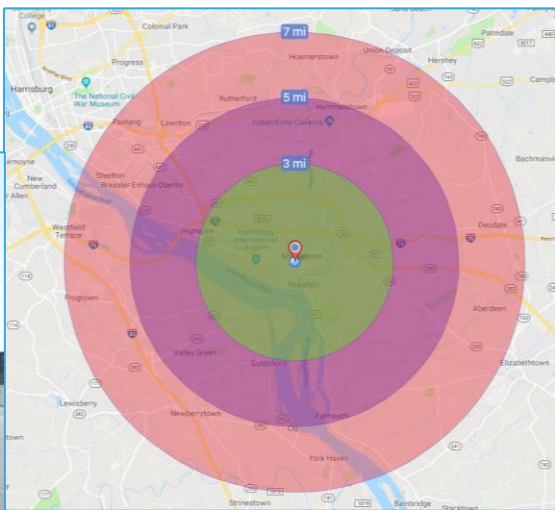


# WESTPORTE CENTRE

300-360 W. Main Street, Middletown, PA 17057  
 Middletown Borough, Dauphin County  
 Total GLA: +/- 54,975 SF  
 Zoned: C1 - Commercial



**SPACE AVAILABLE:**  
 3,840 SF Inline  
 1,500 - 3,000 SF (New Construction)  
 Pad Site B +/- 3,830 SF  
 Pad Site C +/- 6,820 SF

**DEMOGRAPHICS:**

	<u>3-MILE</u>	<u>5-MILE</u>	<u>7-MILE</u>
Population:	23,717	56,643	124,055
Avg. HH Income:	\$71,985	\$92,135	\$89,973
Total Employees:	11,051	24,751	65,530
Total Households:	10,029	23,334	50,981

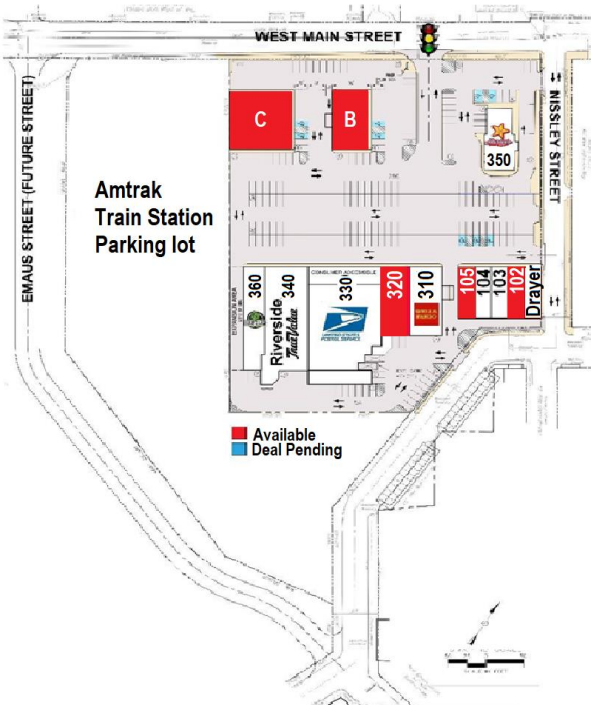


*Westporte Centre* is a shopping center in the midst of being redeveloped, with new inline retail and restaurants situated at a prime location along PA Route 230 in Middletown, PA.

The site is well within 1/2 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. Adjacent to our site is the hometo the new Amtrak Train Station.

**Traffic Count** on Route 230: 15,000 v.p.d.  
 Nissley Road: 1,660 v.p.d.  
 Wood Street: 960 v.p.d.



AVAILABLE SPACE:  
(Subject to Change)

<b>B</b>	Available Pad Site	Up to 3,830 SF
<b>C</b>	Available Pad Site	Up to 6,820 SF
302-Unit 101	Drayer Physical Therapy	1,500 SF
302-Unit 102	Available	1,500 SF
302-Unit 103	Lan's Wok	1,500 SF
302-Unit 104	Tony's Pizzeria	1,500 SF
302-Unit 105	Available	1,500 SF
310	Wells Fargo	5,902 SF
320	Available	3,820 SF
330	US Post Office	14,058 SF
340	Riverside True Value	10,000 SF
360	The Hop Yard Sports Pub	4,172 SF