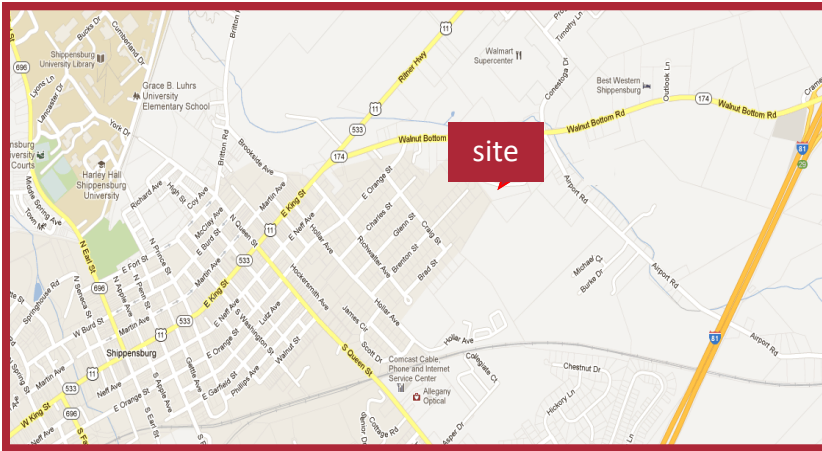


SHIPPENSBURG SHOPPING CENTER WALNUT BOTTOM RD. & AIRPORT RD.



NOW OPEN



STARBUCKS

LOCATION

- Population increase of 20.43% from 2000 census to 2010
- 2 Miles from Shippensburg University
- \$200 Million student housing expansion underway to accommodate increasing enrollment
- Located .5 miles from I-81 and along main thoroughfare to University
- In 2014 Volvo North America built a \$100 million creating over 1,000 jobs
- Proctor & Gamble recently opened a new distribution facility creating 1,000 jobs

JOIN: Tractor Supply, Aldi and Planet Fitness

DEMOGRAPHICS*

	3 Mile	5 Miles	10 Miles
Population	14,547	22,983	55,229
Average HHI	\$39,933	\$44,039	\$49,255
Daytime Pop	7,301	9814	16,238

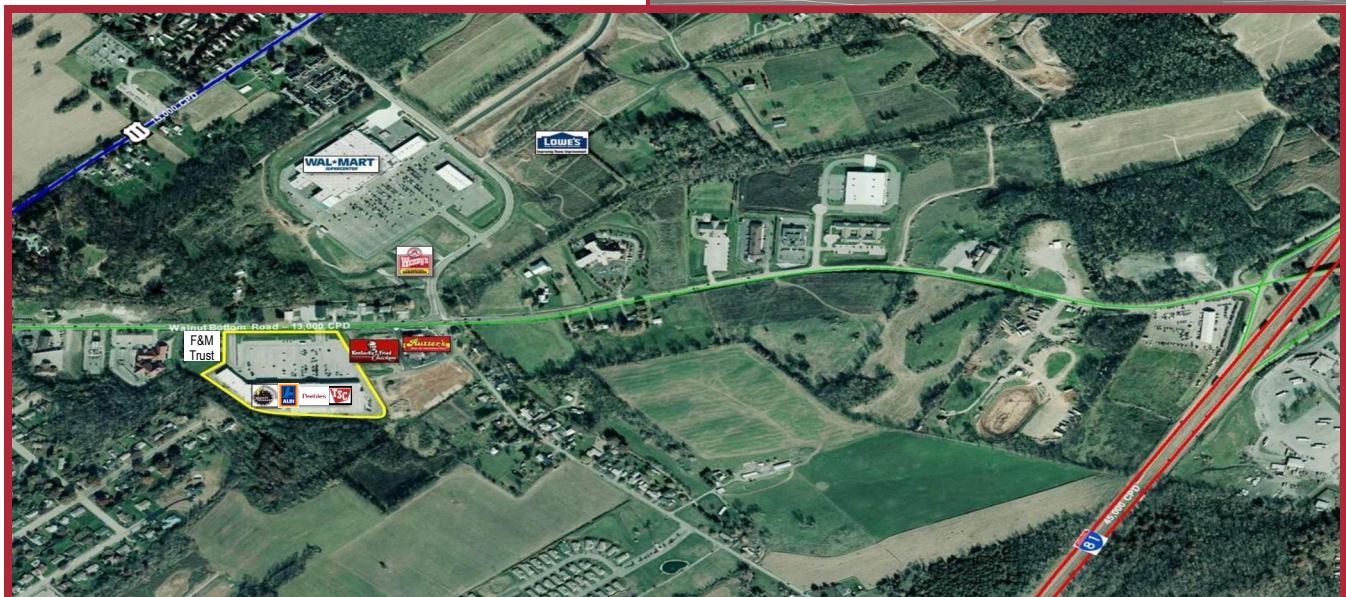
*Above demographics exclude Shippensburg University's enrollment, approximately 10,000 students

