

The Outlet

Shoppes at Gettysburg



TOMMY HILFINGER


COACH
NEW YORK

OLD NAVY
OUTLET

carter's®

VAN HEUSEN

verizon✓

adidas®
OUTLET STORE

chico's

G.H. BASS & CO.
EST. *Bass* 1876
FACTORY OUTLET

claire's

Eddie Bauer EST. 1920®

Famous
Footwear

OshKosh
B'gosh®

GAP
FACTORY

Brooks Brothers


UNDER ARMOUR

CASUAL MALE **XL**

GYMBOREE

AMERICAN EAGLE
OUTFITTERS

maurices

GameStop

rue21®


COUNTRY
INN & SUITES
BY CARLSON®

 **MICHAEL**
MICHAEL KORS

Bennett WILLIAMS
RETAIL





REGIONAL DEMOGRAPHICS

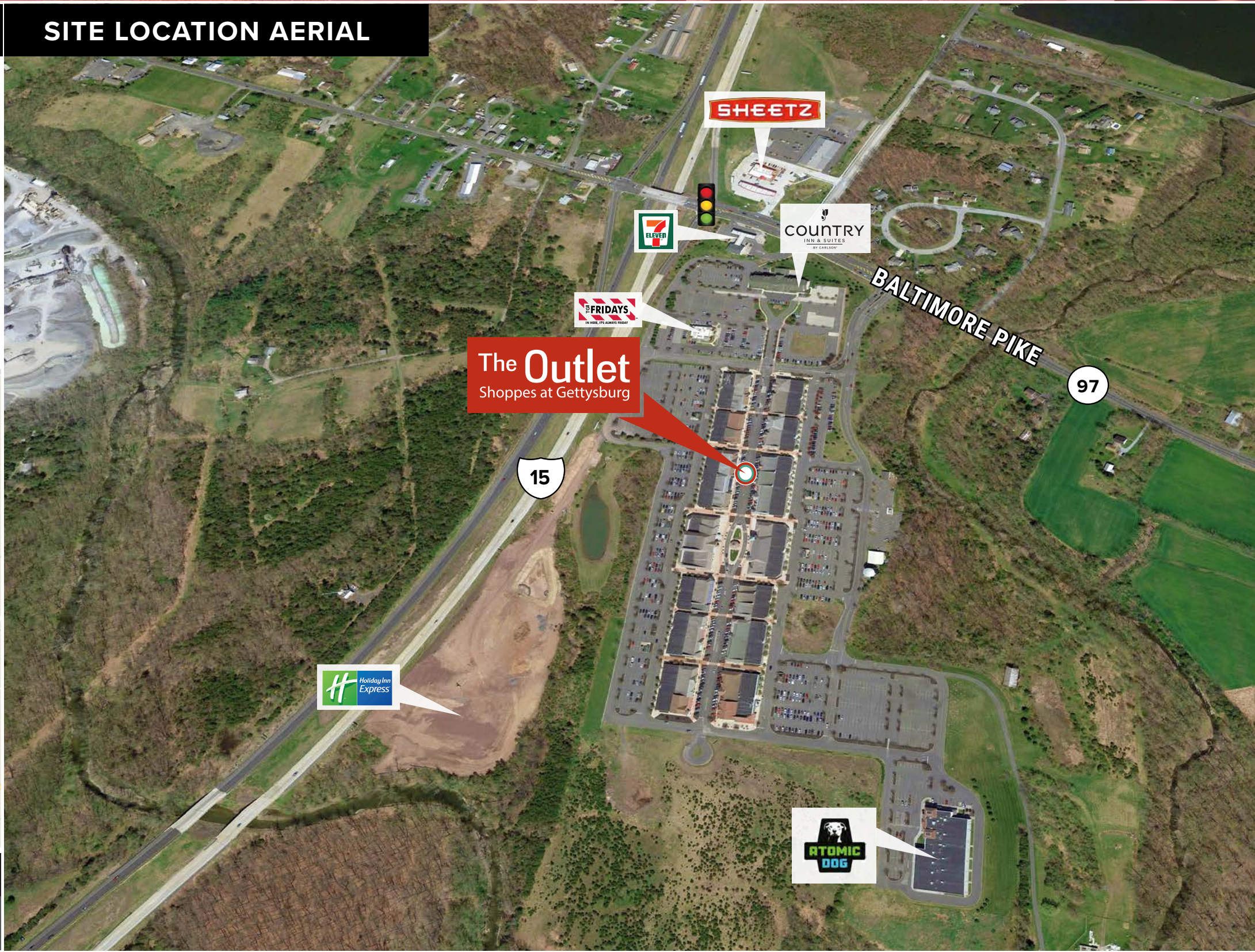
DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
POPULATION	73,051	289,400	1,012,637
TOTAL EMPLOYEES	30,305	116,782	462,506
AVERAGE HHI	\$81,108	\$82,959	\$87,745
NUMBER OF HOUSEHOLDS	28,750	112,104	395,241



