

**1.9M**  
visits annually\*

**12.09**  
visit frequency\*

**23 min**  
avg. visit duration\*

\*Source: Placer.ai (Foot Traffic / Location Analytics)

# Mid-Town Plaza

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

## Available Spaces

2,600 SF, 3,580 - 2nd Gen Restaurant

## 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**



## 5-Mile Demographics

**58,232**  
POPULATION

**23,732**  
HOUSEHOLDS

**\$120,806**  
AVERAGE HH INCOME

**61,831**  
DAYTIME POPULATION

## 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.
- Average Daily Traffic:** 13,953 Main Street/Harrisburg Pike

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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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## DEMOGRAPHICS

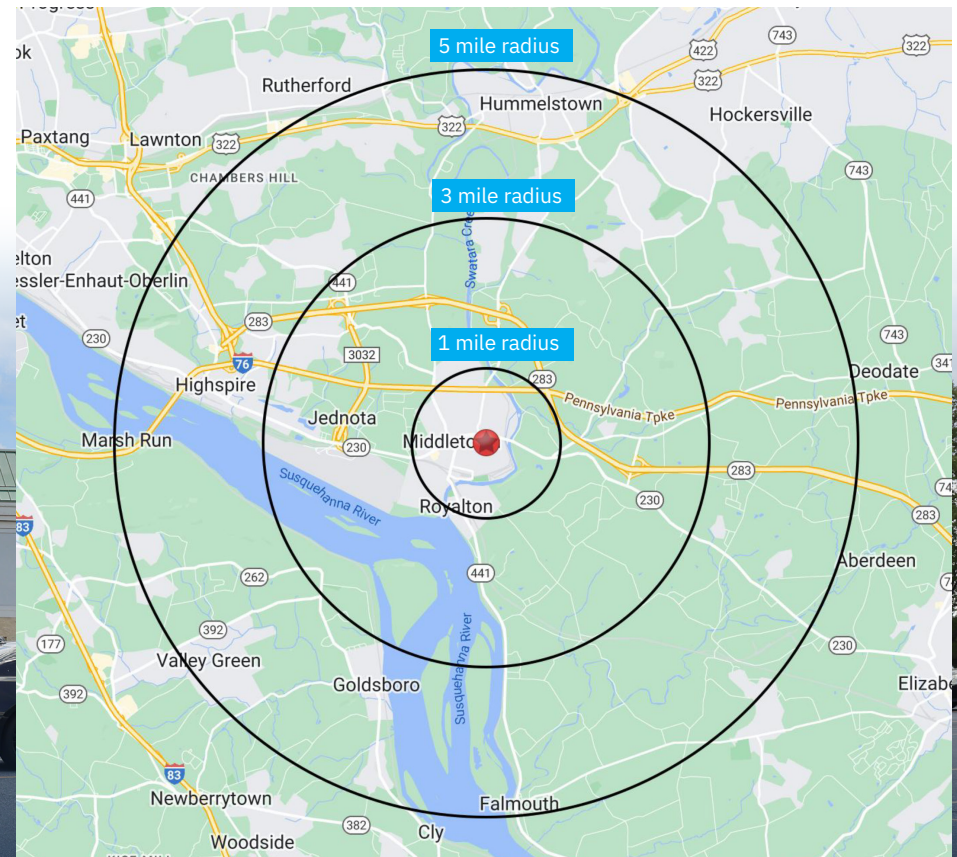
2010-2020 Census   2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	10,965	22,087	58,232
Households	4,715	9,001	23,732
Average Household Income	\$74,265	\$104,096	\$120,806
Projected Average Household Income (2030)	\$73,205	\$102,145	\$118,803
