

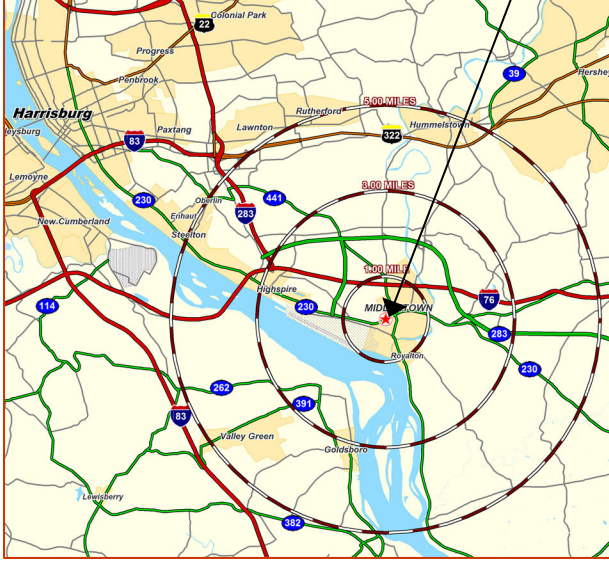
MIDDLETOWN PLAZA

Total GLA: 38,953 SF

Middletown, PA 17057

(Middletown Boro)

Main Street & Nissley Street



Managed By: **PMA** Property Management Alternatives, Inc.
PROPERTY AND ASSET MANAGEMENT

SPACE AVAILABLE:

- 2,865 SF

2009 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	9,404	22,345	53,048
Avg. HH Income	\$46,274	\$57,880	\$69,834
Daytime Population	7,597	17,959	42,177

Traffic Count Main Street: 19,000 vehicles per day

Middletown Plaza

Is located on Main Street in Middletown, PA.

Currently the center is 38,953 square feet with 226 parking spaces and the property sits on 4.66 acres.

The center will be re-developed to bring the new center to 60,153 square feet and will allow 272 parking spaces.

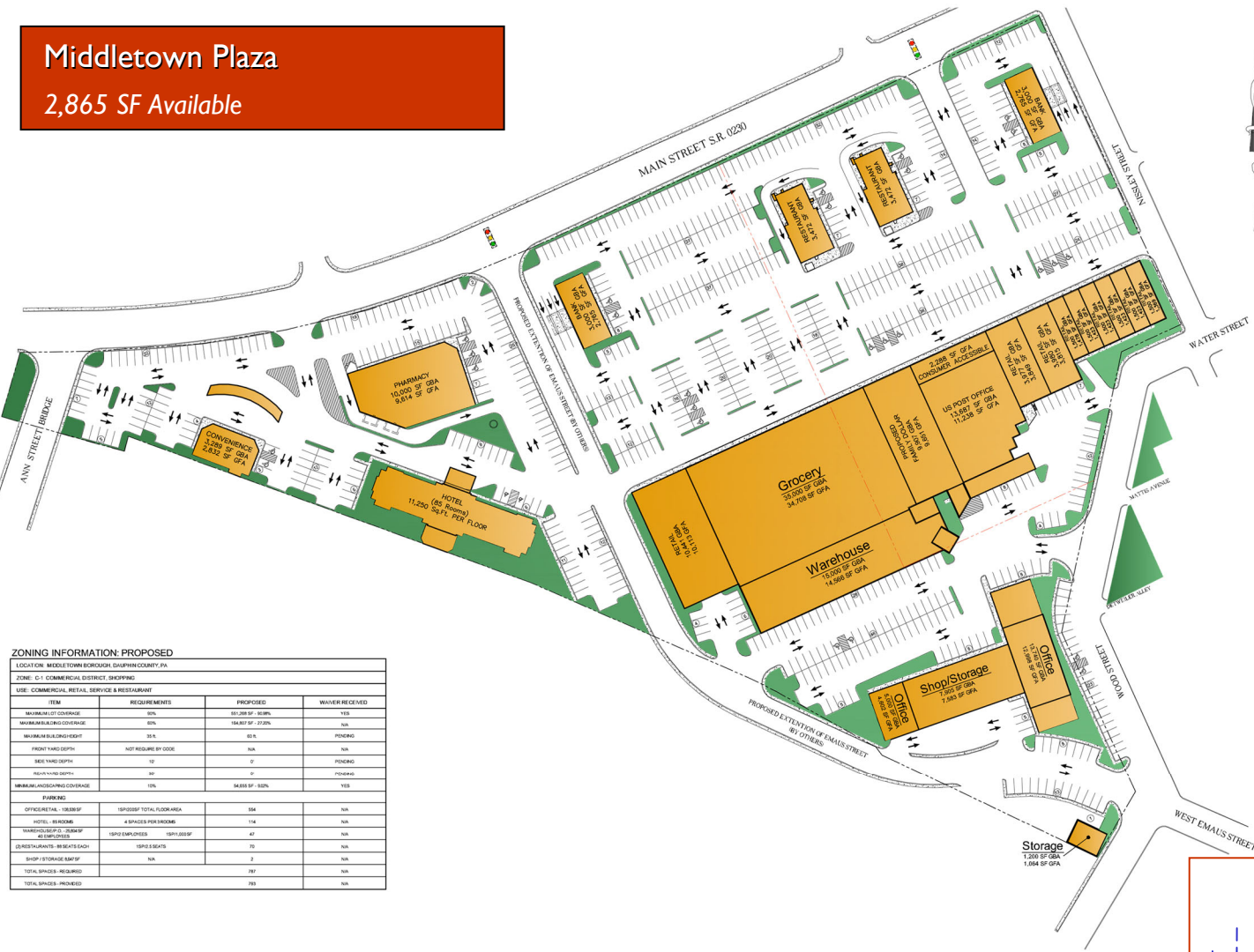
Once the center is re-developed it will allow for 2 additional pad sites.

