

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

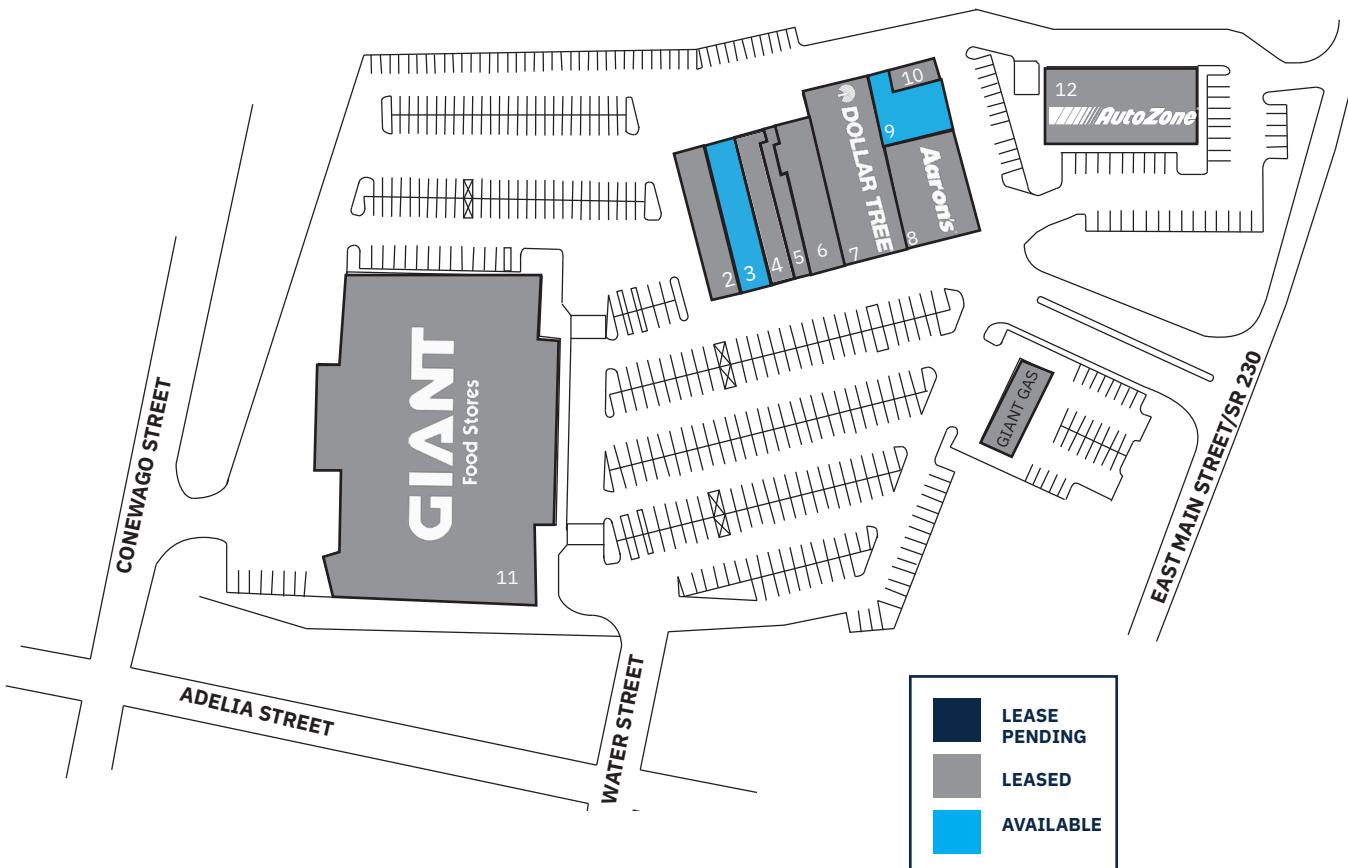
Source: sitesusa.com

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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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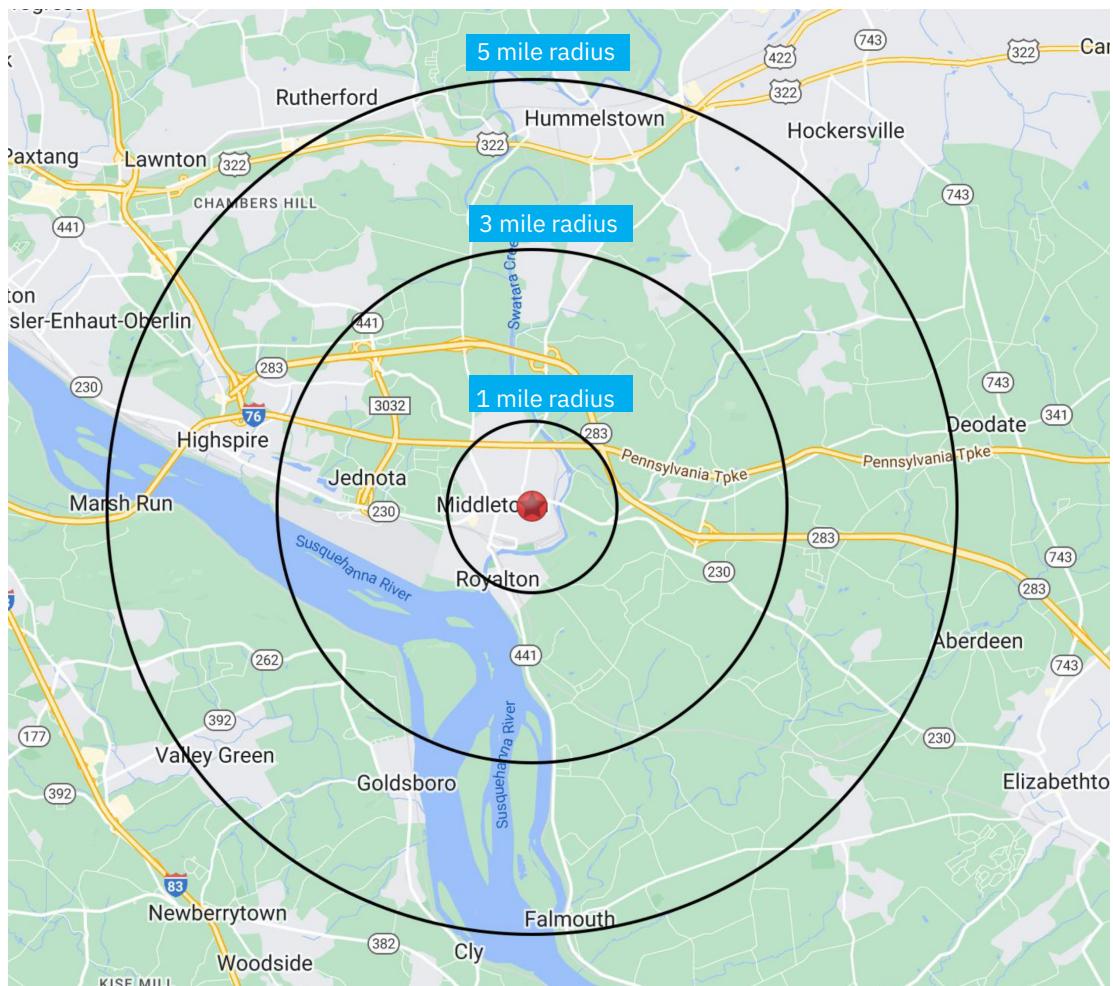
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DEMOGRAPHICS