Median Household Income	\$54,739	\$76,787	\$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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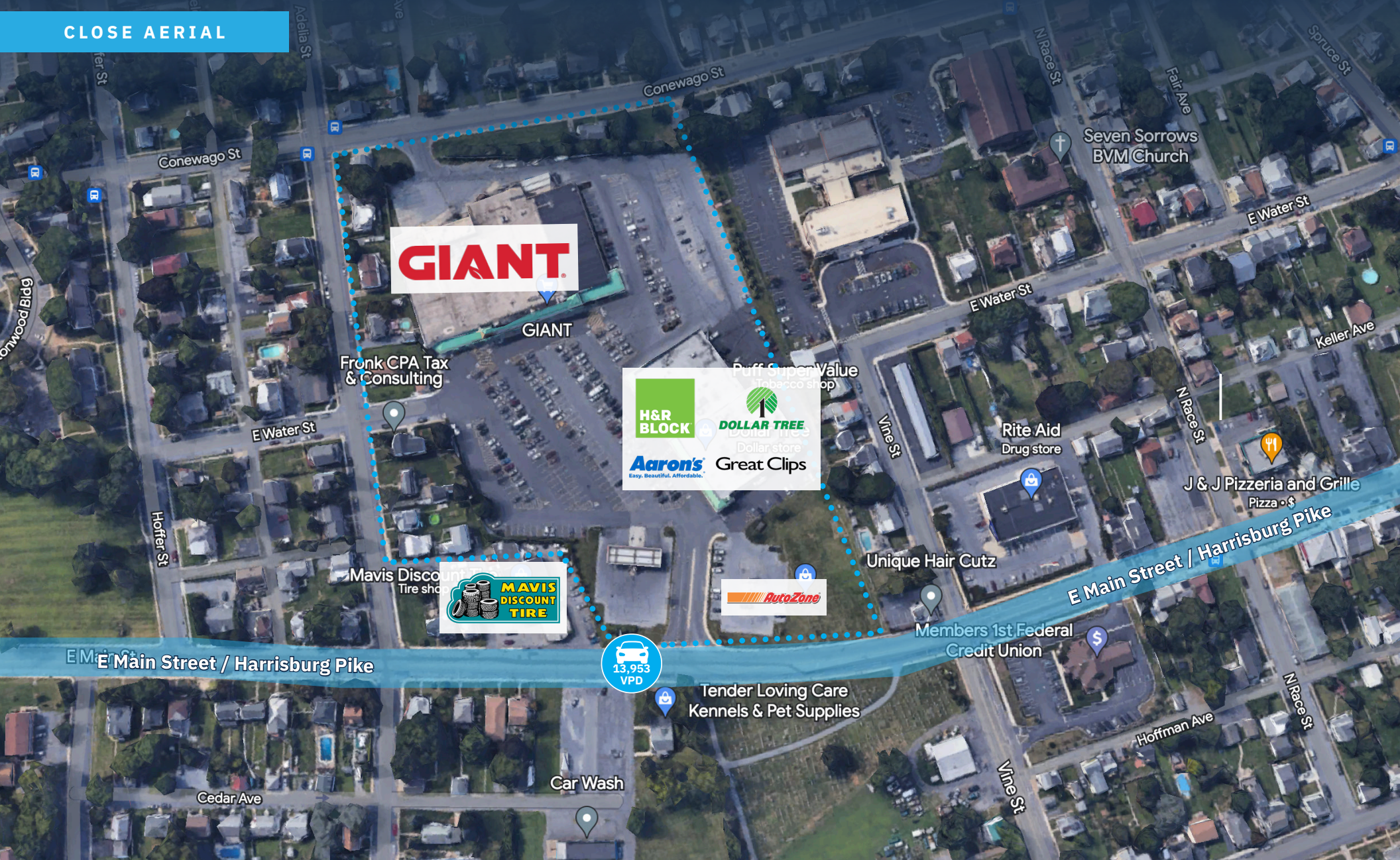
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CLOSE AERIAL



**GIANT**

GIANT

Fronk CPA Tax & Consulting

**H&R BLOCK**  
**DOLLAR TREE**  
Dollar store  
**Aaron's**  
Easy. Beautiful. Affordable.  
**Great Clips**

Puff Super Value  
Tobacco shop

Rite Aid  
Drug store

J & J Pizzeria and Grille  
Pizza • \$

Mavis Discount  
Tire shop

**MAVIS DISCOUNT TIRE**

**AutoZone**

Unique Hair Cutz

Members 1st Federal  
Credit Union

13,953  
VPD

Tender Loving Care  
Kennels & Pet Supplies

Car Wash

Seven Sorrows  
BVM Church

**E Main Street / Harrisburg Pike**

# Mid-Town Plaza

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

## MARKET AERIAL





**Our History is Strong.**  
**Our Vision, *Stronger*.**

Over 70 years of trusted expertise in commercial real estate.

**Contact Exclusive Agent**

**Fred Younkin**

**LEASING REPRESENTATIVE**

**t. 908.226.5288 m. 484.612.2532**

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