TRAFFIC COUNTS

ROUTE 15: 24,084 CPD

SITE LOCATION AERIAL





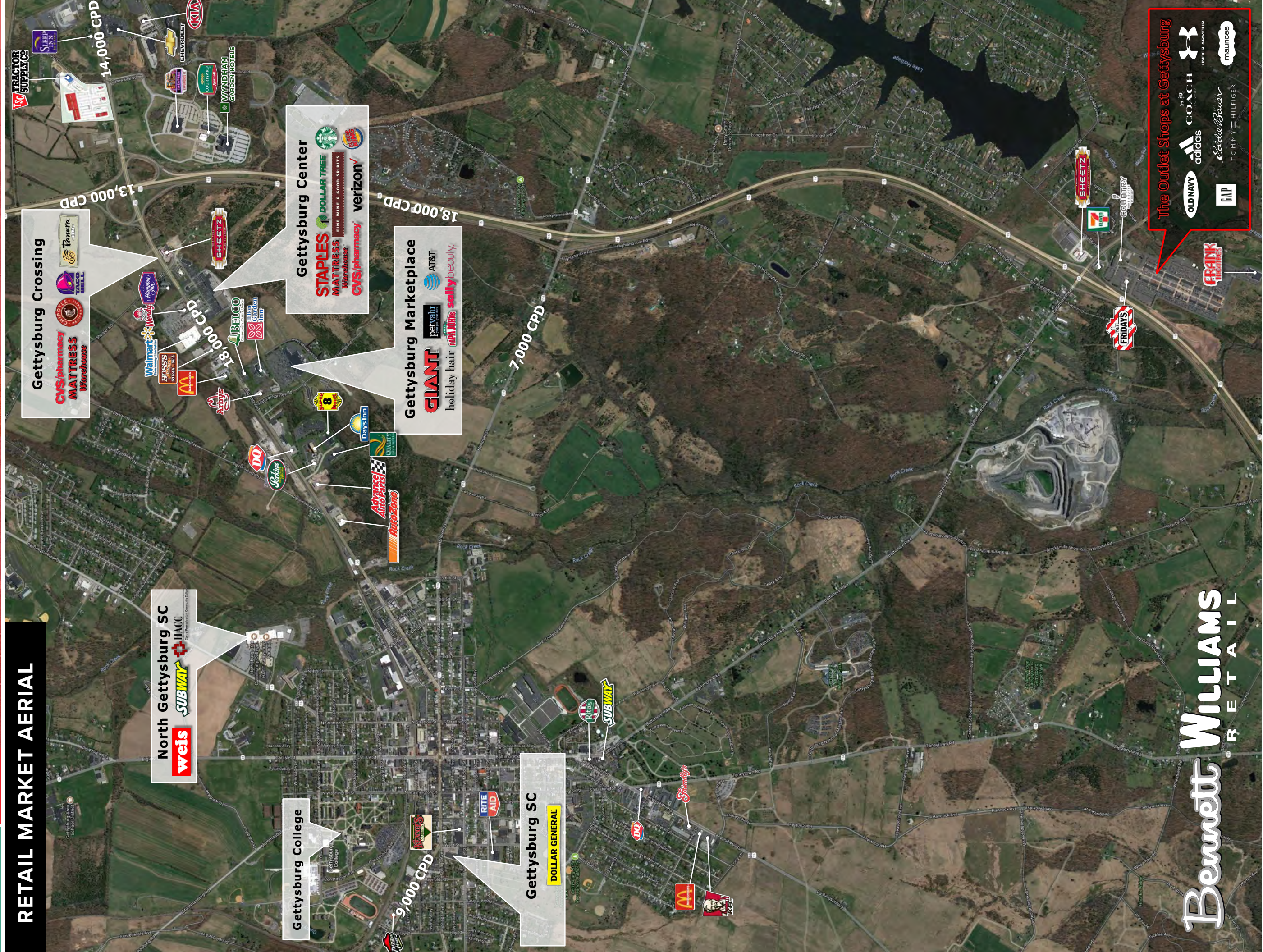
DRONE VIEW





The Outlet Shoppes at Gettysburg

RETAIL MARKET AERIAL



Bennett WILLIAMS
RETAIL NETWORK

