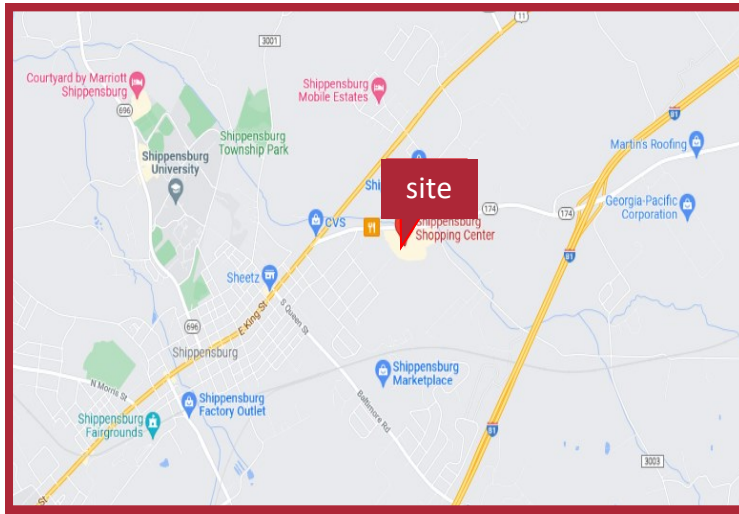


SHIPPENSBURG SHOPPING CENTER WALNUT BOTTOM RD. & AIRPORT RD.



DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
Population	14,547	22,983	55,229

HIGHLIGHTS

- Walnut Bottom Road has 14,000 VPD
- Exception Visibility along Walnut Bottom Road
- Adjacent to the Walmart



COMING SOON
**SHOE DEPT.
ENCORE**

**TSC TRACTOR
SUPPLY CO**

AVAILABLE SPACE

6,484 SF • 6,655 SF • 1,600 SF
4,218 SF • 3,780 SF
2,320 SF — DRIVE THRU WINDOW

LOCATION

- Located within the heart of the retail corridor in fast growing Shippensburg Market.
- Great Access to I-81 (52,000VPD) and less than 1 mile from Shippensburg University
- Immense growth over the past 10 years, including the development of Proctor & Gamble's 1.7 million square foot distribution facility
- Parx Casino, 73,000 SqFt facility, is set to open across the street from the center in 2022