AVAILABLE SPACE

38,063 SF • 6,484 SF • 6,663 SF • 4,218 SF

HIGHLIGHTS

- Adjacent to the Walmart Exceptional visibility
- Accessible via a signalized intersection
- Great Signage Available



POMEGRANATE RE

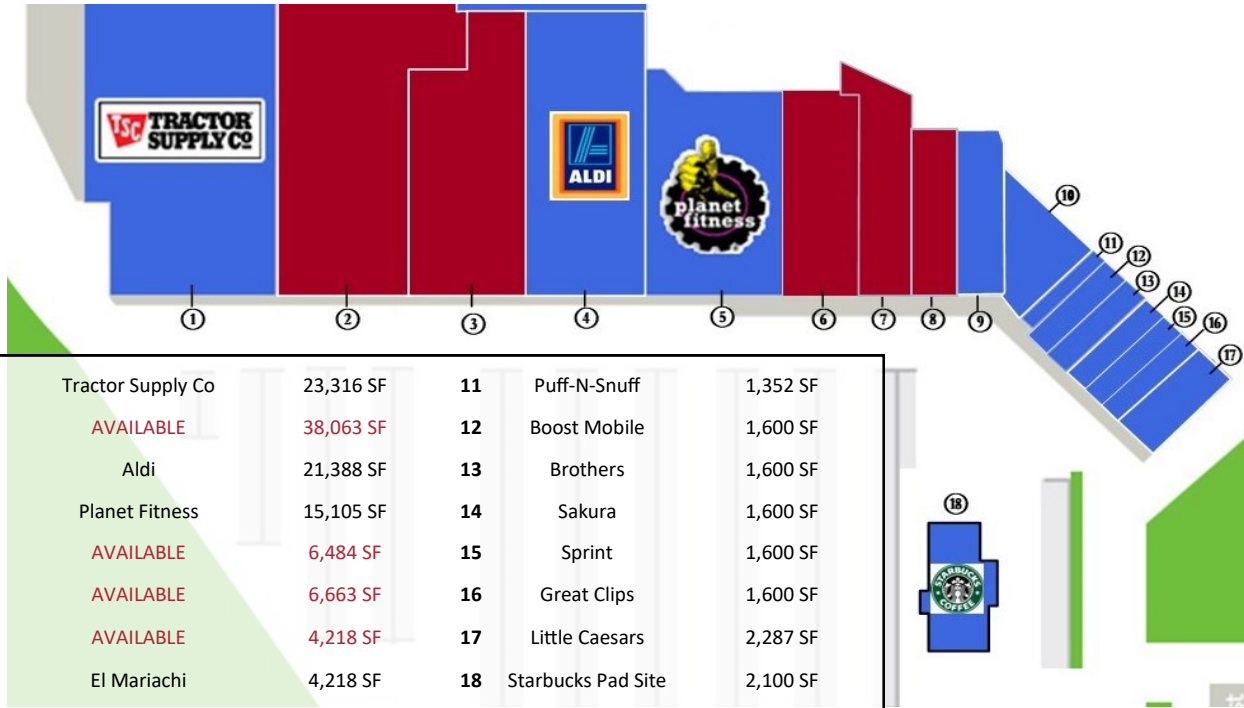
33 Rock Hill Road, Suite 350
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SHIPPENSBURG SHOPPING CENTER



TENANTS	1	Tractor Supply Co	23,316 SF	11	Puff-N-Snuff	1,352 SF
	2&3	AVAILABLE	38,063 SF	12	Boost Mobile	1,600 SF
	4	Aldi	21,388 SF	13	Brothers	1,600 SF
	5	Planet Fitness	15,105 SF	14	Sakura	1,600 SF
	6	AVAILABLE	6,484 SF	15	Sprint	1,600 SF
	7	AVAILABLE	6,663 SF	16	Great Clips	1,600 SF
	8	AVAILABLE	4,218 SF	17	Little Caesars	2,287 SF
	9	El Mariachi	4,218 SF	18	Starbucks Pad Site	2,100 SF
	10	State Farm Insurance	3,780 SF			



