



Commercial Real Estate LLC

FOR LEASE

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

GLA: 109,985 SF



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WINDSOR PARK SHOPPING CENTER

Lower Allen Twp. | Cumberland County

5202 Simpson Ferry Rd. Mechanicsburg, PA 17050

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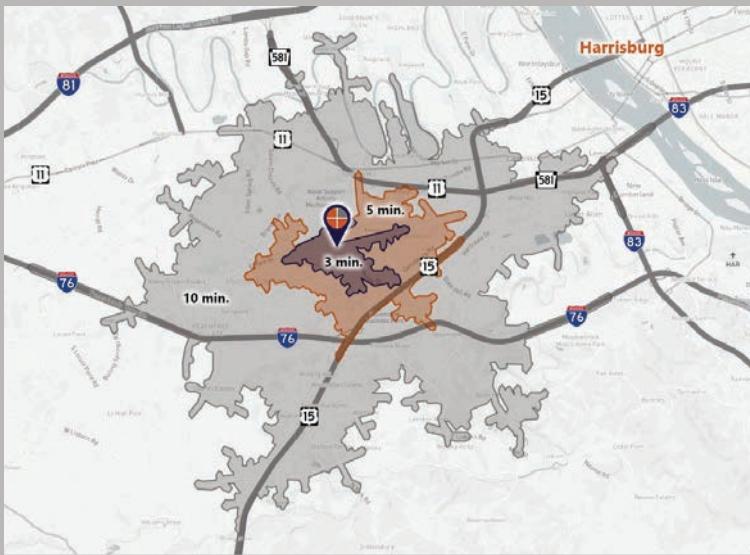
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WINDSOR PARK SHOPPING CENTER

DEMOGRAPHICS

| Variable | Windsor Park Shopping Center | | |
|---------------------------------------|--|---------------|-----------------|
| | 5202 Simpson Ferry Rd. Mechanicsburg, PA 17050 | 3 minutes | 5 minutes |
| 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
- Zoning: General Commercial (C-2)
- Available Space: Various
- Lease Rate: Negotiable
- Lease Terms: Negotiable
- 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 | 5258B | H&R Block | 2,096 |
| 101-102 | Benny's Pet Depot | 3,293 | 5214 | P30 Bubble Tea & Sandwich | 1,169 | 5240 | Reverence Dance Studio | 1,200 | 5258C | Sherwin-Williams | 3,440 |
| 104 | Casa Market Int'l Grocer | 2,937 | 5216-20 | Next Shot Golf | 4,151 | 5242 | Fitness 4 Focus | 1,239 | 5260 | Platinum Fitness | 11,877 |
| 106-107 | Zaiqua Kabab & Grill | 2,400 | 5222 | Next Shot Golf | 1,199 | 5244 | AVAILABLE | 1,207 | 5262 | Reverence Dance Studio | 1,234 |
| 108 | Rise Dispensary | 4,800 | 5224 | CBD American Shaman | 1,200 | 5246 | Postal Connections | 1,208 | 5264 | Eagle Martial Arts | 2,446 |
| 111 | Axcess Staffing | 1,213 | 5226 | Pizza Town USA | 1,800 | 5248 | US Air Force | 911 | 5270 | AVAILABLE | 11,707 |
| 112 | Twee Thai Kitchen | 1,200 | 5230 | Great Clips | 1,200 | 5250 | Saikou | 900 | 5280 | Grocery Outlet | 20,789 |
| 113 | Beauty Nails | 1,200 | 5232 | Boost Mobile | 1,000 | 5252 | Ressler's Bagels | 2,400 | 5284 | Miracle Ear | 1,230 |
| 5204 | Royal Chocolate | 1,200 | 5234 | Midstate Distillery | 1,400 | 5256 | State Farm | 975 | Pad 1 | PROPOSED | --- |
| 5206 | Casa Mariachi | 1,800 | 5236 | Smokers Express | 1,200 | 5258 | Juice & Java | 1,427 | Pad 2 | PROPOSED | --- |

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SUITE 5270 | FLOOR PLAN & PHOTOS



