



NEW RETAIL, MIXED USE DEVELOPMENT

**PAD SITES, GROUND LEASE,
IN-LINE LEASE, & BUILD-TO-SUIT**

2100 Lincoln Hwy. East Lancaster, PA 17602



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

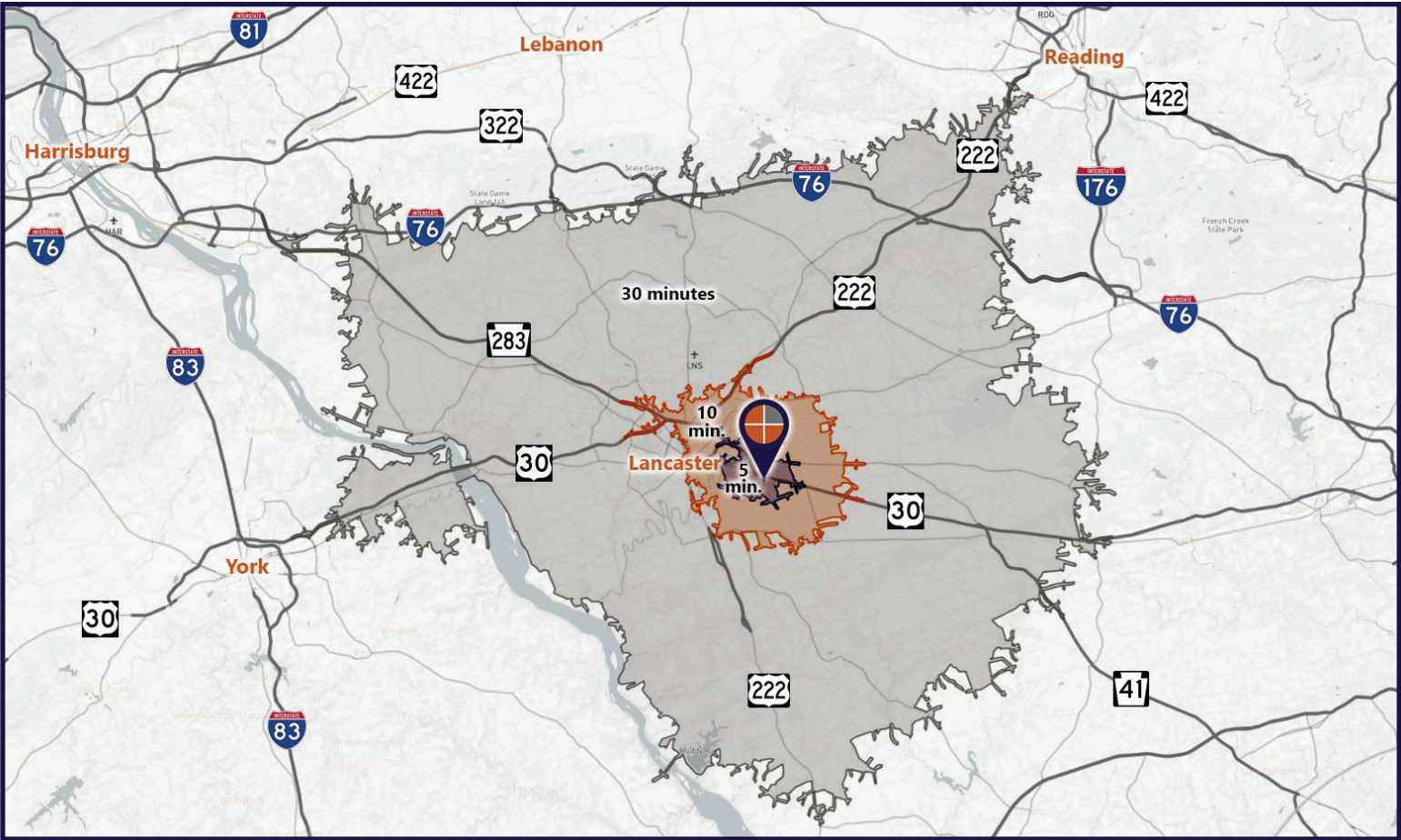
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Variable	2100 Lincoln Hwy East Lancaster, PA 17602		
Travel Distance from Site	5 minutes	10 minutes	30 minutes
Total Population	12,933	85,300	536,802
Population Density (Pop per Sq. Mile)	1,548.7	1,574.9	655.2
Total Daytime Population	17,201	111,860	524,469
Total Households	5,241	31,794	200,376
Per Capita Income	\$33,655	\$28,794	\$30,595
Average Household Income	\$85,194	\$75,711	\$80,960
Average Disposable Income	\$65,724	\$58,600	\$62,800
Aggregate Disposable Income	\$344,457,441	\$1,863,115,971	\$12,583,702,407
Total (SIC01-99) Businesses	666	4,368	19,378
Total (SIC01-99) Employees	10,866	68,135	279,449
Total (SIC01-99) Sales (\$000)	\$2,411,460	\$10,962,001	\$64,397,159
Retail Goods	\$117,128,077	\$624,821,993	\$4,256,013,160
Annual Budget Expenditures	\$381,135,724	\$2,065,902,314	\$13,838,679,215
Entertainment/Recreation	\$17,233,415	\$92,060,035	\$626,993,294
Food Away from Home - Meals at Restaurants/Other	\$18,310,519	\$98,047,442	\$648,074,951
Apparel & Services	\$11,664,358	\$63,518,160	\$416,459,968
Bought gasoline in last 6 months	\$9,226	\$54,511	\$364,797
Spent any night in hotel or motel in last 12 months	\$5,084	\$26,869	\$186,640