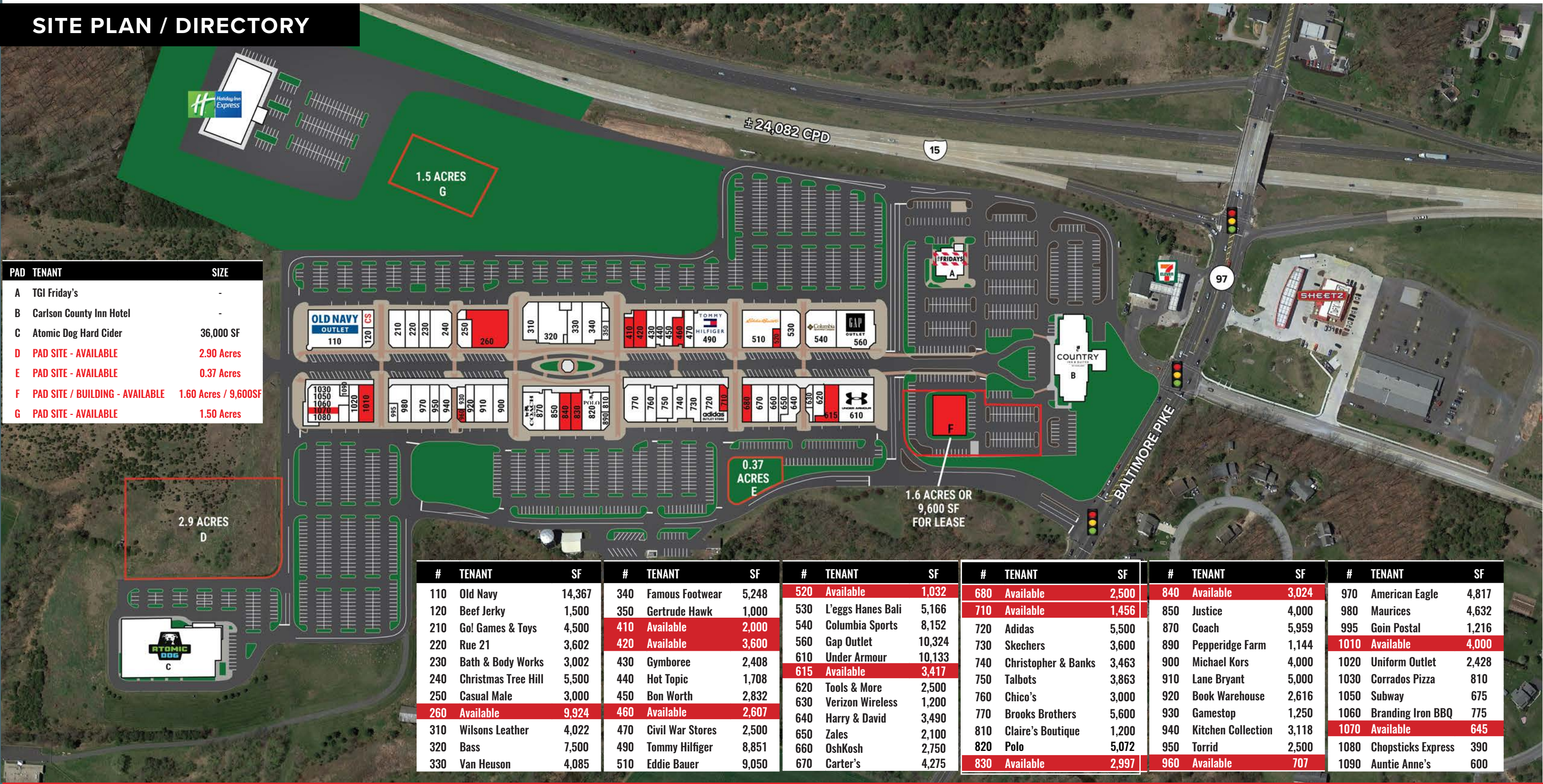
ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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 | ABE KHAN
717-843-5555 | www.bennettwilliams.com



