



Shepherdstown Crossing  
At Gettysburg Pike  
Mechanicsburg, PA 17055



LINLO PROPERTIES

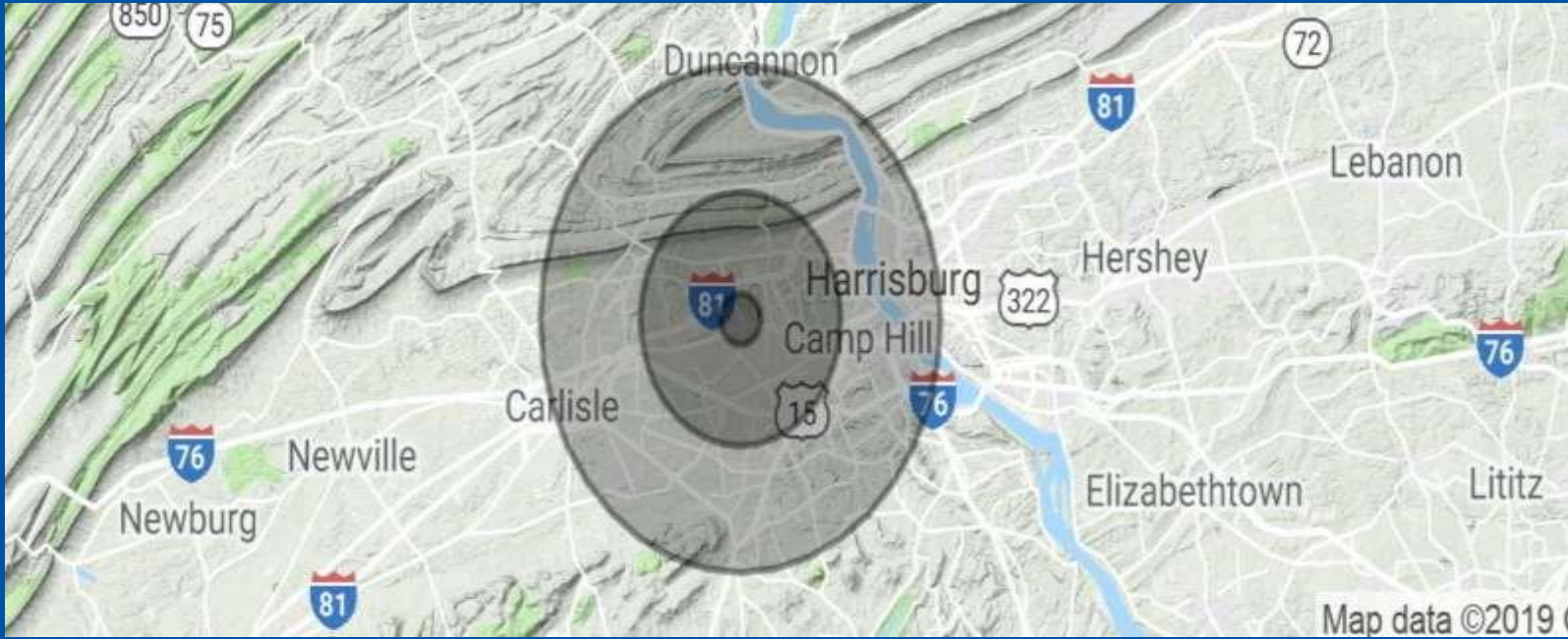
# LOCATION, LOCATION, LOCATION

An old real estate cliché says, the three most important factors in determining the desirability of real estate are location, location, location. Shepherdstown Crossing certainly meets this criteria as it is conveniently situated off US Route 15 South in the heart of one of the fastest growing areas in PA, Upper Allen Township. Easy access to all of the local area major highways via Route 15, upscale shopping, entertainment, and restaurants, make Shepherdstown Crossing extremely convenient. Although commercial development is expanding in the area, there are still many large farms throughout the area, providing a tranquil setting within minutes of modern-day amenities. It is for this reason that the area is growing so quickly. Be it the numerous park locations or its commitment to balanced growth, Upper Allen Township contains much of what people are seeking.