Location and Market Attributes

New retail mixed use opportunity in rapidly growing Lancaster County, Pennsylvania. Located on Lincoln Hwy East in Lancaster, the site is the key entry point to one of the region’s strongest retail, restaurant and hotel corridors in Lancaster and Central Pennsylvania, and is situated within the heart of Lancaster County’s tourism drivers.

In the heart of Pennsylvania Dutch Country, Lancaster County draws 8.34 million tourists and provides \$1.97 Billion of commerce annually to the local economy visiting (to just name a few) the Amish Country, Sight and Sound Theater, American Music Theater, Historic Lancaster City, Wheatland - the home of James Buchanan, Dutch Wonderland Theme and Waterpark, and Outlet Shopping at Tanger and Rockvale, where shoppers enjoy 0% sales tax on clothing.

Site Attributes

- Zoning: General Commercial (C-2)
- ADT Traffic Counts of 35,652 VPD
- Condominium Structure
- 4.6 Acres +/-
- 425 feet of Frontage on US 30 (Lincoln Hwy)
- Fully Signalized Corner

Tourism Economics estimated visitor spending growth for 2015 and conducted a benchmarking analysis across multiple measures of tourism activity, supporting the following findings.

- Visitor spending in Lancaster County increased 2.8% in 2015, from \$1.92 billion to \$1.97 billion. The estimated number of visitors, including both day and overnight visitors, increased 2.3% from 8.15 million to 8.34 million, with average spending per visitor of \$237. International visitors accounted for approximately \$44.0 million of total visitor spending in 2015, an increase from approximately \$42.4 million in 2014. Since 2005, total visitor spending in Lancaster County has increased by more than a third (37.4%).

Economic Impact Analysis: Lancaster County						
	2011	2012	2013	2014	2015	Growth '11 to '15
In millions, except employment						
Tourism Industry						
Tourism Direct Sales	\$1,792.70	\$1,817.50	\$1,854.90	\$1,920.20	\$1,973.70	10.1%
Employment	14,753	15,239	15,478	15,731	15,967	8.2%
Labor income	\$358.30	\$375.40	\$384.80	\$403.10	\$417.20	16.4%
Taxes						
State and local	\$97.20	\$103.40	\$105.40	\$108.60	\$112.60	15.9%
Federal	\$83.50	\$86.40	\$88.60	\$92.40	\$95.50	14.4%
Total Tourism Economy						
Business Sales	\$2,343.30	\$2,422.20	\$2,458.10	\$2,564.90	\$2,635.10	12.5%
Employment	22,530	23,121	23,356	23,659	24,031	6.7%
Labor income	\$713.60	\$737.60	\$748.60	\$774.60	\$801.10	12.3%
Taxes						
State and local	\$170.00	\$179.60	\$183.00	\$188.20	\$193.90	14.0%
Federal	\$168.20	\$174.10	\$178.50	\$186.10	\$190.10	13.1%
Source: Tourism Economics						
TOURISM ECONOMICS						

As shown in the above table, this annual spending activity is estimated to support 24,031 total jobs in Lancaster County, including 15,967 direct tourism industry jobs. Total employee wages and other labor income are estimated at \$801.1 million, including \$417.2 million of direct labor income. These 2015 impacts represent gains ranging between 6.7% to 16.4% relative to 2011.

