

The Outlet

Shoppes at Gettysburg



- rue21®
- OLD NAVY OUTLET
- UNDER ARMOUR
- carter's®
- AMERICAN EAGLE OUTFITTERS
- verizon✓
- Bath & Body Works®
- chico's
- Talbots
- claire's
- Auntie Anne's®
- Famous Footwear®
- OshKosh B'gosh®
- Eddie Bauer® EST. 1920
- BEEF JERKY OUTLET
- TORRID
- adidas®
- SUBWAY®
- go! calendars games & toys
- HOT TOPIC®
- COUNTRY INN & SUITES BY CARLSON®
- maurices
- MICHAEL MICHAEL KORS



Bennett Williams
RETAIL



REGIONAL DEMOGRAPHICS

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
POPULATION	73,051	289,400	1,012,637
TOTAL EMPLOYEES	30,305	116,782	462,506
AVERAGE HHI	\$81,108	\$82,959	\$87,745
NUMBER OF HOUSEHOLDS	28,750	112,104	395,241



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TRAFFIC COUNTS

ROUTE 15: 24,084 CPD

SITE LOCATION AERIAL



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DRONE VIEW



ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603

BRAD ROHRBAUGH | CHAD STINE | FRANCESCO CONIGLIARO
717-843-5555 | www.bennettwilliams.com

Bennett WILLIAMS
RETAIL



SITE PLAN / DIRECTORY

PAD	TENANT	SIZE
A	TGI Friday's	-
B	Carlson County Inn Hotel	-
C	Atomic Dog Hard Cider	36,000 SF
D	PAD SITE - AVAILABLE	2.90 Acres
E	PAD SITE - AVAILABLE	0.37 Acres
F	PAD SITE / BUILDING - AVAILABLE	1.60 Acres / 9,600SF
G	PAD SITE - AVAILABLE	1.50 Acres



#	TENANT	SF	#	TENANT	SF	#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
110	Old Navy	14,367	340	Famous Footwear	5,248	520	Chicken Hill Distillery	1,032	680	Pepper Palace	2,500	840	Fancy Some Drama	3,024
120	Beef Jerky	1,500	350	Gertrude Hawk	1,000	530	L'eggs Hanes Bali	5,166	710	Gettysburg Picnics	1,456	850	RESERVED	4,000
210	Go! Games & Toys	4,500	410	Emerald & Onyx	2,000	540	Columbia Sports	8,152	720	Adidas	5,500	870	RESERVED	5,959
220	Rue 21	3,602	420	Chick Clique Collective	3,600	560	Performance Gym	10,324	730	RESERVED	3,600	890	Pepperidge Farm	1,144
230	Bath & Body Works	3,002	430	Fly By Night Art	2,408	610	Under Armour	10,133	740	RESERVED	3,463	900	Michael Kors	4,000
240	Christmas Tree Hill	5,500	440	Hot Topic	1,708	615	RESERVED	3,417	750	Talbots	3,863	910	Lane Bryant	5,000
250	Print Frame & Shipping	3,000	450	Primitive Daughter	2,832	620	Tools & More	2,500	760	Chico's	3,000	920	Wandering Hare	2,616
260	Generations of Furniture	9,924	460	Beauty Rosee Boutique	2,607	630	Verizon Wireless	1,200	770	Vera Bradley	5,600	930	Retreads	1,250
310	SWIT Sports	4,022	470	RESERVED	2,500	640	Smoothie CO.	3,490	810	Claire's Boutique	1,200	940	Eternia Dreams	3,118
320	Bargain Bins	7,500	490	Fitzgerald Furniture	8,851	650	GB Jewelry	2,100	820	RESERVED	5,072	950	Torrid	2,500
330	Rebel's Roost	4,085	510	Eddie Bauer	9,050	670	Carter's	4,275	830	Etheric Connections	2,997	970	American Eagle	4,817