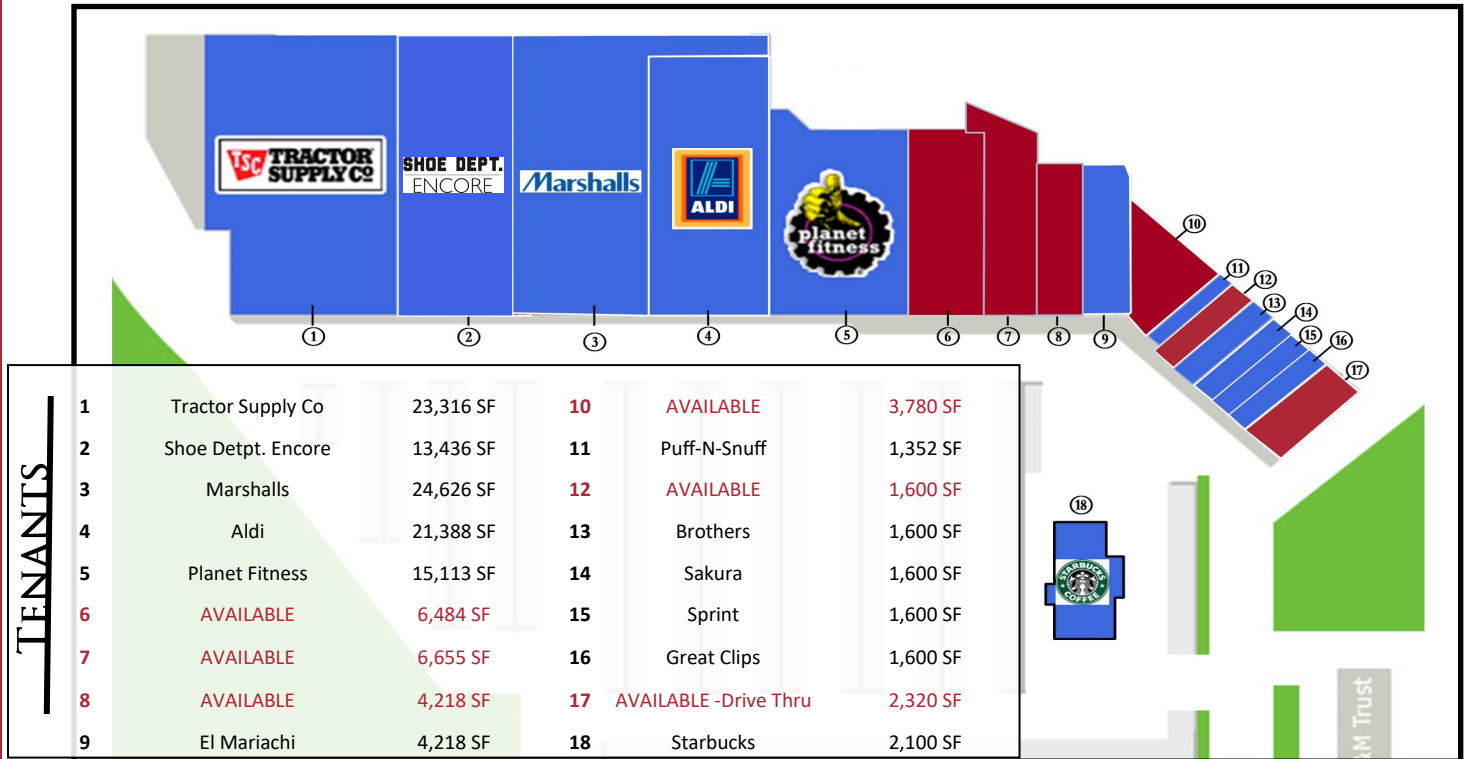
POMEGRANATE RE

33 Rock Hill Road, Suite 350
Bala Cynwyd, PA 19004

Karen Martin
Phone: (717) 848-6136
E-Mail: karen@pomre.com



SHIPPENSBURG SHOPPING CENTER



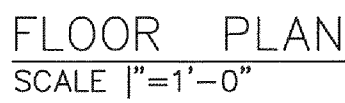
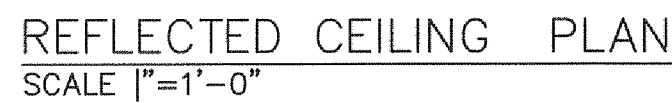
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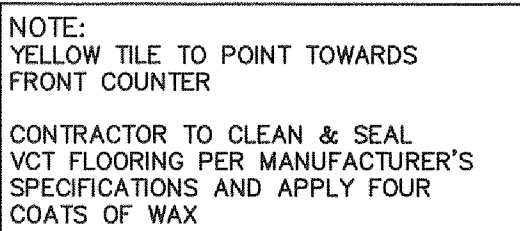
Karen Martin
Phone: (717) 848-6136
E-Mail: karen@pomre.com



**Pomegranate
REAL ESTATE**
POMRE.COM



SCALE : 1" = 1'-0"



FINISH SCHEDULE

FINISH NOTES:

- ALL KITCHEN WALL FINISHES ARE TYPE **M2** WITH A 4" VINYL COVE BASE UNLESS NOTED OTHERWISE.
- ALL LOBBY WALL FINISHES ARE TYPE **M3** TO 6'-0" A.F.F. WITH GYP. BD. PAINTED **P1** FROM 6'-0" A.F.F. TO CEILING UNLESS NOTED OTHERWISE. (SEE ELEVATIONS SHT. 2)
- ALL RESTROOM WALL FINISHES ARE TYPE **M2** UNLESS NOTED OTHERWISE.

FLOORING

F1

KITCHEN:

VINYL COMPOSITE TILE 12"x12"x1/8", ARMSTRONG, STANDARD EXOLON IMPERIAL TEXTURE, 51941, POLAR WHITE.
CONTACT: www.armstrongfloor.com 800-233-3823

ALTERNATE:

AZROCK, CORTINA COLORS, V-862, CLOUD WHITE.
CONTACT: www.azrock.com 800-366-2699

F5

LOBBY:

CREATE 24" x 24" CHECKERBOARD PATTERN ON 45° ANGLE WITH DALITILE, 12" x 12", COLOUR SCHEME, ARCTIC WHITE SPECKLED B926 & BLACK SPECKLED B927, 3/16" GROUT JOINTS, HYDROMENT, H144 MISTY GRAY.
CONTACT: www.daltile.com 616-862-4748
CONTACT: www.bostlik.com 800-726-7845

ALTERNATE:

CREATE 24" x 24" CHECKERBOARD PATTERN ON 45° ANGLE WITH STONEPEAK CERAMICS, INC., 12" x 12", NEW BASICS, #USM1212016 FROST MATTE & #USM1212020 QUARTZ MATTE, 3/16" GROUT JOINTS, HYDROMENT, H144 MISTY GRAY.
CONTACT: www.stonepeakceramics.com 810-459-1009
CONTACT: www.bostlik.com 800-726-7845

WALLS

W1

6" X 6" CERAMIC WALL TILE, OLYMPIA TILE / COLOUR AND DIMENSIONS BY YGT CERAMICS, WARM WHITE GLOSSY, GLOSSY BLACK GROUT W180STK, HYDROMENT, H144 MISTY GRAY.