The following recaps the 2015 economic impact of tourism in Lancaster County:

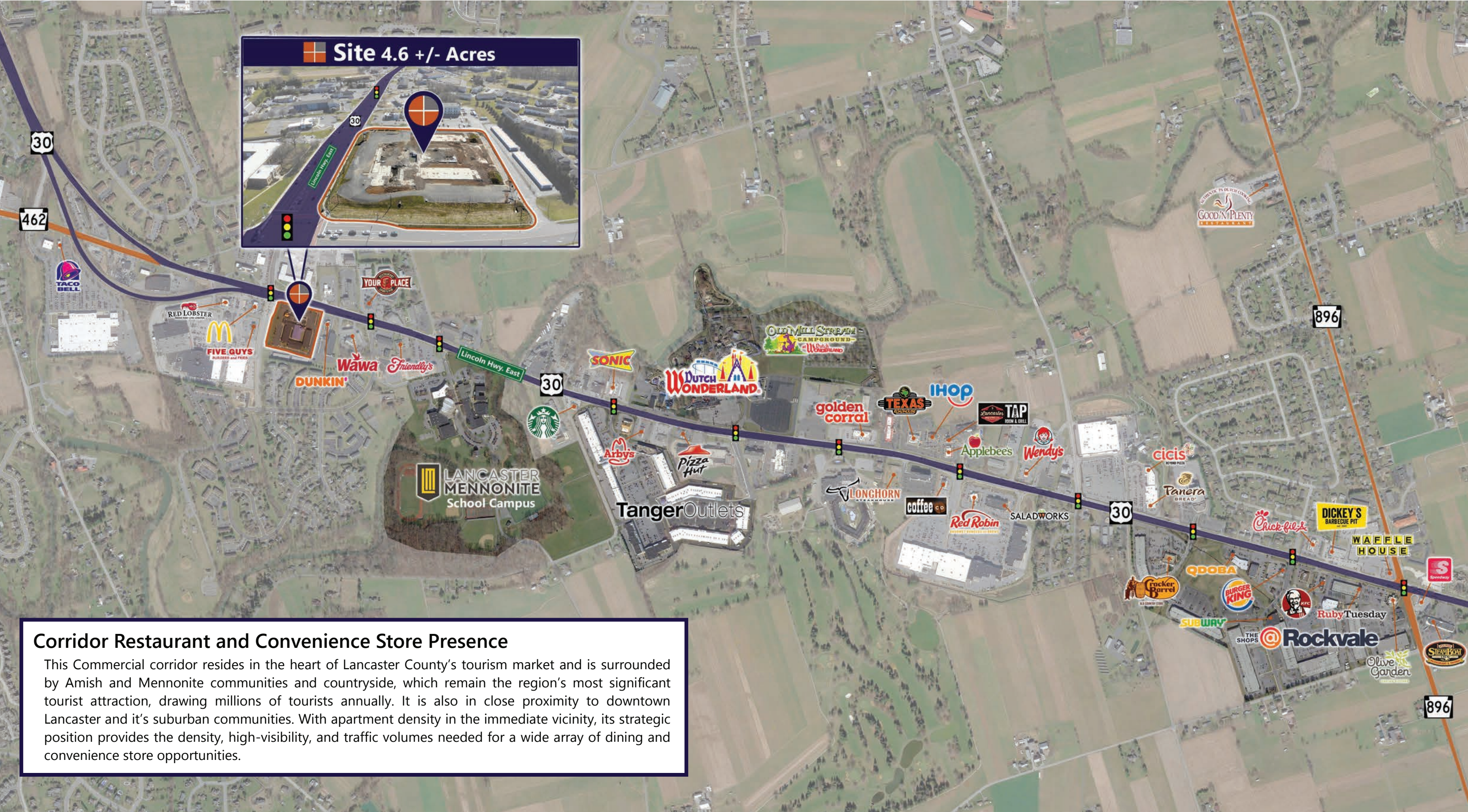
- An estimated 8.34 million visitors to Lancaster County directly spent \$1.97 billion in 2015, creating a total tourism impact of \$2.64 billion in the county.
- Visitor spending supported more than 24,000 county jobs, including approximately 15,970 direct tourism industry jobs, which makes tourism the fifth largest non-agriculture private sector employer in the county, accounting for 1 of every 15 such jobs.
- \$193.9 million in state and local taxes
- \$190.1 million in federal taxes

