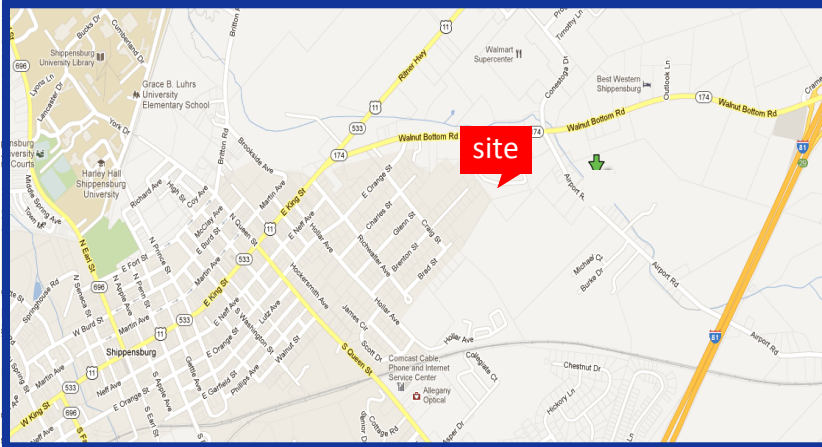


SHIPPENSBURG SHOPPING CENTER WALNUT BOTTOM RD. & AIRPORT RD.

40 SHIPPENSBURG SHOPPING CENTER, SHIPPENSBURG, PA 17257



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
- Volvo North America building a \$100 million facility, expected to create over 1,000 jobs
- Proctor & Gamble opening a new distribution facility in 2014, expected to create 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

