



2285 West Harrisburg Pike

Middletown, Pennsylvania 17057

Property Features

- +/-23,286 SF retail strip center
- +/- 6,200 SF suite available for lease
- Located a half a mile away from HIA (Harrisburg International Airport)
- Located in Middletown's main retail corridor
- Average Daily Traffic Volume on West Harrisburg Pike: 13,463 VPD - both directions.



For more information:

E. Peter Higgins

+1 717 761 5070 x142 • phiggins@naicir.com

David Alderman

+1 717 761 5070 x118 • davidalderman@naicir.com

For Lease

Retail



Property Summary

Available SF: 3,000 - 6,200 SF

Lease Rate: \$8.00 SF/yr (MG)

Lot Size: 1.65 Acres

Building Size: 23,286 SF

Year Built: 1970

Zoning: C-H: Commercial Highway

Property Overview

+/-6,200 SF suite in multi-tenant retail strip center available for lease. Located in Middletown's main retail corridor.

Location Overview

Located on West Harrisburg Pike in Middletown, PA. Half a mile away from HIA (Harrisburg International Airport). Located on Middletown's main retail corridor among national retailers; McDonald's, Dollar General, Turkey Hill Minit Markets, CVS, Sheetz, and Sharp Shopper Grocery Outlet.

Site Information:

PROPERTY ADDRESS:	2285 West Harrisburg Pike, Middletown, PA 17057
APN:	63-022-16
ZONING DESCRIPTION:	C-H: Commercial Highway
NO. PARKING SPACES:	100

Building Information:

ROOF:	Rubber
WALLS:	Drywall
FLOOR COVERINGS:	Vinyl tile/ ceramic tile/ carpet/ concrete
RESTROOMS:	Nine
HVAC:	Gas heat pumps and central ac
LOAD FACTOR:	Yes
HANDICAP ACCESS:	No

Lease Information:

SPACE SIZE:	1.65 Acres
MIN DIVISIBLE:	3,200 SF
MAX DIVISIBLE:	6,200 SF
LEASE RATE:	\$8.00 SF/yr
LEASE TYPE:	MG
RENT ESCALATORS DESCRIPTION:	Negotiable
LEASE TERMS:	36 months
TENANT RESPONSIBILITIES:	Heat, Trash Removal, Insurance, Air Conditioning, HVAC Repairs, Interior Repairs, Water & Sewer, Supplies, Taxes, Electric, Janitorial, Parking Lot Maintenance, Lightbulbs, Plumbing Repairs
LANDLORD RESPONSIBILITIES:	Structural Repairs, Roof Repairs
RESPONSIBILITY BREAKDOWN	Modified Gorss

For Lease

Retail



SPACE

Suite 3

SPACE USE

Strip Center

LEASE RATE

\$8.00 SF/YR

LEASE TYPE

Modified Gross

SIZE (SF)

3,200 SF

AVAILABILITY

VACANT

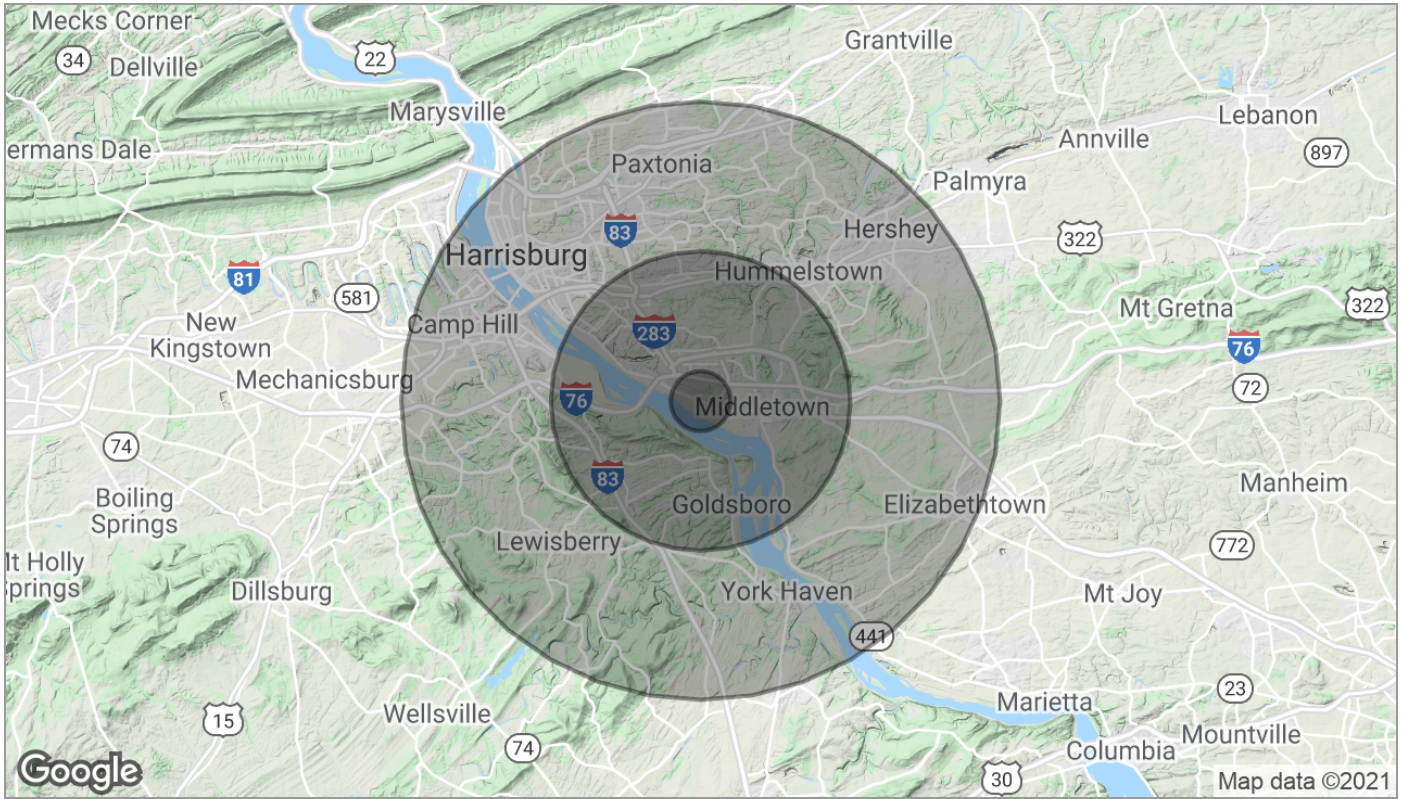
For Lease

Retail



For Lease

Retail



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	187	8,281	41,377
MEDIAN AGE	41.4	40.1	40.7
MEDIAN AGE (MALE)	41.7	39.7	39.9
MEDIAN AGE (FEMALE)	41.3	41.0	41.6
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	70	3,188	16,490
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$64,261	\$55,937	\$54,260
AVERAGE HOUSE VALUE	\$157,235	\$138,435	\$137,484

* Demographic data derived from 2010 US Census