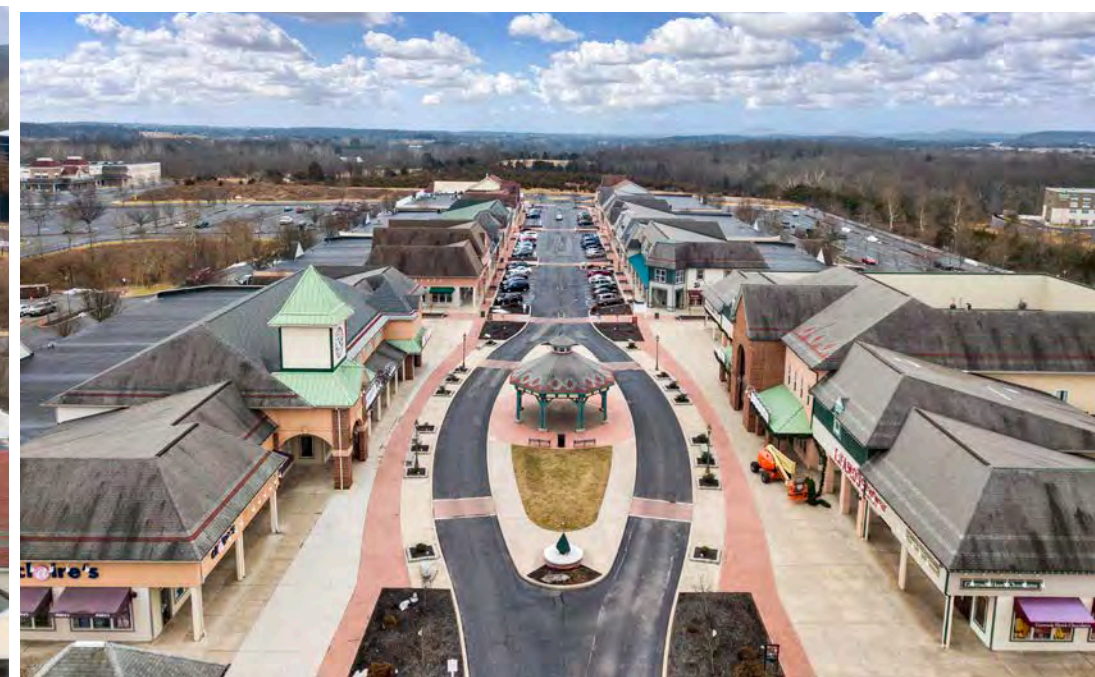
SITE PLAN / DIRECTORY



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	Available	1,032	680	Available	2,500	840	Available	3,024
120	Beef Jerky	1,500	350	Gertrude Hawk	1,000	530	L'eggs Hanes Bali	5,166	710	Available	1,456	850	Justice	4,000
210	Go! Games & Toys	4,500	410	Available	2,000	540	Columbia Sports	8,152	720	Adidas	5,500	870	Coach	5,959
220	Rue 21	3,602	420	Available	3,600	560	Gap Outlet	10,324	730	Skechers	3,600	890	Pepperidge Farm	1,144
230	Bath & Body Works	3,002	430	Gymboree	2,408	610	Under Armour	10,133	740	Christopher & Banks	3,463	900	Michael Kors	4,000
240	Christmas Tree Hill	5,500	440	Hot Topic	1,708	615	Available	3,417	750	Talbots	3,863	910	Lane Bryant	5,000
250	Casual Male	3,000	450	Bon Worth	2,832	620	Tools & More	2,500	760	Chico's	3,000	920	Book Warehouse	2,616
260	Available	9,924	460	Available	2,607	630	Verizon Wireless	1,200	770	Brooks Brothers	5,600	930	Gamestop	1,250
310	Wilson's Leather	4,022	470	Civil War Stores	2,500	640	Harry & David	3,490	810	Claire's Boutique	1,200	940	Kitchen Collection	3,118
320	Bass	7,500	490	Tommy Hilfiger	8,851	650	Zales	2,100	820	Polo	5,072	950	Torrid	2,500
330	Van Heusen	4,085	510	Eddie Bauer	9,050	670	Carter's	4,275	830	Available	2,997	960	Available	707