# DEMOGRAPHIC DATA



## Demographics

POPULATION	1 Miles	3 Miles	5 Miles
• 2023 Projection			
Total Population	6,845	38,511	81,676
• 2018 Estimate			
Total Population	6,235	36,669	78,065
• 2010 Census			
Total Population	5,698	34,397	72,038
• 2000 Census			
Total Population	5,850	31,485	64,838
• Daytime Population			
2018 Estimate	8,289	46,677	94,403
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
• 2023 Projection			
Total Households	3,026	16,303	33,246
• 2018 Estimate			
Total Households	2,655	15,186	31,267
Average (Mean) Household Size	2.26	2.25	2.31
• 2010 Census			
Total Households	2,410	14,190	28,675
• 2000 Census			
Total Households	1,655	12,005	24,729

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
• 2018 Estimate			
\$250,000 or More	3.75%	2.94%	3.19%
\$200,000 - \$249,999	2.02%	1.80%	2.06%
\$150,000 - \$199,999	8.35%	6.40%	7.27%
\$125,000 - \$149,999	7.40%	6.94%	7.11%
\$100,000 - \$124,999	12.19%	10.48%	11.91%
\$75,000 - \$99,999	18.78%	17.75%	17.26%
\$50,000 - \$74,999	18.77%	19.03%	18.17%
\$35,000 - \$49,999	11.17%	11.08%	11.09%
\$25,000 - \$34,999	8.75%	9.05%	8.69%
\$15,000 - \$24,999	4.84%	8.39%	8.10%
Under \$15,000	4.00%	6.17%	5.13%
Average Household Income	\$97,150	\$88,462	\$93,088
Median Household Income	\$78,113	\$69,478	\$73,233
Per Capita Income	\$41,725	\$37,488	\$38,255

