



WINDSOR PARK SHOPPING CENTER

Lower Allen Twp. | Cumberland County

5202 Simpson Ferry Rd. Mechanicsburg, PA 17050

FOR LEASE

Ideal opportunity for restaurants, medical, and service oriented businesses.

GLA: 109,985 SF

JOIN



PLATINUM FITNESS

Great Clips



boostmobile



Steve Clipman
Cell: 717.682.8492
steve@truecommercial.com

Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

Ben Chiaro, CCIM
Cell: 717.683.3316
ben@truecommercial.com

Gordon Kauffman
Cell: 717.880.7301
gordon@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

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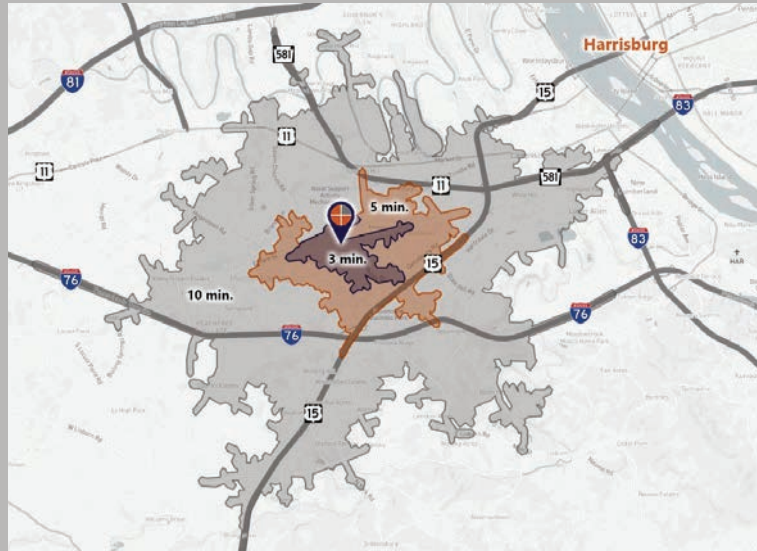


WINDSOR PARK SHOPPING CENTER

DEMOGRAPHICS

Variable	Windsor Park Shopping Center 5202 Simpson Ferry Rd. Mechanicsburg, PA 17050			
	Travel Distance from Site	3 minutes	5 minutes	10 minutes
Total Population		4,882	14,968	77,821
Population Density (Pop per Sq. Mile)		3,224.1	2,615.0	1,966.2
Total Daytime Population		7,971	20,406	85,706
Total Households		2,668	7,404	32,490
Per Capita Income		\$36,551	\$35,100	\$42,209
Average Household Income		\$71,276	\$70,917	\$100,693
Average Disposable Income		\$56,960	\$56,305	\$76,954
Aggregate Disposable Income		\$151,968,195	\$416,881,423	\$2,500,241,812
Total (SIC01-99) Businesses		297	882	3,484
Total (SIC01-99) Employees		6,660	15,906	50,311
Total (SIC01-99) Sales (\$000)		\$666,046	\$2,224,670	\$10,718,207
Annual Budget Expenditures		\$164,325,986	\$452,485,080	\$2,780,234,975
Retail Goods		\$49,372,401	\$136,005,709	\$836,276,097

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Windsor Park Shopping Center is a 109,985 SF retail shopping center centrally located in the established Mechanicsburg, PA trade area at the intersection of Simpson Ferry Road and Wesley Drive. The site has very significant road frontage and visibility along Simpson Ferry Road (12,836 VPD). The well-traveled intersection on which the shopping center is located provides immediate access to a strong residential and local business population. The center enjoys a wide variety of retailers in this high visibility location. Its close proximity to the Carlisle Pike retail corridor complements the neighboring national and local retailers there, with a tie-in to downtown Mechanicsburg as a gateway shopping center. With 3 convenient full access points the center attracts local convenience shoppers in this high growth market that spans all business and commercial segments.

Windsor Park sits within a 5-minute drive of Route 15 and the significant daytime employment of Rossmoyne Business Park. The center is positioned within a 10-minute drive time with demographic of 77,821 population with an average household income of \$100,693 and daytime employment of 50,311. The housing market within that 10-minute drive time has grown over 31% since 2000 and the population has grown over 21% since 2000.

