

Mid-Town Plaza

450 E MAIN STREET/HARRISBURG PIKE | MIDDLETOWN, PA 17057

LEVIN
MANAGEMENT



1.9M visits annually*
12.09 visit frequency*
23 min avg. duration*

*Property Data by Placer.ai



Available Spaces

2,600 SF, 3,580 - 2nd Gen Restaurant

Property Highlights

- **102,113-Square-Foot Community Center**
- Anchored by high-traffic Giant Food Stores, drawing approximately **1.9 million annual visits.***
- Strategically situated on **Main Street/Harrisburg Pike**, offering exceptional visibility and accessibility.
- Convenient access to the **Pennsylvania Turnpike and I-283**, supporting strong regional traffic.
- A newly constructed **AutoZone** enhances the tenant mix and drives additional foot traffic.
- Located just one mile from both Penn State University (Harrisburg campus) and Harrisburg International Airport.
- **Attractive Co-Broker Incentive: 5% commission offered on leases up to 15,000 square feet for co-brokers.**

Retailers



Average Daily Traffic

13,953 Main Street/Harrisburg Pike

Demographics

5-mile radius



58,232
POPULATION



23,732
HOUSEHOLDS



\$120,806
AVERAGE HH INCOME



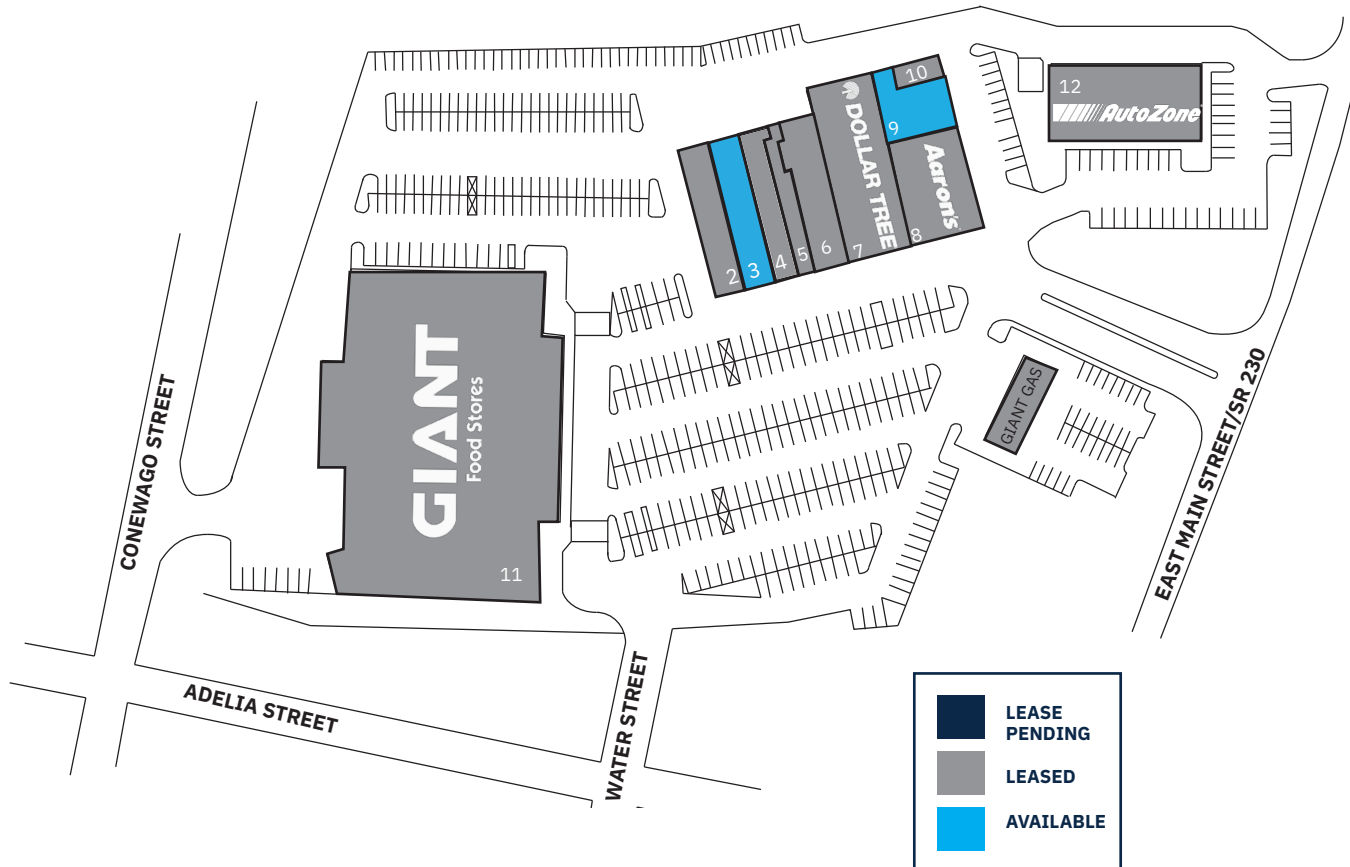
61,831
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

