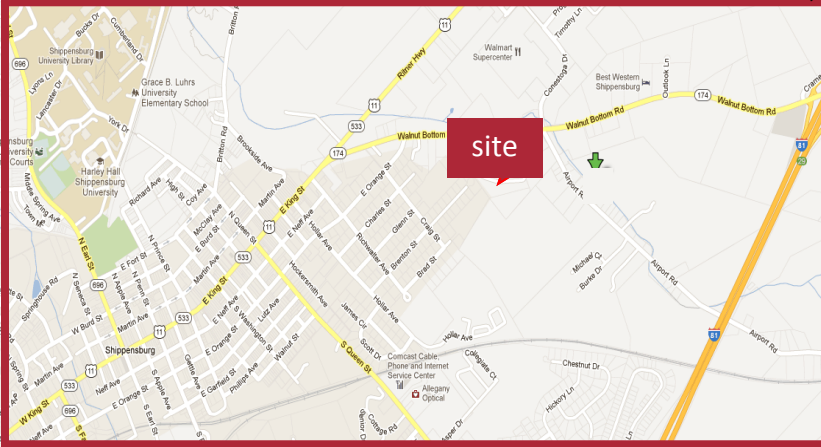


SHIPPENSBURG SHOPPING CENTER WALNUT BOTTOM RD. & AIRPORT RD.

40 SHIPPENSBURG SHOPPING CENTER, SHIPPENSBURG, PA 17257



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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 Peebles 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

19,764 SF • 6,663 SF

HIGHLIGHTS

- 2014 Renovations
 - * New facade
 - * Signage improvements
 - * Landscape upgrades
 - * Site lighting improvements
- Adjacent to the Walmart & Lowe's
- Exceptional visibility
- Accessible via a signalized intersection



POMEGRANATE RE

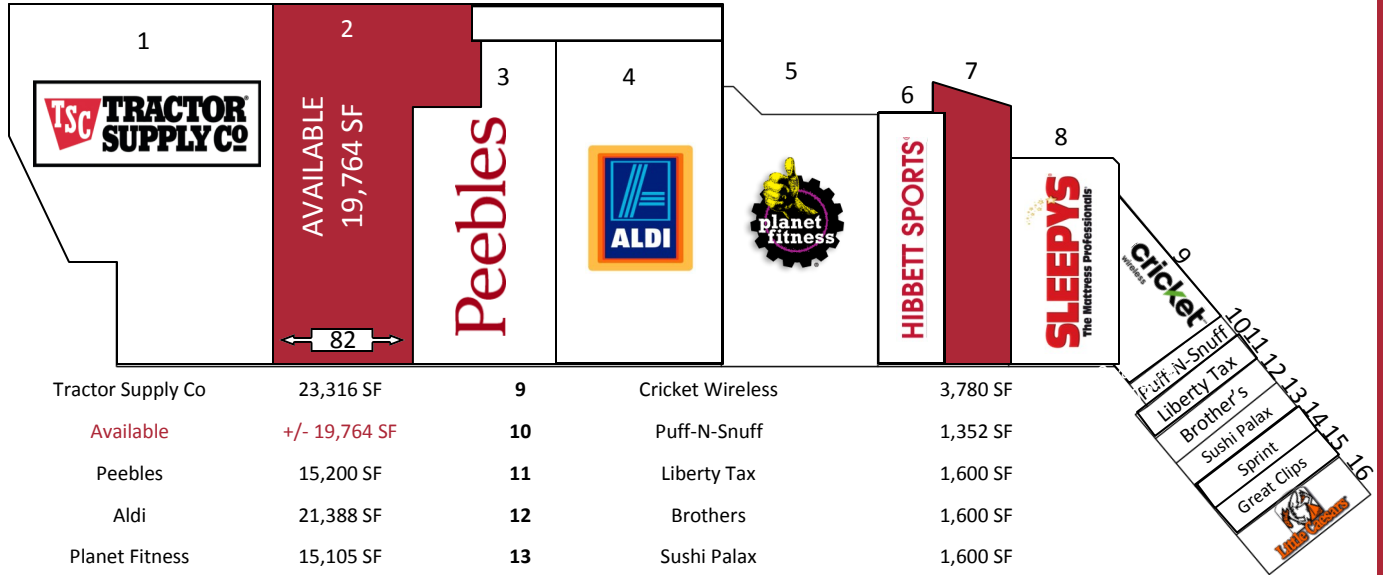
123 Coulter Avenue
Ardmore, PA 19003

Karen Martin
Phone: (717) 848-6136
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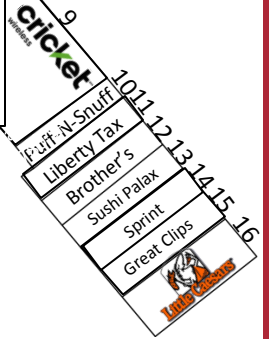
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SHIPPENSBURG SHOPPING CENTER



TENANTS

| | | | | | |
|---|-------------------|---------------|----|------------------|----------|
| 1 | Tractor Supply Co | 23,316 SF | 9 | Cricket Wireless | 3,780 SF |
| 2 | Available | +/- 19,764 SF | 10 | Puff-N-Snuff | 1,352 SF |
| 3 | Peebles | 15,200 SF | 11 | Liberty Tax | 1,600 SF |
| 4 | Aldi | 21,388 SF | 12 | Brother's | 1,600 SF |
| 5 | Planet Fitness | 15,105 SF | 13 | Sushi Palax | 1,600 SF |
| 6 | Hibbett Sports | 6,484 SF | 14 | Sprint | 1,600 SF |
| 7 | AVAILABLE | 6,663 SF | 15 | Great Clips | 1,600 SF |
| 8 | Sleepy's | 8,436 SF | 16 | Little Caesars | 2,287 SF |



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