

## LINDEN CENTRE

1565 W. Harrisburg Pike, Middletown, PA 17057  
 Lower Swatara Township, Dauphin County  
 Total GLA: +/- 188,318 SF  
 Zoned: C-H Commercial Highway



**SPACE AVAILABLE:**

Pad Sites – Retail/Restaurant/Bank, etc.

**DEMOGRAPHICS:**

	<u>3-MILE</u>	<u>5-MILE</u>	<u>7-MILE</u>
Population:	28,166	66,039	144,513
Total Employees:	20,340	54,041	118,619
Avg. HH Income:	\$66,534	\$78,063	\$78,690



**Linden Centre** is a shopping center in the midst of being redeveloped, with new inline retail, restaurants and a hotel at a prime location along PA Route 230 situated between Meade Ave. and the airport connector in Middletown, PA.

The site is well within one mile of Harrisburg International Airport, the military base that is home to the 193<sup>rd</sup> Special Operations Wing and Penn State Harrisburg campus with 5,000 students full and part-time in attendance.

Housing for 1,876+ students on campus or adjacent to the campus.

**Traffic Count** on Route 230: 19,000 v.p.d.  
 Meade Ave: 9,700 v.p.d.  
 Route 283: 53,000 v.p.d.



*New Construction*

**SPACE AVAILABLE:**

(Subject to Change)

1565 CVS Pharmacy	13,225 SF
1569 Available Bank	TBD
1573 Available Retail/Rest.	TBD
1581 Available Restaurant	TBD
1585 Available Restaurant	TBD
1589 Comfort Inn & Suites	45,000 SF
1593 Deal Pending	
1597 Deal Pending	
1601 Deal Pending	
1577 Sharp Shopper	37,000 SF



**NOW OPEN!**