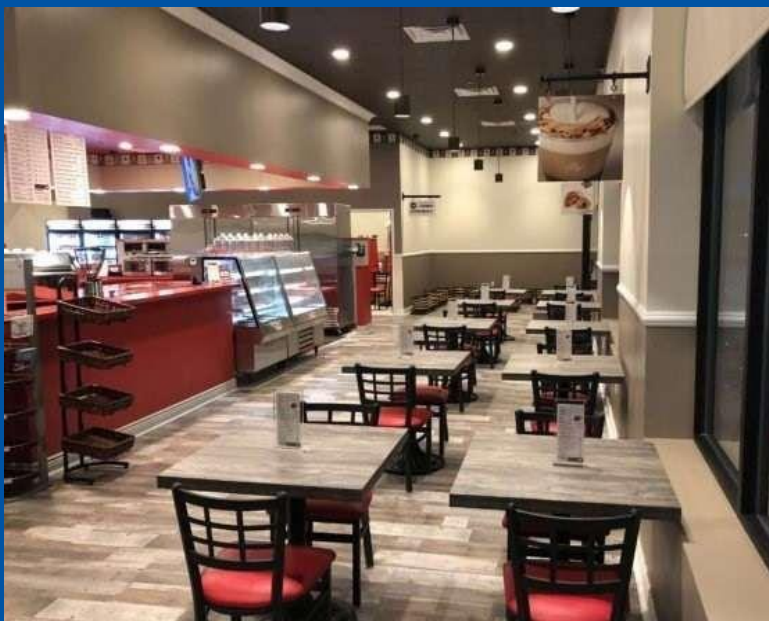
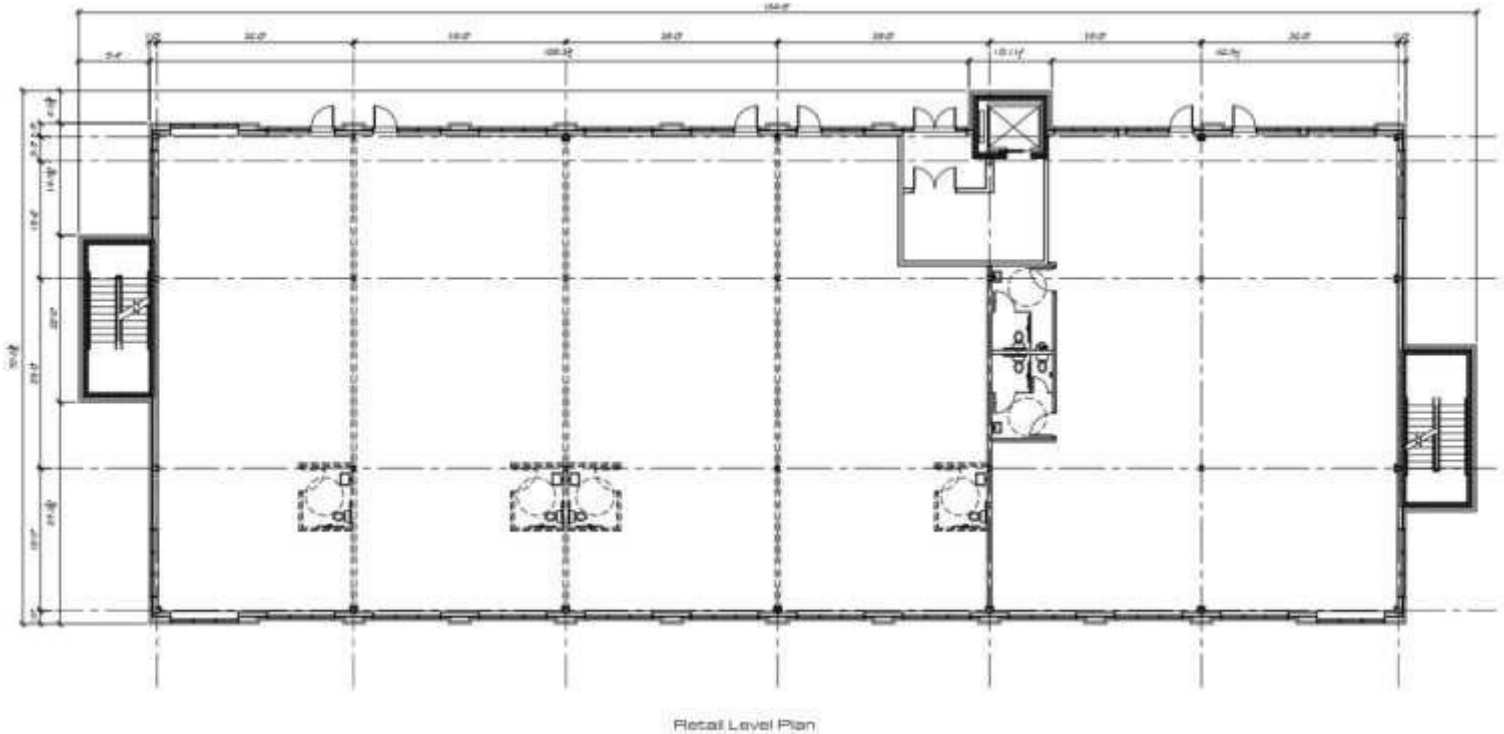
# AVAILABLE LOCATIONS

The current concept plan has two 4-story 40,000 square foot buildings with the 1<sup>st</sup> floor dedicated to retail space and the 2<sup>nd</sup> through 4<sup>th</sup> floors reserved for modern luxury apartments. There is also a walking trail around the entire business park that is shared with the neighboring church property and extends all the way to the municipal dog park. Chick-Fil-A will have a stand-alone restaurant with drive-through.



# RETAIL SPACES

Retail space is on the first floor of each building with a 1,600 square foot minimum foot print. Spaces are \$33.95 per square foot triple net with a lease term minimum of 10 years. Landlord is offering TI construction allowance commensurate with lease terms. The buildings are locally owned and managed.