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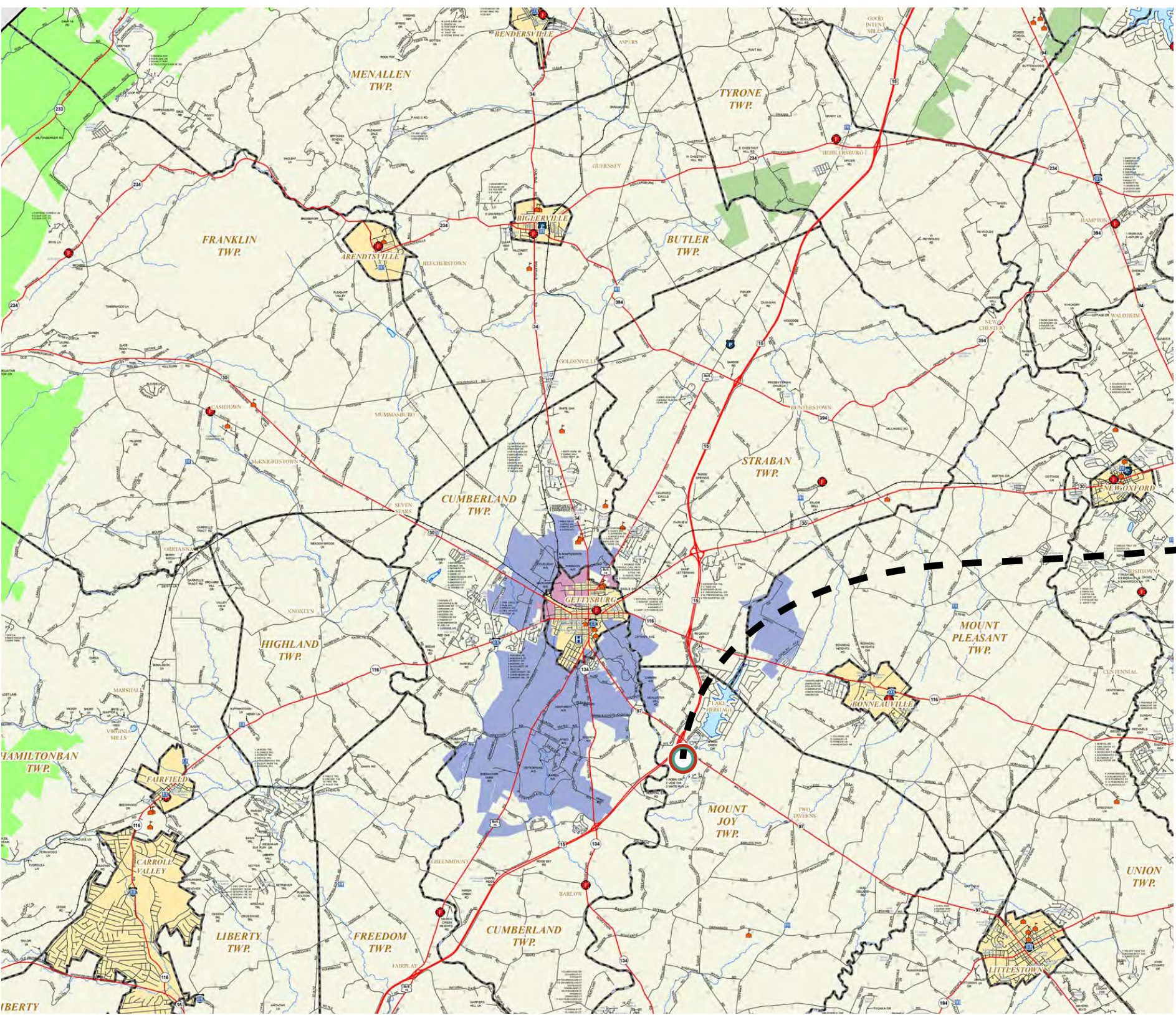


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RETAIL



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

The Outlet
Shoppes at Gettysburg



ADAMS COUNTY STATISTICS



TOTAL POPULATION
102,295 (2015)



MEDIAN AGE
42.8 (2015)



