

# Howe Township Development Opportunity

W Shortcut Rd & Red Hill Rd, Newport, PA 17074

±7.14 AC Ground Lease or Build-To-Suit!



## Questions? Contact Us.



**Triple Crown Corporation**  
DEVELOPERS ■ BUILDERS ■ MANAGERS

*Providing excellence in real estate services since 1977*

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## Highlights

- Directly across from Newport Plaza, anchored by GIANT, Rite Aid, Verizon, Subway—and adjacent to Tractor Supply
- Perfect opportunity for convenience store and gas
- Zoned: Commercial
- Strong visibility and access at the intersection of Red Hill Road and W Shortcut Road, just off the US-22/SR-322 interchange
- 10-mile radius trade area includes over 36,000 residents with average household incomes approaching \$80,000

### JOIN THESE LOCAL AREA RETAILERS



## Zoned: Commercial

- ☒ Convenience Store + Gas Pad
- ☒ QSR / Fast Food
- ☒ Medical / Urgent Care
- ☒ Automotive Services (Repair, Car Wash)
- ☒ Daycare / Hotel

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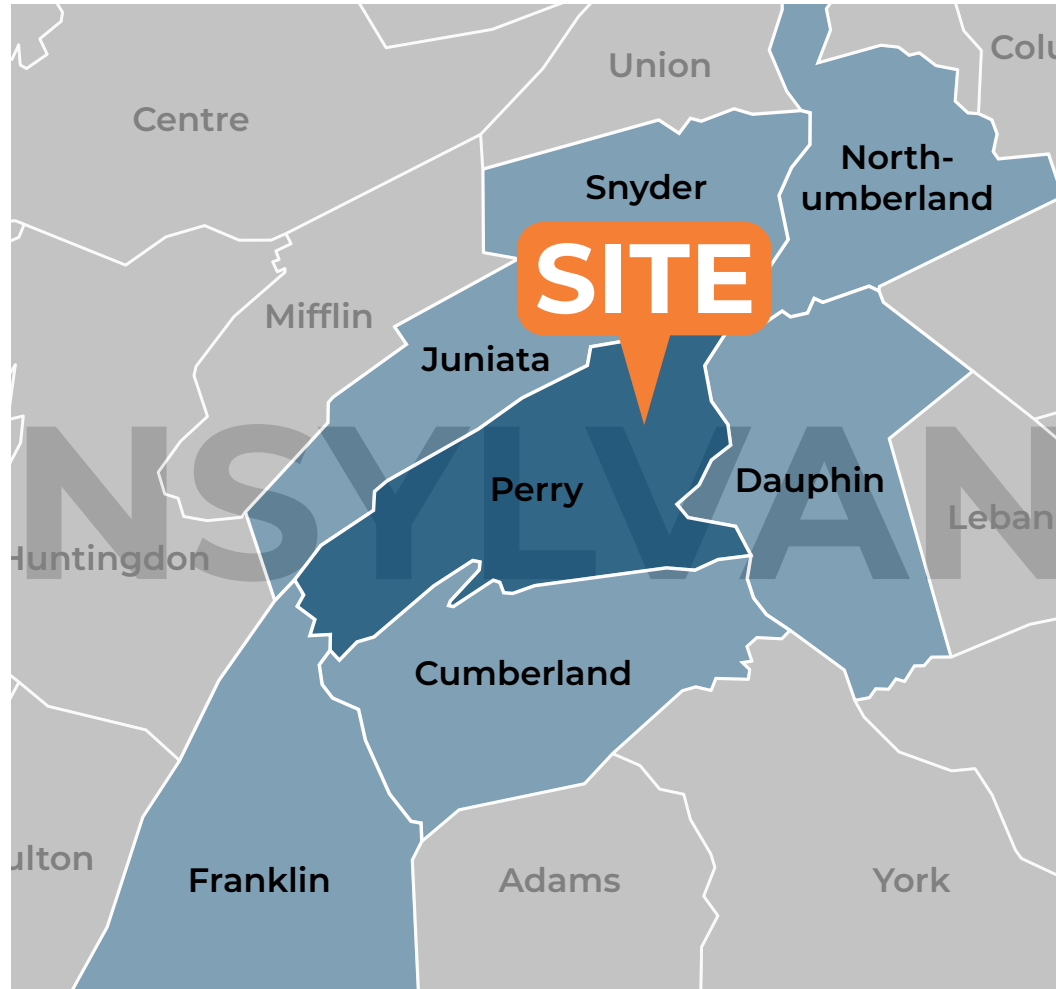
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## About Newport

Newport, PA, nestled in the heart of Perry County, offers a rare opportunity to invest in a growing market with small-town charm and untapped potential. Strategically located just 25 miles northwest of Harrisburg, Newport serves as a gateway between the rural Central PA region and the more densely populated Capital area. With direct access to Route 22, the borough provides excellent transportation connectivity, ideal for retail, light industrial, and mixed-use development. Its walkable downtown, historic architecture, and steady population base make it a strong candidate for revitalization and adaptive reuse projects.

