

# Mid-town Plaza

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

LEVIN  
MANAGEMENT



**1.7M** visits annually\*  
**12.07** visit frequency\*  
**23 min** avg. duration\*

\*Property Data by Placer.ai



## Available Spaces

2,600 SF

## Property Highlights

- **102,113-Square-Foot Community Center**
  - Anchored by high-traffic Giant Food Stores, drawing approximately **1.7 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

**GIANT**  
Food Stores

**Aaron's**

**H&R BLOCK**

**AutoZone**

**DOLLAR TREE**

**Great Clips**

## Average Daily Traffic

**13,953** Main Street/Harrisburg Pike

## Demographics

5-mile radius



**59,041**  
POPULATION



**24,047**  
HOUSEHOLDS



**\$124,532**  
AVERAGE HH INCOME



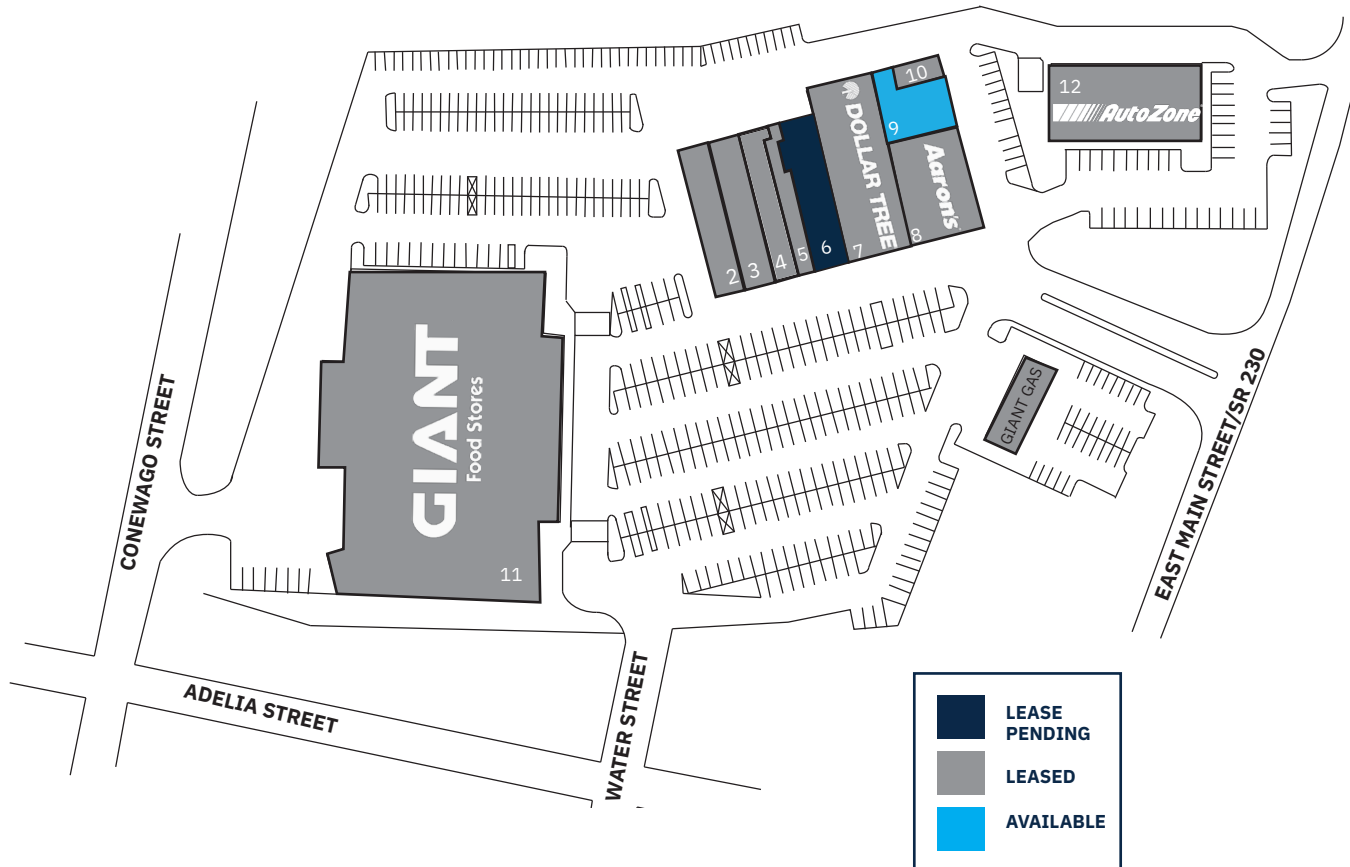
**27,789**  
DAYTIME POPULATION

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	Midtown Pizza	3,580
4	Great Clips	3,512
5	Chinese Restaurant	2,265
6	At Lease	4,815
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