| 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

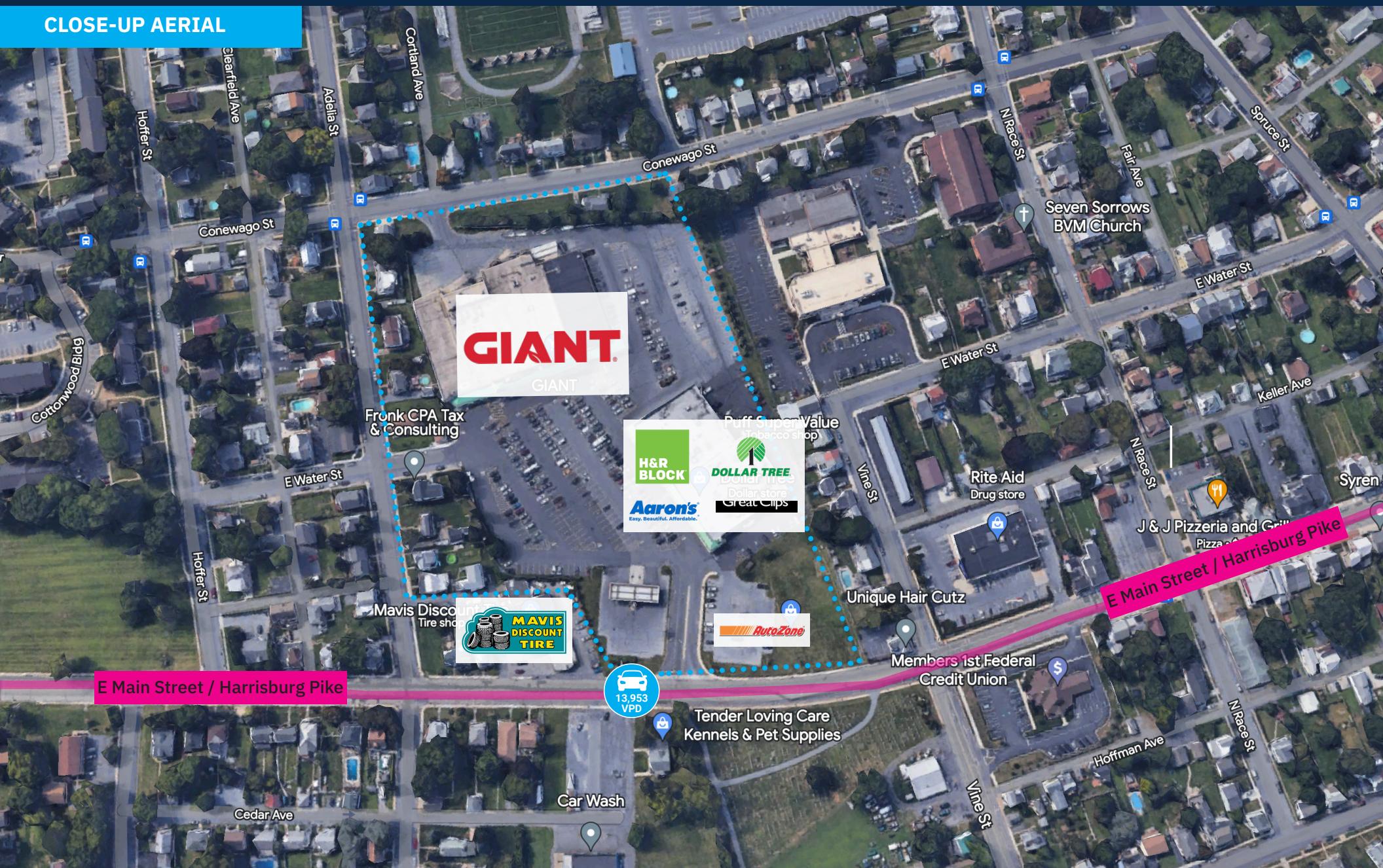


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CLOSE-UP AERIAL



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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