

FOR LEASE

Anchor Space and New
Exterior Storefront
Opportunities Available



Steve Clipman
Cell: 717.682.8492
steve@truecommercial.com

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

Property is
Owned &
Managed by:

CBL[®]
CBL PROPERTIES

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

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

YORK GALLERIA MALL

ADDITIONAL MALL TENANTS



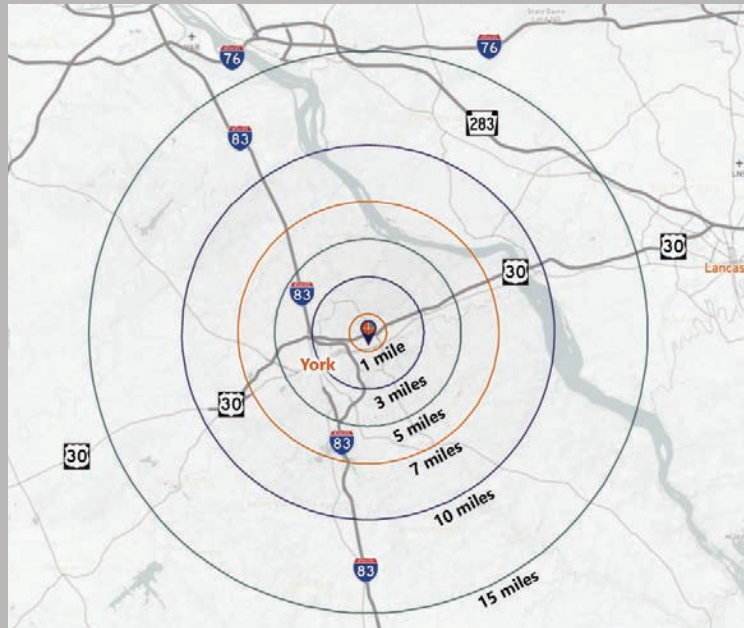
PROPERTY & MARKET OVERVIEW

York Galleria is a 765,000 SF two-level regional mall featuring more than 90 specialty shops. It is anchored by Boscov's, Marshalls, H&M, Gold's Gym and proposed Hollywood Casino by Penn National Gaming. It is shadow-anchored by Target, Kohl's, and Michaels.

Located at the interchange of US-30 and PA-24 with convenient highway accessibility, visibility, and traffic counts exceeding 60,000 cars per day. The Galleria is surrounded by a mix of strong daytime employment as well as dense residential population.

York Galleria is located approximately 3 miles from the US-30 and I-83 interchange, providing access to surrounding markets including Lancaster, Harrisburg, Gettysburg, and Northern Maryland, making it a strong candidate for destination-based uses with a super-regional draw.