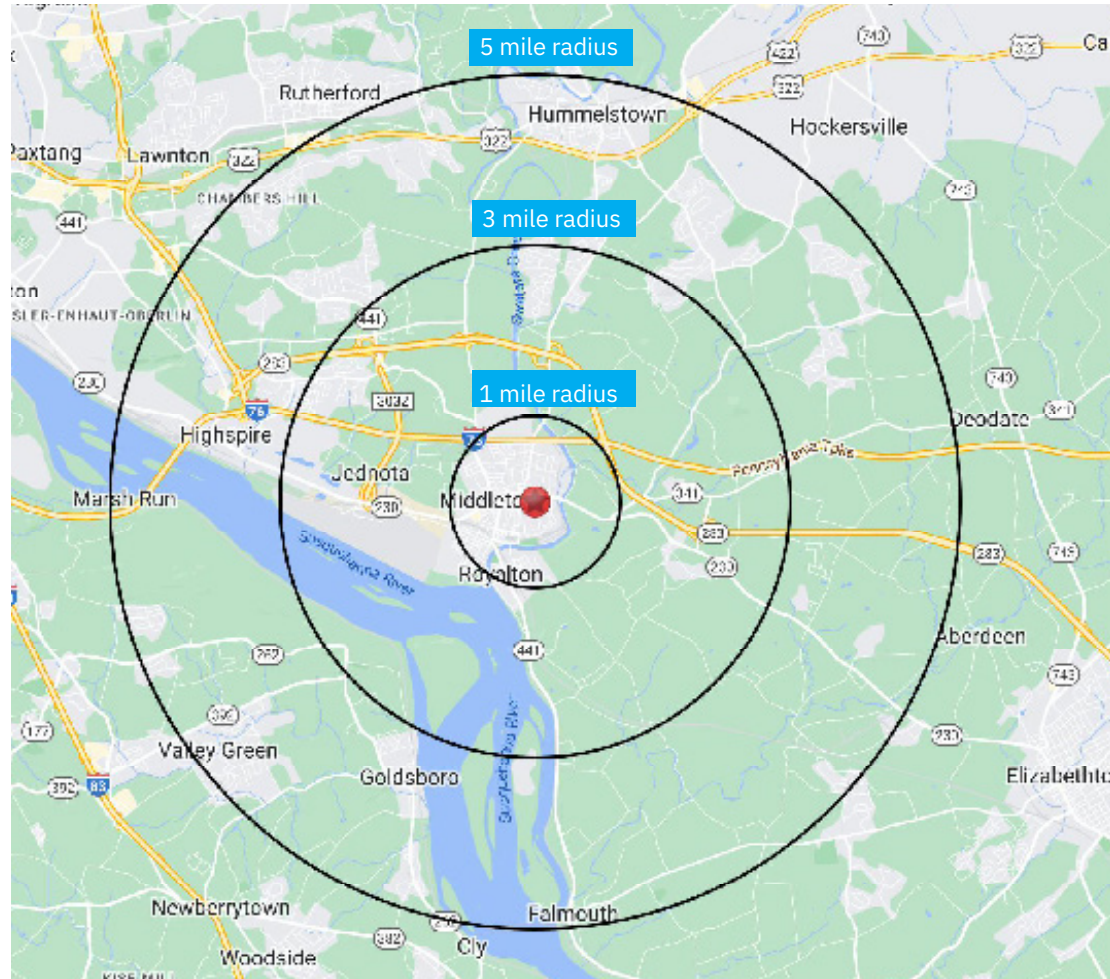
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## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	10,609	22,000	59,041
Households	4,499	8,970	24,047
Average Household Income	\$84,640	\$106,929	\$124,532
Projected Average Household Income (2028)	\$96,189	\$118,718	\$133,400
Median Household Income	\$58,415	\$80,335	\$88,388
Total Businesses	198	582	1,440
Total Employees	4,107	9,293	19,809
Daytime Population	5,018	12,082	27,789
Total Annual Household Expenditure	\$283.48 M	\$660.98 M	\$1.98 B
HH Income \$150K or more	403	1,571	5,414
College Degree + (Bachelor Degree or Higher)	1,746	4,704	15,324