MEDIAN HH INCOME
\$60,356 (2015)

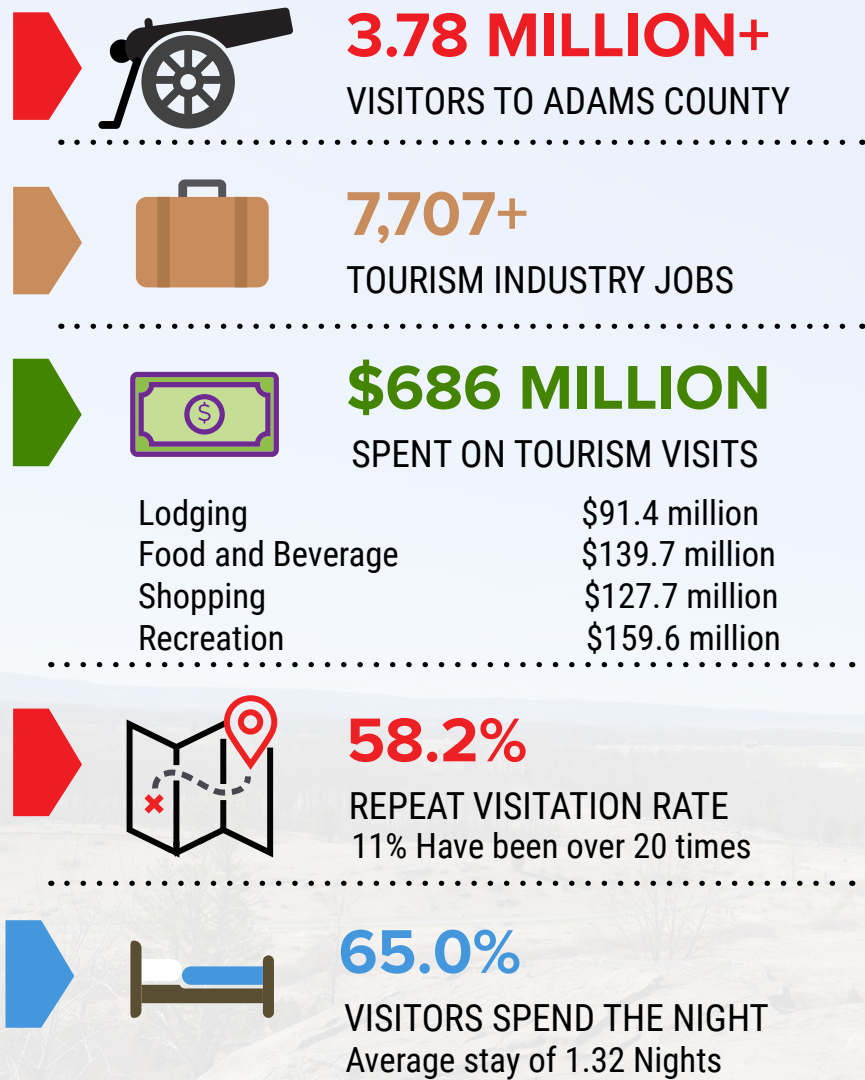




TOURISM - ADAMS COUNTY & GETTYSBURG IMPACT

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.



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



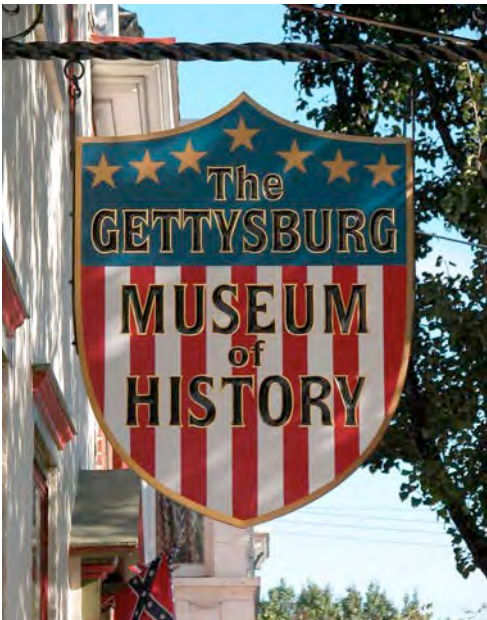


ADAMS COUNTY FACTS

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