SF

1	Giant Food Stores	59,500
2	H&R Block	2,080
3	Available - 2nd Gen Restaurant	3,580
4	Great Clips	3,512
5	Chinese Restaurant	2,265
6	Fine Wine & Good Spirits	4,699
7	Dollar Tree	8,960
8	Aaron's	6,300
9	Available	2,600
10	Puff N' Snuff	1,072
11	Giant Gas Station	-
12	AutoZone	7,381

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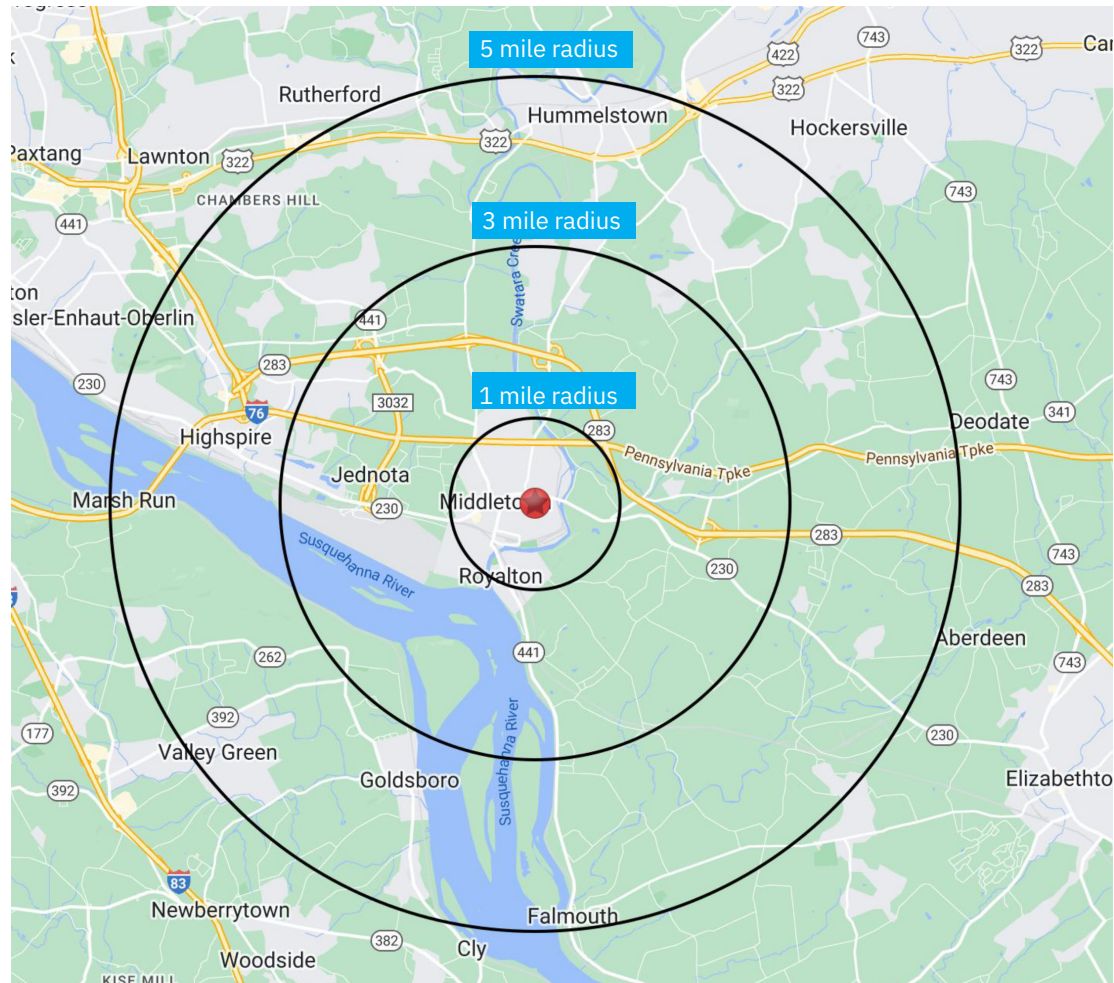
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	10,965	22,087	58,232
Households	4,715	9,001	23,732
Average Household Income	\$74,265	\$104,096	\$120,806
Projected Average Household Income (2030)	\$73,205	\$102,145	\$118,803
Median Household Income	\$54,739	\$76,787	\$87,635
Total Businesses	196	598	1,493
Total Employees	4,912	9,380	20,548
Daytime Population	12,391	23,530	61,831
Total Annual Household Expenditure	\$374.22 M	\$844.5 M	\$2.45 B
HH Income \$150K or more	206	626	2,019
College Degree + (Bachelor Degree or Higher)	1,993	4,796	15,205