Source: sitesusa.com





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## CLOSE-UP AERIAL



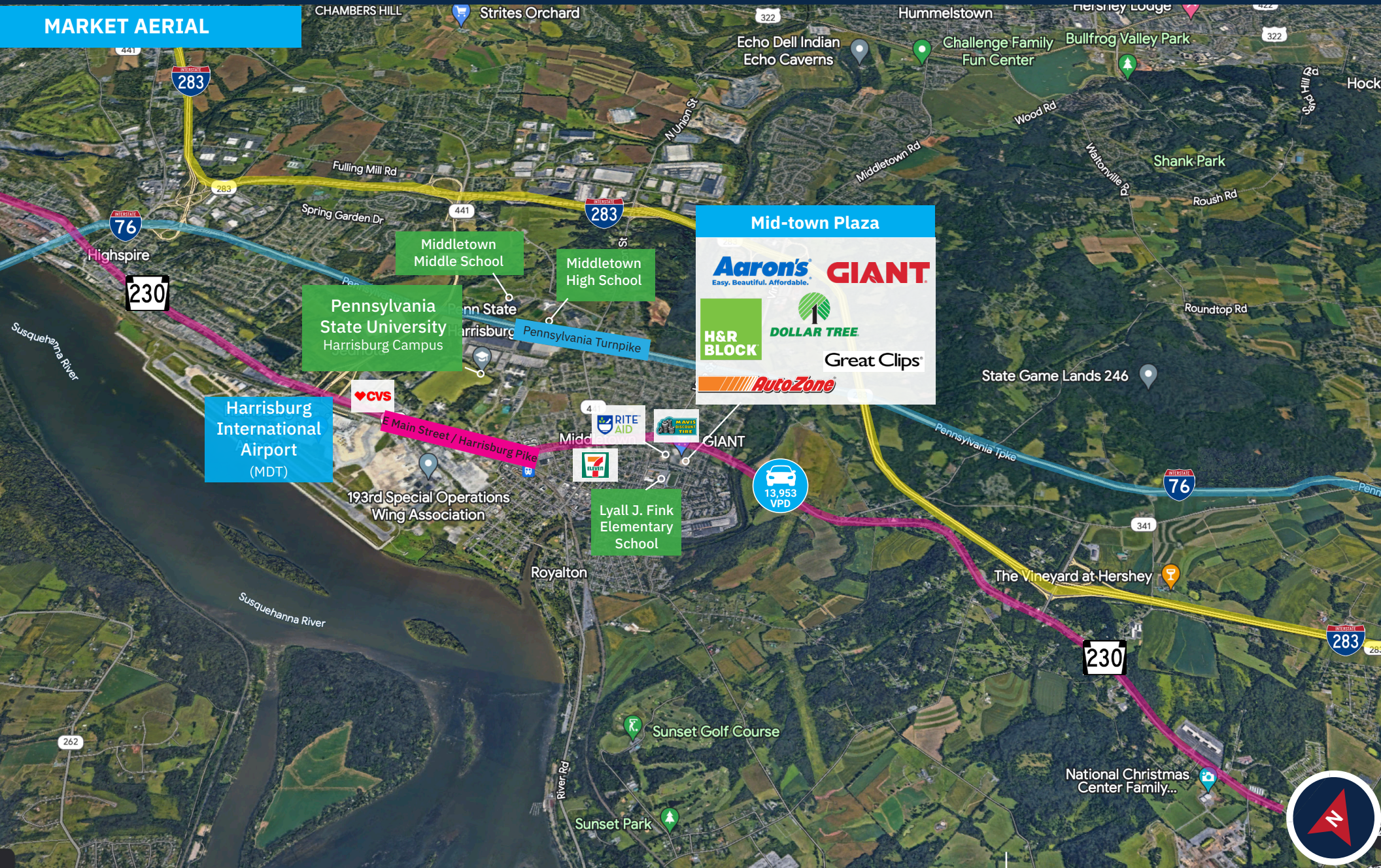


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## MARKET AERIAL





## CONTACT EXCLUSIVE AGENT

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