SHOPPING CENTERS & OTHER RETAILERS



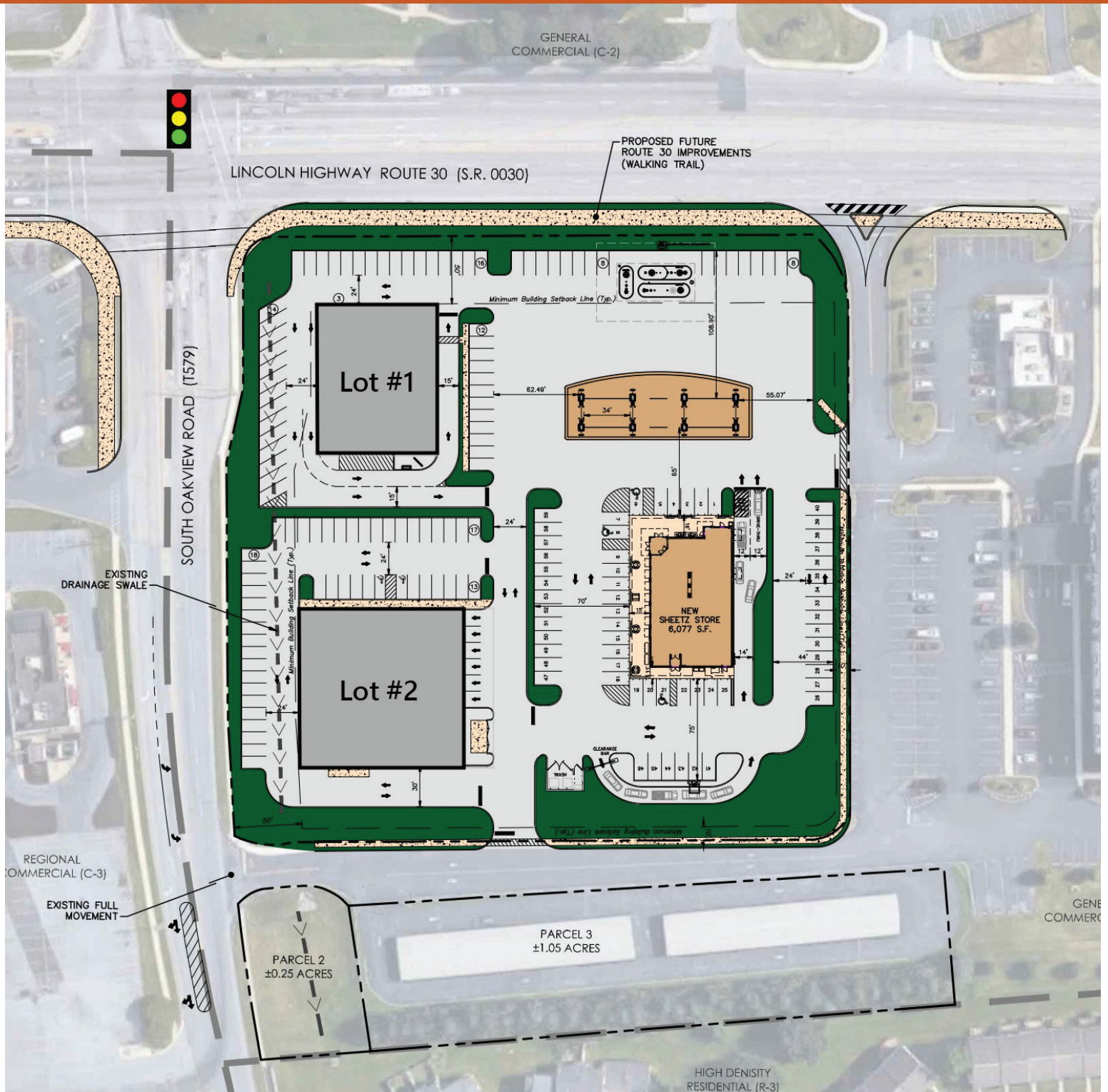
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RESTAURANTS & CONVENIENCE STORES



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PROPOSED DEVELOPMENT PLAN



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