

±1,600 - 29,983 SF
SPACE AVAILABLE

SILVER SPRING SQUARE

6416 CARLISLE PIKE | MECHANICSBURG, PA 17050

FOR LEASE



Wegmans

KOHL'S



BEST
BUY

petco

ULTA
BEAUTY

ROSS
DRESS FOR LESS



crumbl
cookies

OLD NAVY

PNC



Chick-fil-A

LONGHORN
STEAKHOUSE

at&t

MOE'S
SOUTHWEST GRILL

WELLS
FARGO

Advance
Auto Parts

Orangetheory

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±568,977 SF POWER CENTER



PROJECT OVERVIEW

Silver Spring Square is a regional power center in the Central PA market, centrally located along the Carlisle Pike (Rt. 11) that is dual anchored by Target and Wegman's. The center has historically operated at close to 100% occupancy showing the strength of its location and co-tenancy that drives customers to the center daily. The center was built in 2007 as a regional shopping center that featured Central Pennsylvania's first Wegman's. The project has an ideal tenant lineup of destination and convenience style co-tenants that include; Best Buy, Kohl's, Petco, ULTA, Old Navy, Ross, and Chick Fil A, just to name a few.



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OVERVIEW PHOTO



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SITE PLAN



SUITE	TENANT	AREA (SQ FT)
200	WEGMAN'S	126,240
300	LANE BRYANT	7,020
302	ULTA BEAUTY	10,004
304	AVAILABLE	29,983
306	ROSS DRESS FOR LESS	30,187
308A	OLD NAVY	12,295
308B	HALLMARK	5,685
310A	MATTRESS FIRM	7,320
310B	EUROPEAN WAX CENTER	1,685
312	KAY JEWELERS	2,220
314	ELEMENTS THERAPEUTIC MASSAGE	2,209
316	BEST BUY	30,000
400	PETCO	14,000
401	AVAILABLE	4,500
404	ASPEN DENTAL	4,360
406	FLEET FEET SPORTS	2,000
408	MOE'S SOUTHWEST GRILL	3,200
410	AVAILABLE	1,600
412	PAD THAI RESTAURANT	1,600
414	SWEET FROG	1,600
416	AT&T WIRELESS	2,000
418	HAIR CUTTERY	1,200
420	CRUMBL COOKIES	1,600
422	HIGHMARK	3,200
424	ORANGE THEORY	3,200
426	VISIONWORKS	3,160
500	WELLS FARGO BANK	4,023
501	AVAILABLE	4,518
502	CHICK-FIL-A	4,237
503	PNC BANK	3,650
504	CHILI'S GRILL & BAR	5,905
505	LONGHORN STEAKHOUSE	5,823
506	ADVANCE AUTO PARTS	6,750
TOTAL		342,600
SHADOW	TARGET (SHADOW ANCHOR)	139,377
SHADOW	KOHL'S (SHADOW ANCHOR)	87,000
GRAND TOTAL		568,977

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AVAILABLE SPACE



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RETAIL MARKET AERIAL

SITE: SILVER SPRING SQUARE



Silver Spring Commons



Cumberland Marketplace



Silver Creek Plaza



Beltway Towne Centre



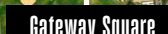
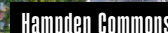
LOCATION

Silver Spring Square is ideally located along the highly sought-after Carlisle Pike (Rt. 11) in Mechanicsburg, PA and sees over 40,000 VPD. The Carlisle Pike is a focal point for retail in the West Shore of Harrisburg and is the main east-west route traveling from Camp Hill to Carlisle, PA. The project is also within close proximity to other major highways such as Route 581 (45,000 VPD), I-81 (75,000 VPD), and I-83 (62,000 VPD). The roadway also intersects with the Pennsylvania Turnpike (I-76) which runs from Philadelphia, PA and into Ohio.

Shoppes at Silver Spring

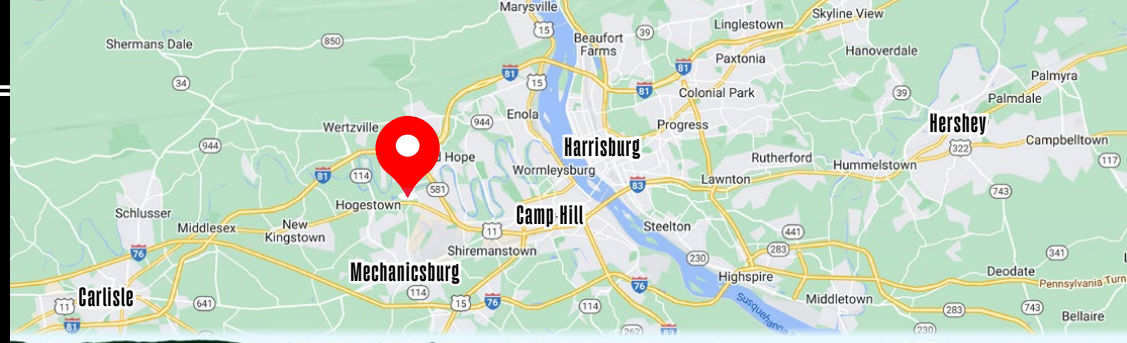


Trindle Run Center



MARKET OVERVIEW

Carlisle Pike (Route 11) in Mechanicsburg, PA observes an average of 40,000 vehicles daily. Route 11 is the main east-west commercial route running from Camp Hill to Carlisle, PA. Mechanicsburg is located in eastern Cumberland County, part of a rich agricultural region known as the Cumberland Valley. The site is approximately 11 miles west of Harrisburg, the state's capital. Within 3 miles west of the site, Carlisle Pike intersects Interstate 81, a major north-south corridor that enters Pennsylvania from Maryland and continues through to New York state. The submarket consists of Mechanicsburg, Camp Hill, and Carlisle which is commonly known as the West Shore.



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	51,864	112,782	178,936
TOTAL EMPLOYEES	26,844	72,340	129,230
TOTAL HOUSEHOLDS	22,180	47,868	76,687
AVERAGE HHI	\$104,344	\$98,305	\$93,308

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67 Years of Experience

63 Team Members

6 Locations



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