CONTACT: www.olympiatile.com 800-667-5453
CONTACT: www.bostlik.com 800-726-7845

ALTERNATES:

DALITILE, SEMI GLOSS, 0100 WHITE & K111 BLACK, GROUT W1MAPEL, 27 SILVER.
CONTACT: www.daltile.com 616-862-4748
CONTACT: www.mapel.com 800-426-2734

AMERICAN OLEAN, BRIGHT, 0090 WHITE & 0049 GLOSS BLACK, GROUT W1MAPEL, 27 SILVER.
CONTACT: www.aoile.com 800-426-2734

WALL BASE:

PROVIDE 4" x 6" x 1/2" SANITARY COVE BASE, FLORIDA TILE, BRIGHT, S-3419-S BLACK, GROUT W180STK, HYDROMENT, H144 MISTY GRAY.
CONTACT: www.floridatile.com 800-352-8453
CONTACT: www.bostlik.com 800-726-7845

ALTERNATE:

DALITILE, SANITARY COVE BASE, K111 BLACK, GROUT W1MAPEL, 27 SILVER.
CONTACT: www.daltile.com 616-862-4748
CONTACT: www.mapel.com 800-426-2734

ALTERNATE:

MARLITE, PVC BASE MOLDING, P200 BLACK.
CONTACT: www.marlite.com 800-377-1221

W2

FIBERGLASS REINFORCED POLYESTER PANEL [FRP], GLASBORD, 85 WHITE EMBOSSED CLASS C

CONTACT: www.cranecomposites.com 800-435-0080

W3

FIBERGLASS REINFORCED POLYESTER PANEL [FRP], MATREX ST, 1130 COTTON WHITE

CONTACT: www.cranecomposites.com 800-435-0080

CEILINGS

C1

KITCHEN CEILING - 24" x48" x1/2" LAY-IN PANEL, UNITED STATES GYPSUM (USG), SHEETROCK CLIMAPLUS, 3270 WHITE, VINYL FINISH.

CONTACT: www.usg.com 800-950-3839

C2

LOBBY CEILING - 24" x24" x5/8" LAY-IN PANEL, ARMSTRONG, DUNE 1774, WHITE, TEGULAR EDGE DETAIL

CONTACT: www.armstrong.com/ceilings 877-276-7876

ALTERNATE: CERTAIN TEED, CASHMERE, CM-454 WHITE WIREVEAL EDGE.

CONTACT: www.certainteed.com 800-233-8990

ALTERNATE: USG, ECLIPSE CLIMAPLUS, SLT EDGE, 76775 WHITE.

CONTACT: www.usg.com 800-950-3839

NOTE: PROVIDE MATCHING TIE GRID SYSTEM

PAINT

P1

BENJAMIN MOORE, INTERIOR READY MIXED, 179 ATRIUM WHITE.

CONTACT: www.benjaminmoore.com 800-344-0400

NOTE: USE BENJAMIN MOORE ECO SPEC EGGSHELL ENAMEL 223 FOR INTERIOR, USE BENJAMIN MOORE EGGSHELL FINISH HOME PAINT FOR EXTERIOR.

GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL FEDERAL, STATE AND MUNICIPAL CODES HAVING JURISDICTION OVER THIS PROJECT.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONTRACT TO VERIFY EXISTING FIELD CONDITIONS. ALL EXISTING DIMENSIONS SHALL BE VERIFIED AND/OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAME.
- ANY VARIATIONS OF THE DRAWINGS TO BE APPROVED BY LITTLE CAESAR'S ARCHITECTURAL DEPARTMENT (313) 983-6000.
- GENERAL CONTRACTOR TO RECEIVE, UNLOAD AND INSTALL ALL KITCHEN EQUIPMENT, FINISH MATERIALS AND ALL OTHER ITEMS DELIVERED TO STORE LOCATION.
- GENERAL CONTRACTOR TO PROVIDE A MINIMUM OF ONE FIRE EXTINGUISHER IN COMPLIANCE WITH THE LOCAL FIRE MARSHAL. LOCATION & QUANTITY OF FIRE EXTINGUISHER(S) TO BE DETERMINED BY THE FIRE MARSHAL.
- PROVIDE NON-COMBUSTIBLE PLYWOOD BACKING IN LIEU OF GYPSUM BOARD AS BACKING FOR WALL MOUNTED WIRE SHELVES FROM 42" A.F.F. TO 90" A.F.F. SEE FLOOR/EQUIPMENT PLAN FOR SHELF LOCATIONS & WALL FINISH.
- OVEN TO BE SET IN PLACE PRIOR TO INSTALLATION OF COUNTERS.
- QUARRY TILE TO BE SEALED WITH SILICONE SEALANT.
- WALL PARTITION KEY:

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TYP. INTERIOR PARTITION WALL, 1/2" GYPSUM BOARD EACH SIDE OF 1 1/2" x 3 1/2" 20 GA. METAL STUDS AT 16" O.C. WITH IDENTIFIED FINISH.

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EXISTING WALL

=====

EXISTING WALL TO BE REMOVED [SHOWN DASHED]

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HALF EXISTING WALL [60" AFF]
- EQUIPMENT INDICATOR

□

INTERIOR FINISH INDICATOR
- ▽

INDICATES PHONE LOCATION ON FLOOR/EQUIPMENT PLAN.