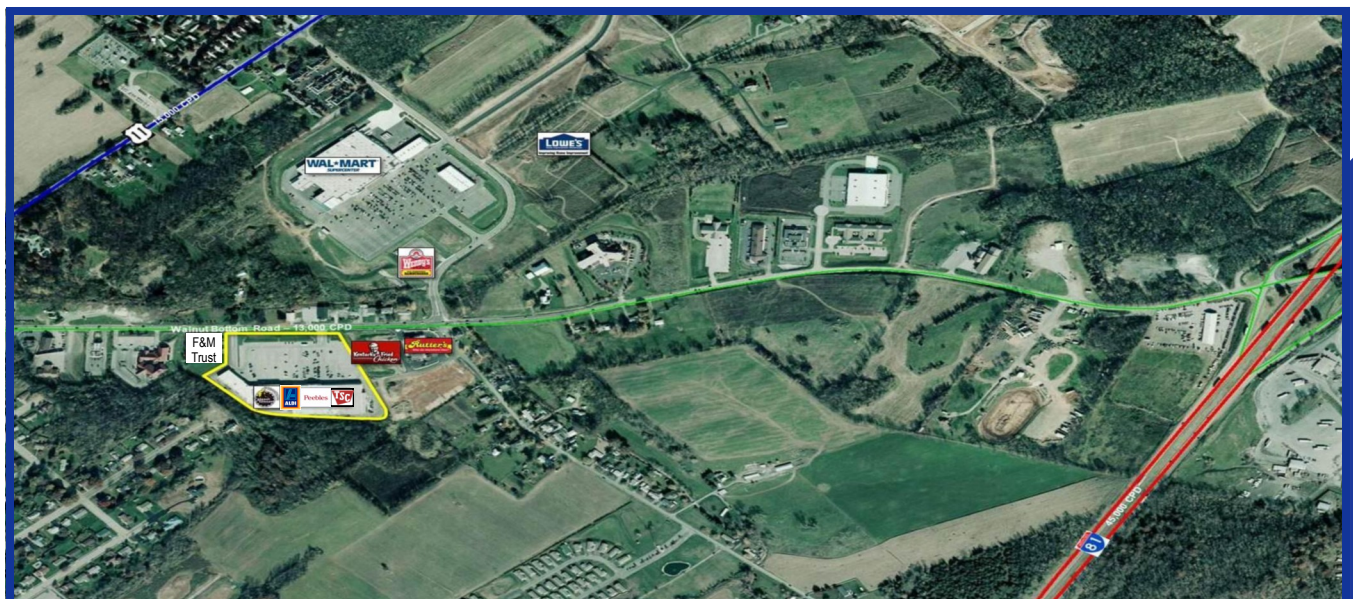
AVAILABLE SPACE

19,764 SF

6,663 SF, 3,780 & 1,600 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



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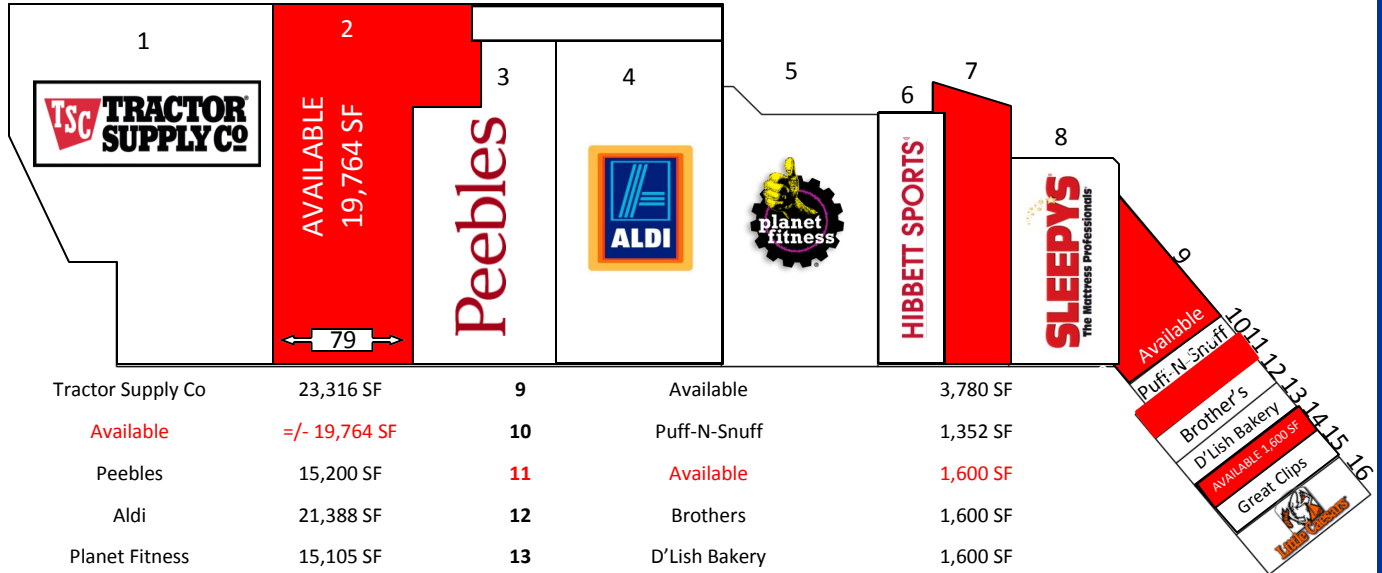
123 Coulter Avenue, Suite 200
Ardmore, PA 19003

Phone: (717) 848-6136
Fax: (717) 848-6800
E-Mail: karen@wrdc.net



www.WRDC.net

SHIPPENSBURG SHOPPING CENTER



TENANTS

1	Tractor Supply Co	23,316 SF	9	Available	3,780 SF
2	Available	=/- 19,764 SF	10	Puff-N-Snuff	1,352 SF
3	Peebles	15,200 SF	11	Available	1,600 SF
4	Aldi	21,388 SF	12	Brothers	1,600 SF
5	Planet Fitness	15,105 SF	13	D'Lish Bakery	1,600 SF
6	Hibbett Sports	6,484 SF	14	AVAILABLE	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

RENOVATION UNDERWAY



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