*See reverse side for **site plan**



Middletown Plaza

2,865 SF Available



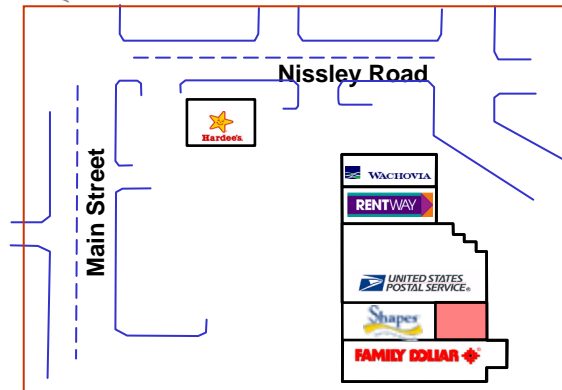
ZONING INFORMATION: PROPOSED

ITEM	REQUIREMENTS	PROPOSED	WAVIVER RECEIVED
MAXIMUM LOT COVERAGE	85%	85.288 SF - 91.98%	YES
MAXIMUM BUILDING COVERAGE	85%	18,647 SF - 27.25%	NA
MAXIMUM BUILDING HEIGHT	35 FT	60 FT	PENDING
FRONT YARD SETBACK	NOT REQUIRED BY CODE	NA	NA
REAR YARD SETBACK	10	27	PENDING
REGULATORY DEPTH	30	30	COMPLIANT
MINIMUM LANDSCAPING COVERAGE	10%	54,855 SF - 82%	YES
PARKING			
OFFICE/RETAIL - 1,000 SF	1 SPACES PER TOTAL FLOOR AREA	154	NA
HOTEL - 40 ROOMS	4 SPACES PER ROOM	174	NA
INDUSTRIAL/WAREHOUSE - 10,000 SF	1 SPACE PER 10,000 SF	47	NA
SHOP/STORAGE/WAREHOUSE - 10,000 SF	1 SPACE PER 10,000 SF	73	NA
SHOP/STORAGE/WAREHOUSE	NA	2	NA
TOTAL SPACES REQUIRED		757	
TOTAL SPACES PROVIDED		793	NA

Subject to Change:

Wachovia Bank	4,000 SF
Rent Way	4,000 SF
U.S. Post Office	14,058 SF
Family Dollar	7,050 SF
Shapes	3,774 SF
Available	2,865 SF
Hardee's	3,206 SF

Existing Condition



www.LMS-PMA.com

For additional information, please contact:

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