIZ | BRAD ROHRBAUGH | CHAD STINE
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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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.