Source: sitesusa.com

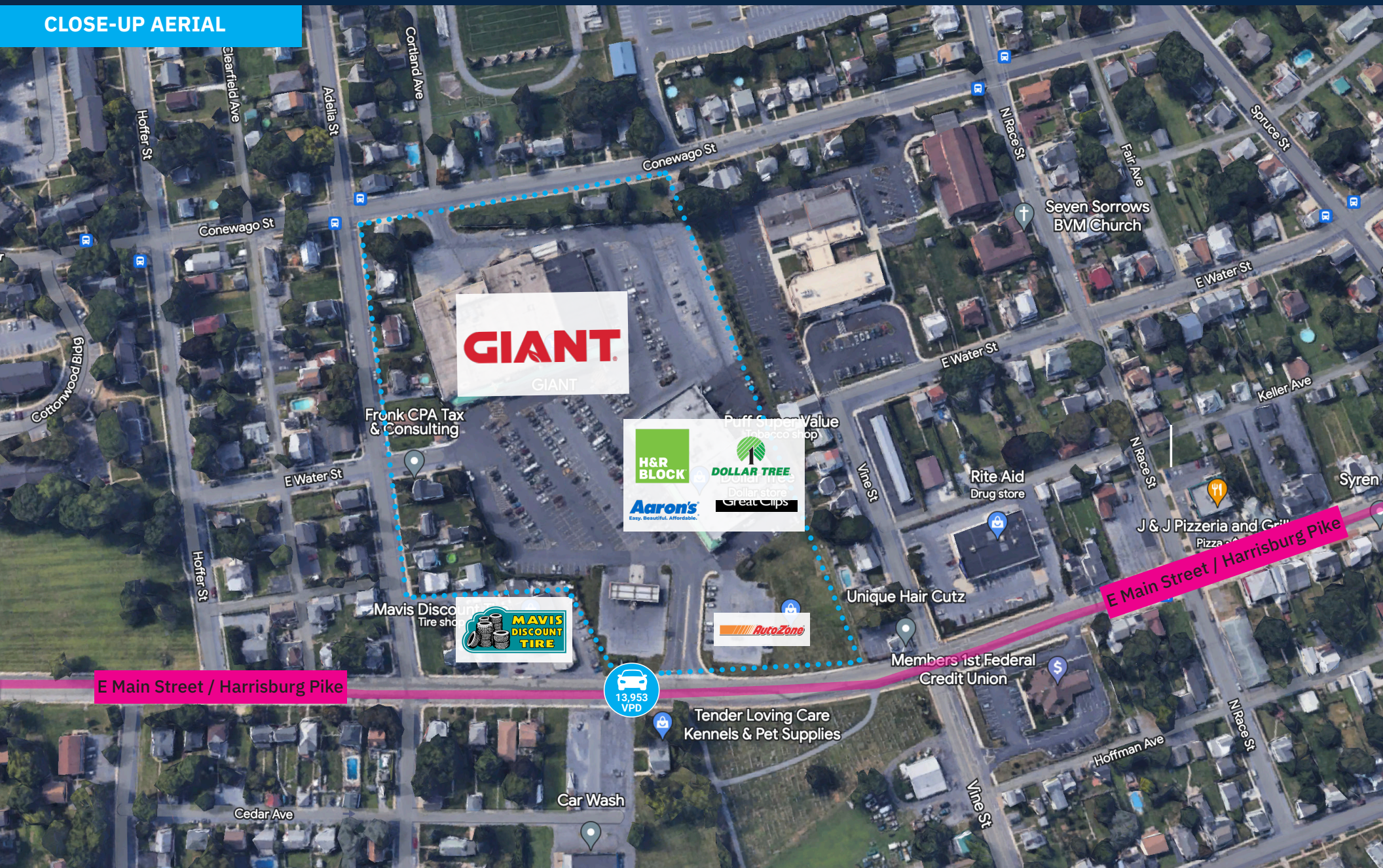


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CLOSE-UP AERIAL



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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