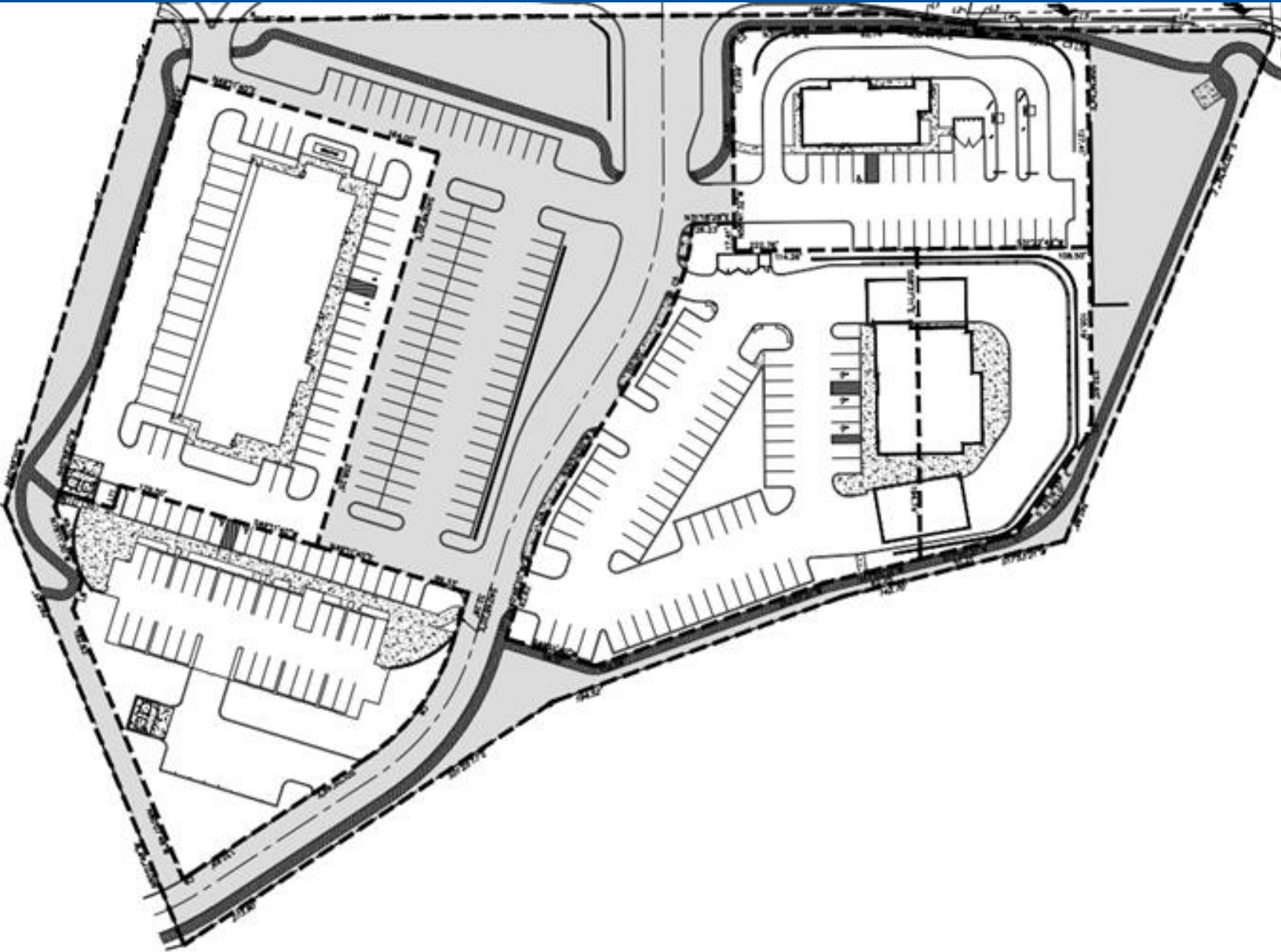


# PLANNED EXTERIORS & INTERIORS

In keeping with the historic nature of the area, the building façades will resemble the early architecture of the industrial revolution, while the interior will bridge the gap to today's world by incorporating modern industrial high-end finishes.



# Site Map





# THANK YOU

Thank you for your interest in this office space and Linlo Properties. If you would like additional information on this project please visit our website, [www.linloproperties.com](http://www.linloproperties.com), or contact a member of our leasing team.

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