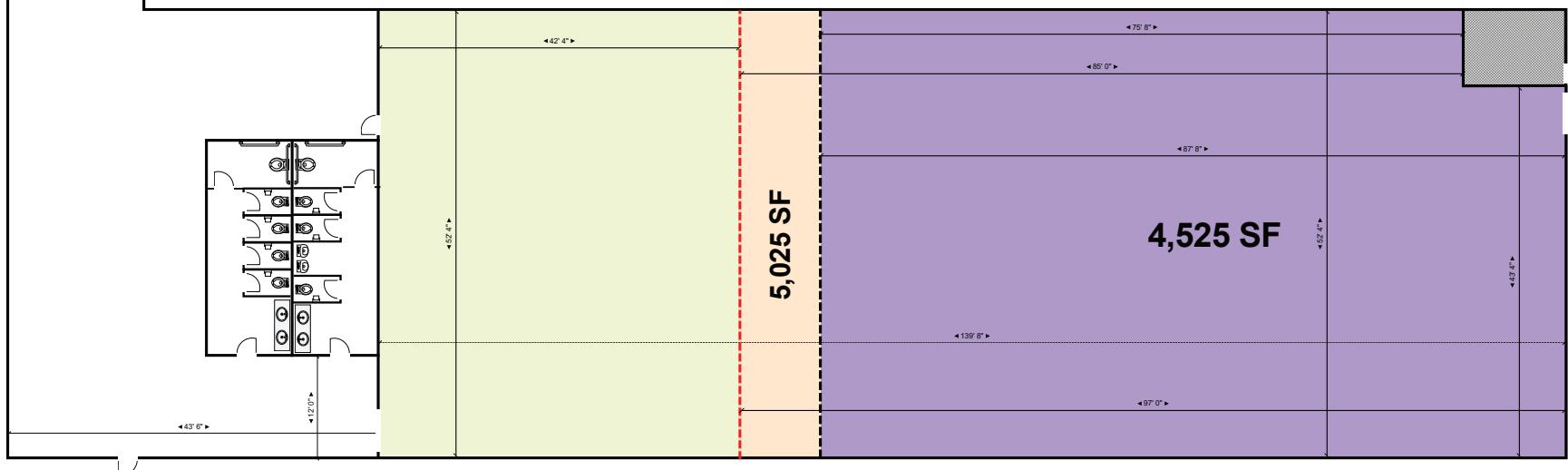
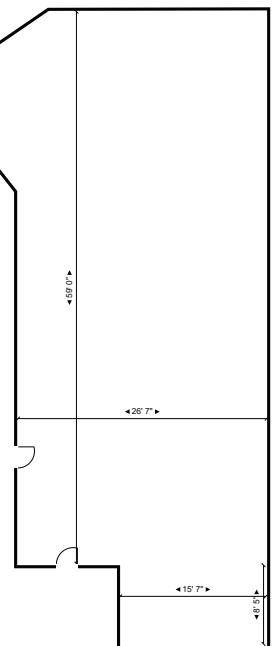
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SUITE 5270 | SUBDIVISED FLOOR PLAN

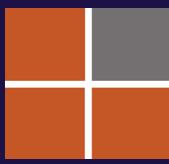
OPTIONS

Suite 5270 offers flexible subdivision opportunities, with space availability starting at approximately 4,525 SF, ideal for qualified tenants seeking adaptable medical office, professional office and retail layouts.

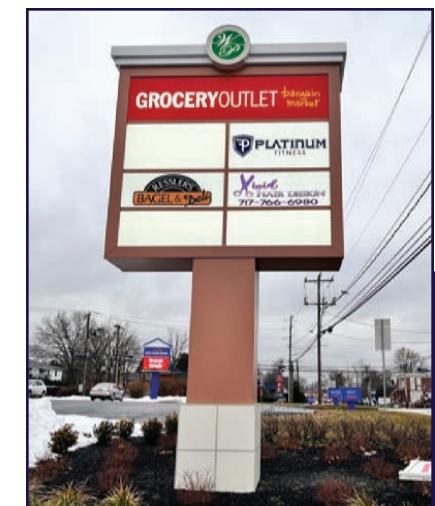


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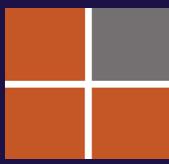


WINDSOR PARK SHOPPING CENTER DRONE PHOTOS



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