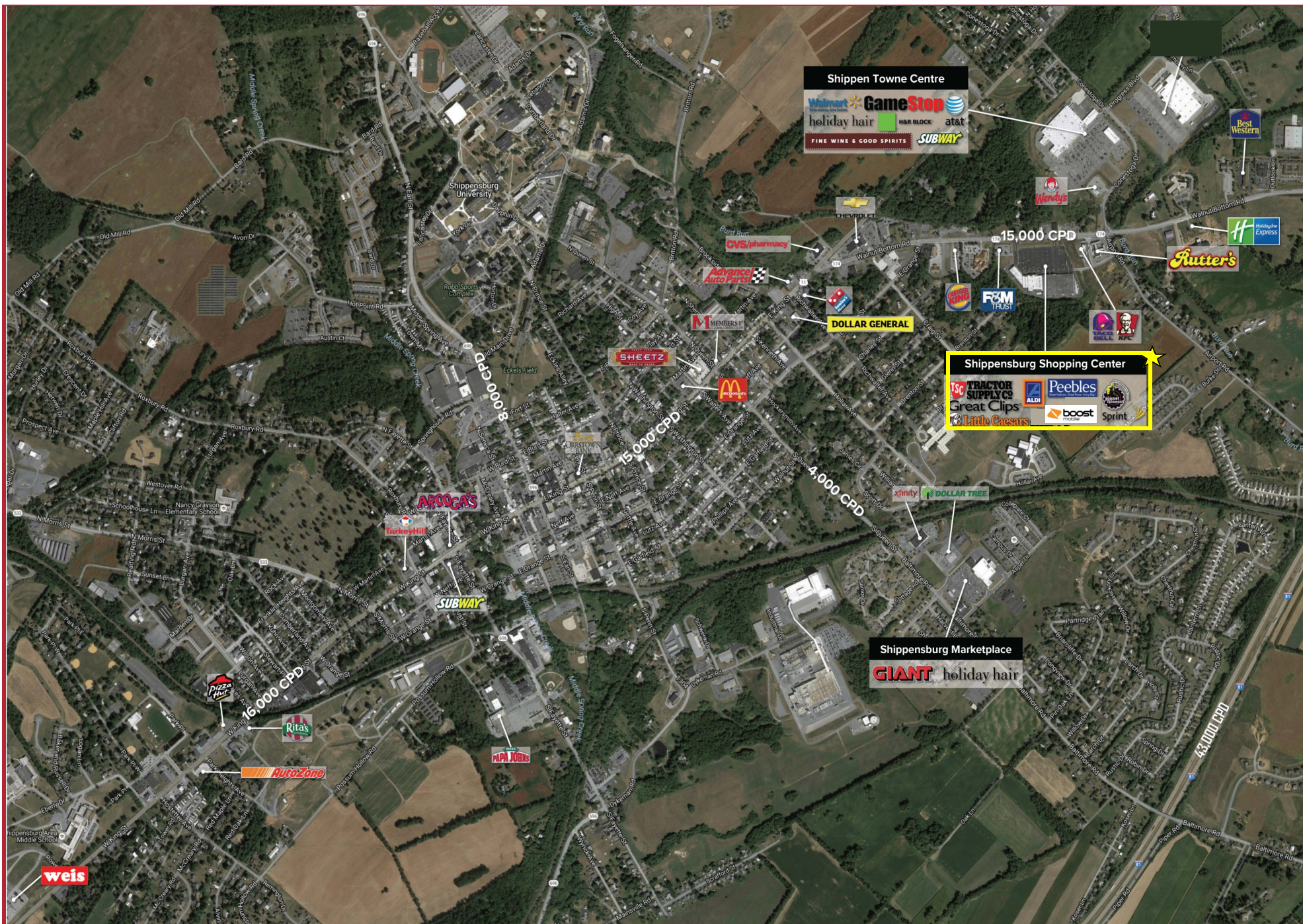
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MARKET OVERVIEW- SHIPPENSBURG, PA

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