The Outlet Shoppes at Gettysburg

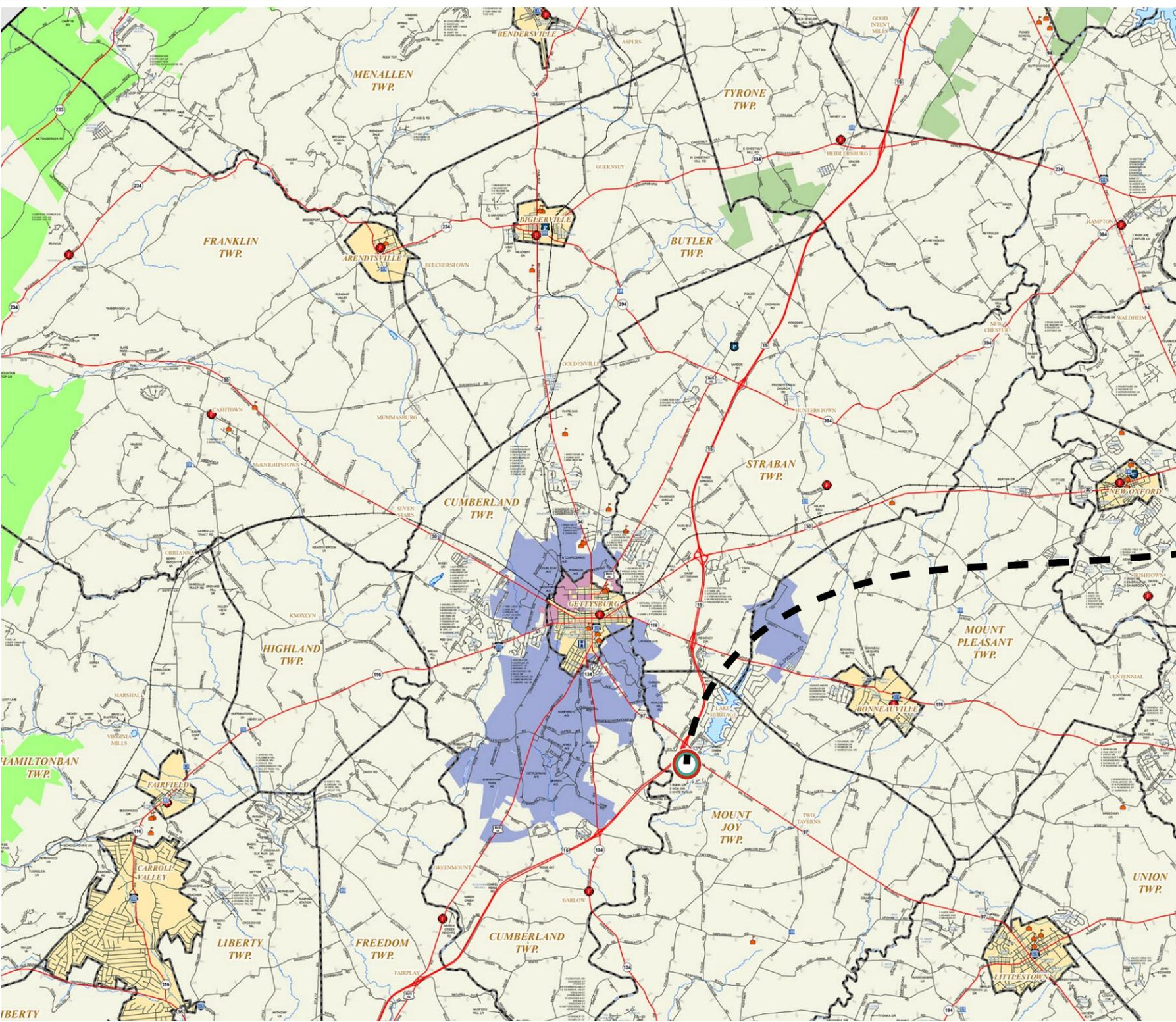


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OVERVIEW - THE OUTLET SHOPPES AT GETTYSBURG

The Outlet Shoppes at Gettysburg is located in historical Gettysburg, Pennsylvania, "the most famous small town in America." Its rich Civil War history, breathtaking countryside, numerous wineries, and historical legacy make it a desirable destination for travelers worldwide.

The Outlet Shoppes at Gettysburg is the dominant retail destination with a target area of 13.4 million people, located just 1.5 miles from the Gettysburg National Military Park Visitor's Center and 3 miles from downtown Gettysburg. Additional nearby attractions include Soldiers' National Cemetery, the Eisenhower National Historic Site, and just 3 miles from where Abraham Lincoln gave the "Gettysburg Address."

Ski Liberty Resort, Catocin Wildlife Preserve & Zoo and other family friendly attractions are a short 15-20 minute drive from The Outlet Shoppes at Gettysburg.

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Shoppes at Gettysburg



ADAMS COUNTY STATISTICS



TOTAL POPULATION
102,295 (2015)



MEDIAN AGE
42.8 (2015)



MEDIAN HH INCOME
\$60,356 (2015)





TOURISM - ADAMS COUNTY & GETTYSBURG IMPACT

Millions of people from around the world visit Gettysburg and Adams County each year for its rich Civil War history, breathtaking countryside, outdoor recreation, family fun and the dozens of national events taking place in all corners of the region. In 2016, 16.8% of visitors to Gettysburg reported a total annual income ranging from \$75,000-\$99,999.