Demographic	1 Mile	3 Miles	5 Miles
Population	237	4,844	9,004
Households	101	2,047	3,743
Avg HH Income	\$95,307	\$91,608	\$97,643
Daytime Employees	385	1,505	2,041



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# Concept Plan





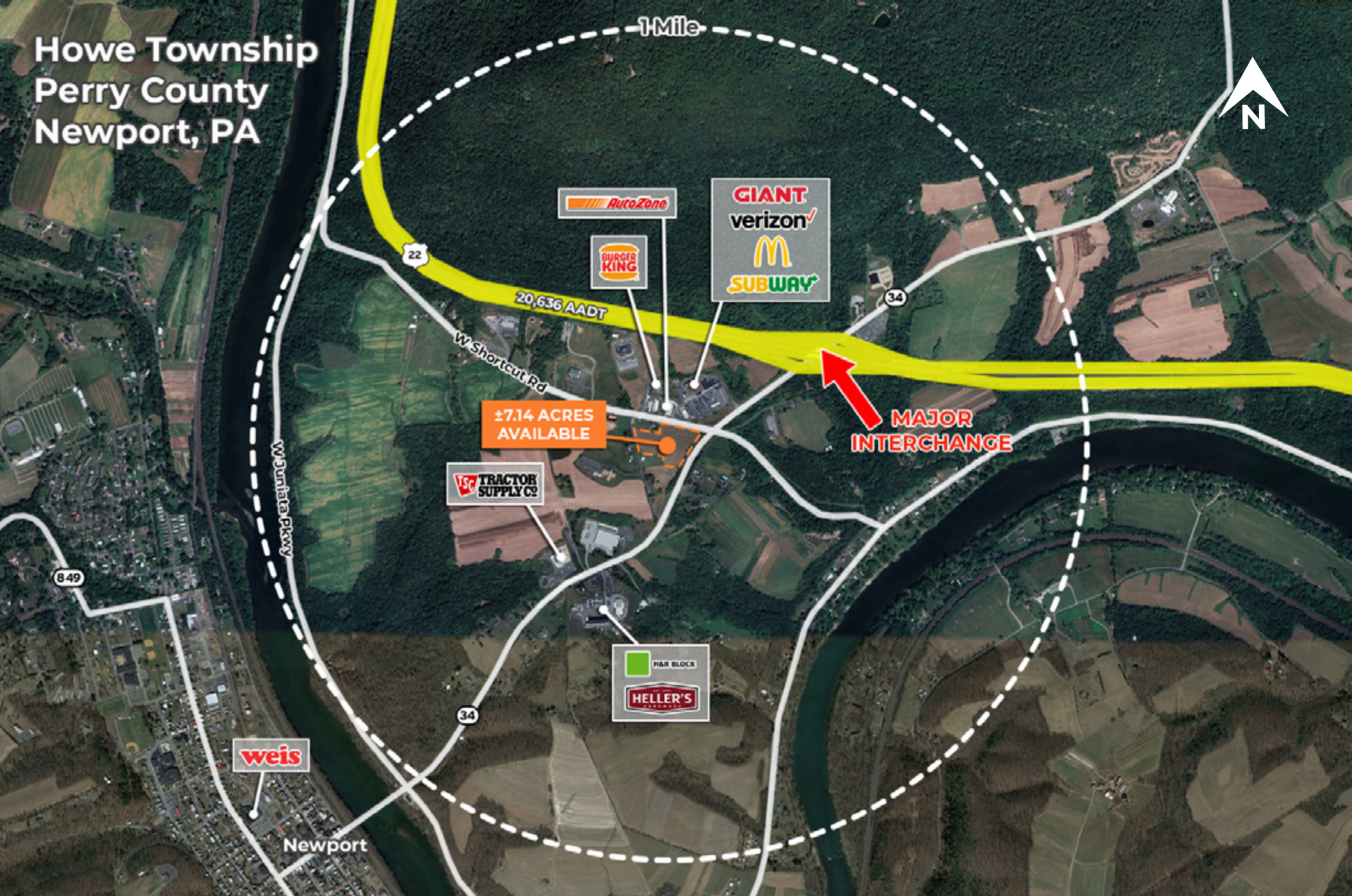
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# Zoom Aerial



Howe Township  
Perry County  
Newport, PA



# Market Aerial

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