PROPERTY DETAILS

- Total Building Size:..... 109,985 SF
- Lease Rate:.....Negotiable
- Zoning:General Commercial (C-2)
- Lease Terms:Negotiable
- Available Space:..... Various
- NNN Costs:.....\$4.30/SF/YR

TRAFFIC COUNTS

- Simpson Ferry Road..... 12,836 VPD
- Wesley Drive..... 17,162 VPD

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ESTABLISHED REGIONAL AREA MAP



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WINDSOR PARK SHOPPING CENTER SITE PLAN



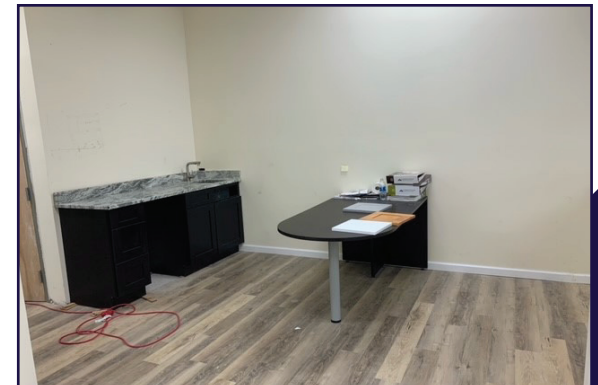
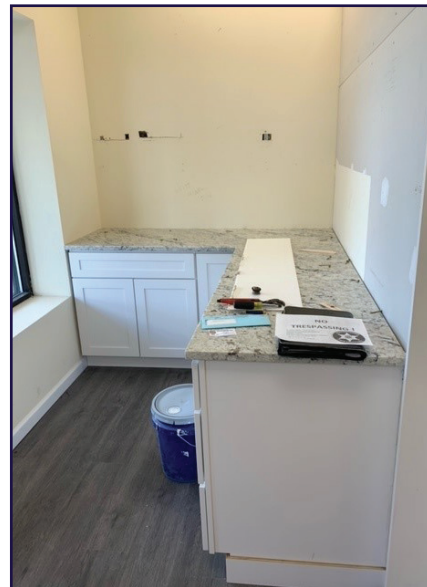
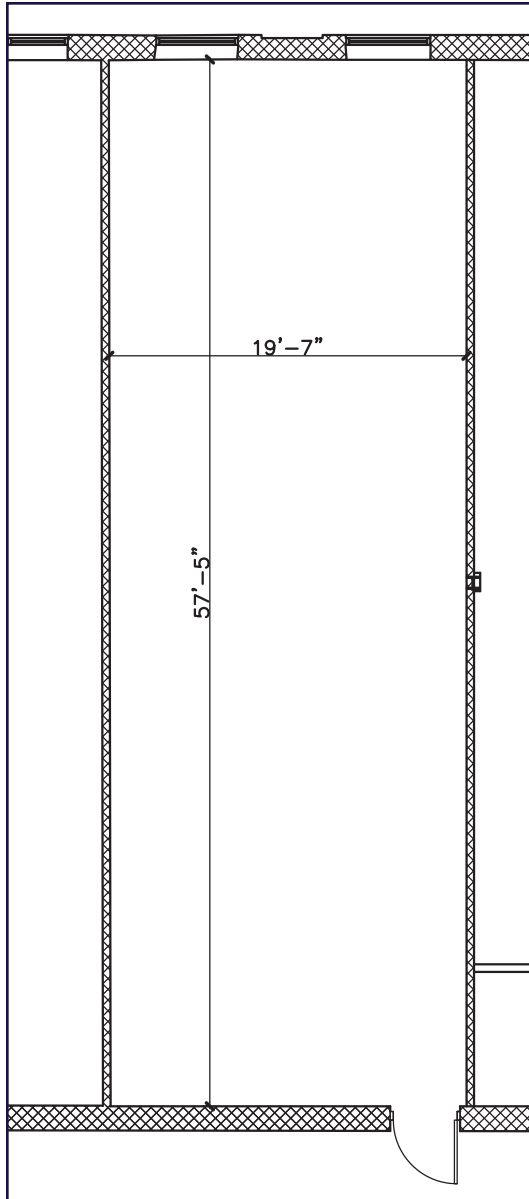
Tenants & Availabilities

Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.
100	Select Physical Therapy	2,230	5210	US Armed Forces	5,676	5238	Neato Burrito	1,800	5258C	Sherwin-Williams	3,440
101-102	Benny's Pet Depot	3,293	5214	P30 Bubble Tea & Sandwich	1,169	5240	Reverence Studios	1,200	5260	Platinum Fitness	11,877
104	Casa Market Int'l Grocer	2,937	5216-20	Next Shot Golf	4,151	5242	Fitness 4 Focus	1,239	5262	AVAILABLE	1,234
106-107	Zaiqua Kabab & Grill	2,400	5222	LEASE PENDING	1,199	5244-46	Postal Connections	2,415	5264	Eagle Martial Arts	2,446
108	Rise Dispensary	4,800	5224	CBD American Shaman	1,200	5248	US Air Force	911	5270	AVAILABLE	11,707
111	Axcess Staffing	1,213	5226	Pizza Town USA	1,800	5250	Saikou	900	5280	Grocery Outlet	20,789
112	Twee Thai Kitchen	1,200	5230	Great Clips	1,200	5252	Ressler's Bagels	2,400	5284	Miracle Ear	1,230
113	Beauty Nails	1,200	5232	Boost Mobile	1,000	5256	State Farm	975	Pad 1	PROPOSED	---
5204	AVAILABLE	1,200	5234	Midstate Distillery	1,400	5258	Juice & Java	1,427	Pad 2	PROPOSED	---
5206	Casa Mariachi	1,800	5236	Smokers Express	1,200	5258B	H&R Block	2,096			

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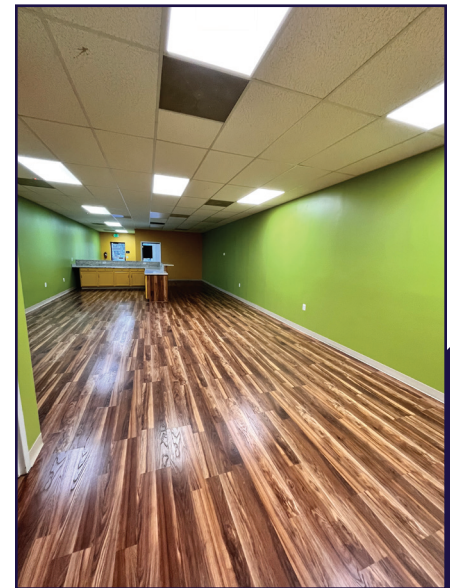
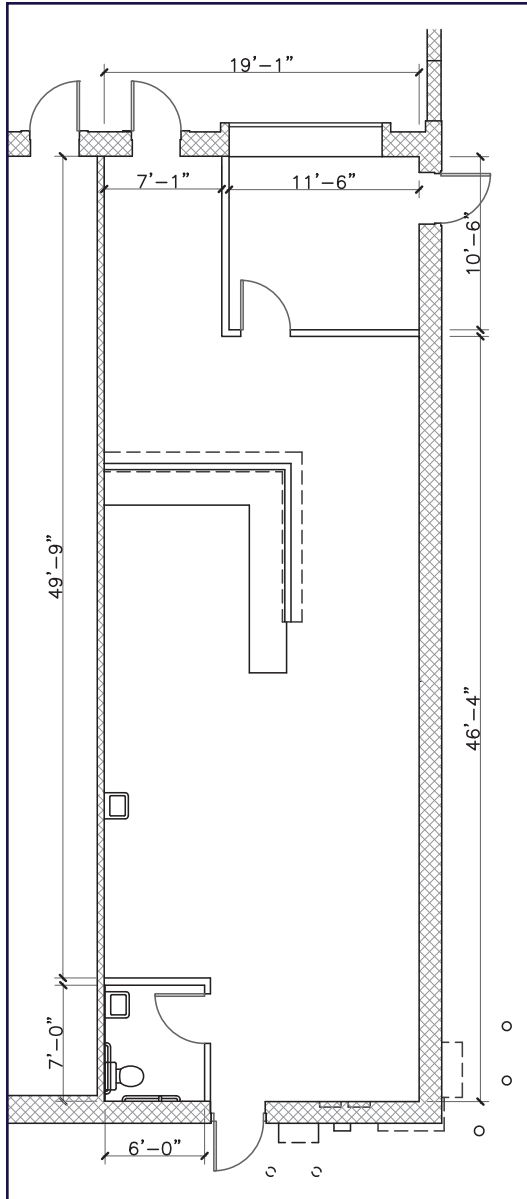
SUITE 5222 | FLOOR PLAN & PHOTOS



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SUITE 5270 | FLOOR PLAN & PHOTOS



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WINDSOR PARK SHOPPING CENTER DRONE PHOTOS



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WINDSOR PARK SHOPPING CENTER DRONE PHOTO



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