Visitors spent an average of \$540.45 on their trip and an average of 1.32 days in Adams County. One of the largest recreational draws in Adams County, Gettysburg Military Park saw over 1.2 million visitors annually in 2016.

 **3.78 MILLION+**
VISITORS TO ADAMS COUNTY

 **7,707+**
TOURISM INDUSTRY JOBS

 **\$686 MILLION**
SPENT ON TOURISM VISITS

Lodging	\$91.4 million
Food and Beverage	\$139.7 million
Shopping	\$127.7 million
Recreation	\$159.6 million

 **58.2%**
REPEAT VISITATION RATE
▲1% Have been over 20 times

 **65.0%**
VISITORS SPEND THE NIGHT
Average stay of 1.32 Nights



COUNTY & REGIONAL EDUCATION

INSTITUTION	ENROLLMENT	MILES FROM CENTER
GETTYSBURG COLLEGE	2,645	4.0
MOUNT ST. MARY'S UNIVERSITY	2,112	12.4
DICKINSON COLLEGE	2,414	32.0
JOHNS HOPKINS UNIVERSITY	20,977	54.8
FRANKLIN & MARSHALL COLLEGE	2,335	55.2

ADAMS COUNTY EMPLOYMENT

The most common employment sectors for those who live in Adams County, PA, are Manufacturing, Healthcare & Social Assistance, and Retail trade. The highest paying industries in Adams County, PA, by median earnings, are Management of Companies & Enterprises; Utilities; and Professional, Scientific, Tech Services.

TOTAL EMPLOYMENT BY INDUSTRY		
1	Manufacturing	18.6%
2	Healthcare & Social Assistance	13.4%
3	Retail Trade	11.2%
4	Educational Services	9.3%
5	Accommodation & Food Service	6.9%
6	Construction	6.8%
7	Public Admin	5.2%
8	Other services	4.8%
9	Transportation & Warehousing	3.8%
10	Professional / Scientific / Tech	3.8%

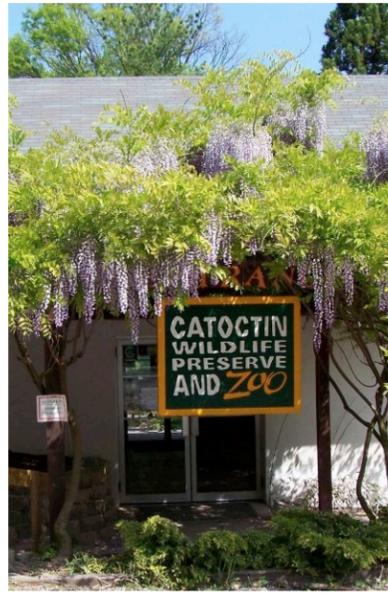
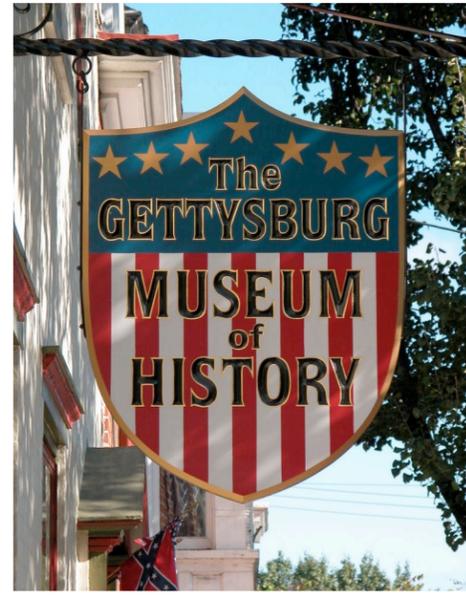
TOP EMPLOYERS IN ADAMS COUNTY	
1	Knouse Foods Cooperative Inc
2	Gettysburg College
3	Hain Pure Protein Corporation
4	The Gettysburg Hospital
5	Federal Government
6	The Brethren Home Community
7	PCA Corrugated and Display LLC
8	Adams County
9	WellSpan Medical Group
10	Aerotek Inc





ADAMS COUNTY FACTS

Adams County has a total area of 522 square miles.
 Known as the largest producer of apples in the Commonwealth, fourth largest producer of apples in the country. Adams County carries the nickname of Apple Capital USA. 20,000 of its acres are dedicated to production of all kinds of fruit.
 The Battle of Gettysburg, one of the largest battles during the American Civil War, was fought between 1-3 July, 1863 across the fields and heights south of the town of Gettysburg located in Adams County.



ENTERTAINMENT & ATTRACTIONS



Gettysburg National Military Park

The INN at HERR RIDGE

