



TENANTS

Unit	(SF)	Tenant
Suite 1	3,000	Available*
Suite 2- 3-4	4,335	US XP
Suite 5	1,335	Papa John's
Suite 6	1,335	May Nails
Suite 7	8,468	Rite Aid
Suite 8	36,480	Vacant
Suite 9	7,850	Grand Point Church
Suite 10	1,350	Edward Jones
Suite 101-103	4,050	Studio Z Fitness
Suite 104	1,400	Vacant
Suite 105-107	3,000	Vacant
Suite 108	2,400	Pad w/ Drive-Thru



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SITE DATA

ACCESSIBILITY:

5 miles from I-81 Exit 24.

TRAFFIC COUNTS:

16,000 trips in Rt 11 and
43,000 trips on I-81

SITE EXPOSURE:

- 1.5 miles to Shippensburg University with 7,680 full time students and faculty.
- New Procter & Gamble Distribution Center with over 1,500 employees.
- US Express transportation Hub more than 250 full time employees.
- 42 Residential units on site.

DEMOGRAPHICS:

Total Population: 61,916 (10 Mile)

Total # of Households: 23,638 (10 Mile)

Mean Household Income: \$55,362

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