DEMOGRAPHIC COMPARISON

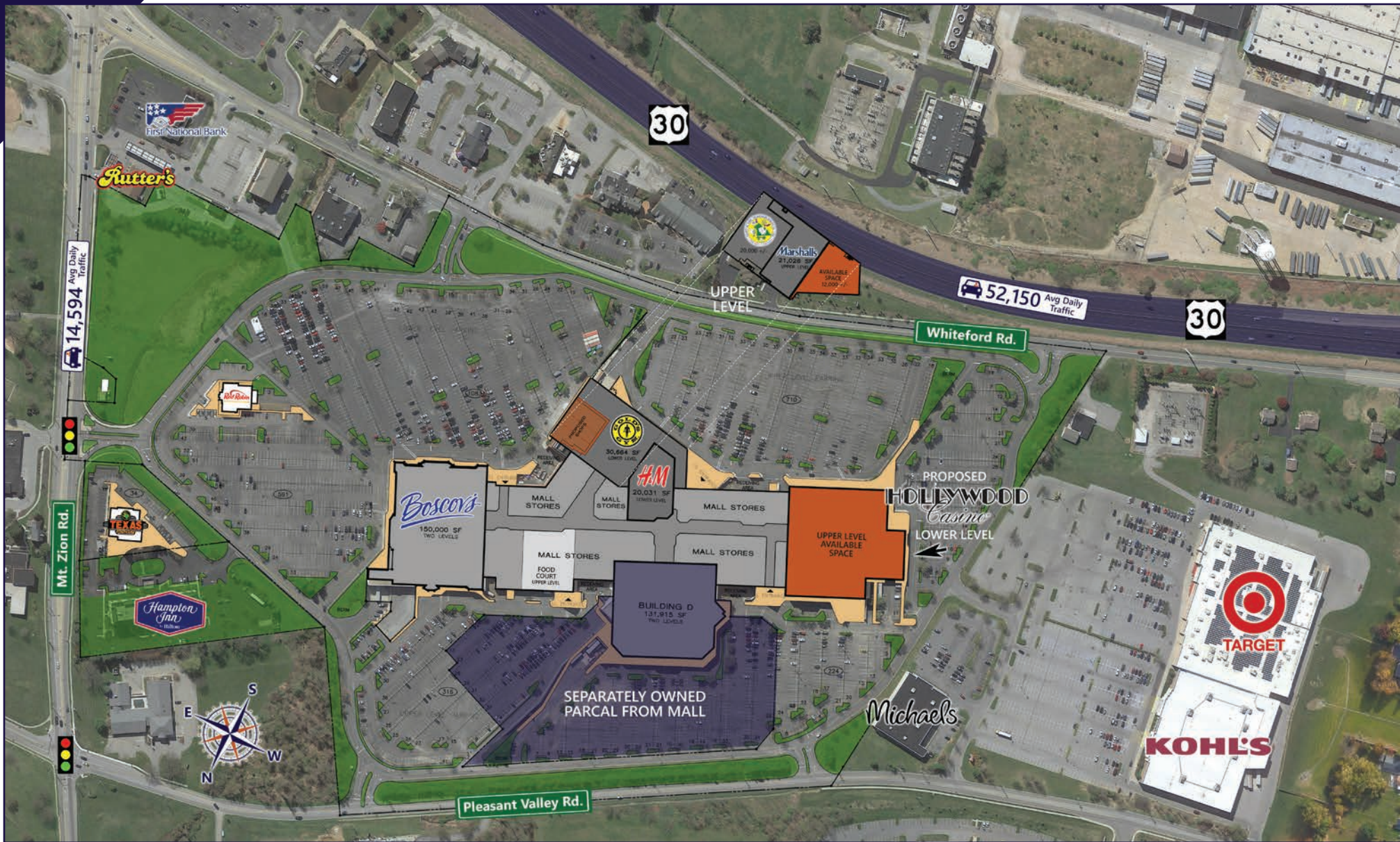


Variable	York Galleria Mall 2899 Whiteford Rd. York, PA 17042						York County	
	Travel Distance from Site	1 mile	3 miles	5 miles	7 miles	10 miles		15 miles
Total Population		4,947	51,708	133,064	198,158	286,866	437,498	453,095
Population Under Age 19		530	11,579	33,831	48,999	70,803	105,596	108,245
Population Age 20-34		1,683	10,237	27,768	38,593	54,570	81,823	81,427
Population Age 35-54		1,412	13,343	33,201	50,402	74,487	114,274	119,275
Population Over Age 55		1,322	16,551	38,264	60,165	87,006	135,805	144,148
Male Population		3,212	25,908	65,142	96,958	140,980	215,200	223,768
Female Population		1,735	25,800	67,922	101,200	145,886	222,298	229,327
Total Households		1,124	19,625	50,228	75,890	110,080	168,541	173,847
Average Household Income		\$77,757	\$76,781	\$72,428	\$77,323	\$77,247	\$78,286	\$81,406
Per Capita Income		\$23,392	\$30,041	\$28,254	\$30,295	\$30,148	\$30,581	\$31,578
Total (SIC01-99) Businesses		520	2,131	5,180	7,000	8,800	12,505	13,272
Total (SIC01-99) Employees		9,831	34,973	93,135	120,322	141,325	190,985	191,976
Retail Sales (SIC52-59)		\$769,356	\$1,379,705	\$2,633,617	\$3,700,286	\$4,326,834	\$6,340,230	\$6,356,227

Outlined boxes & shaded areas are above 50% of York County totals.

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

YORK GALLERIA MALL - AERIAL SITE PLAN



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

ANCHOR SPACE & NEW EXTERIOR STOREFRONTS

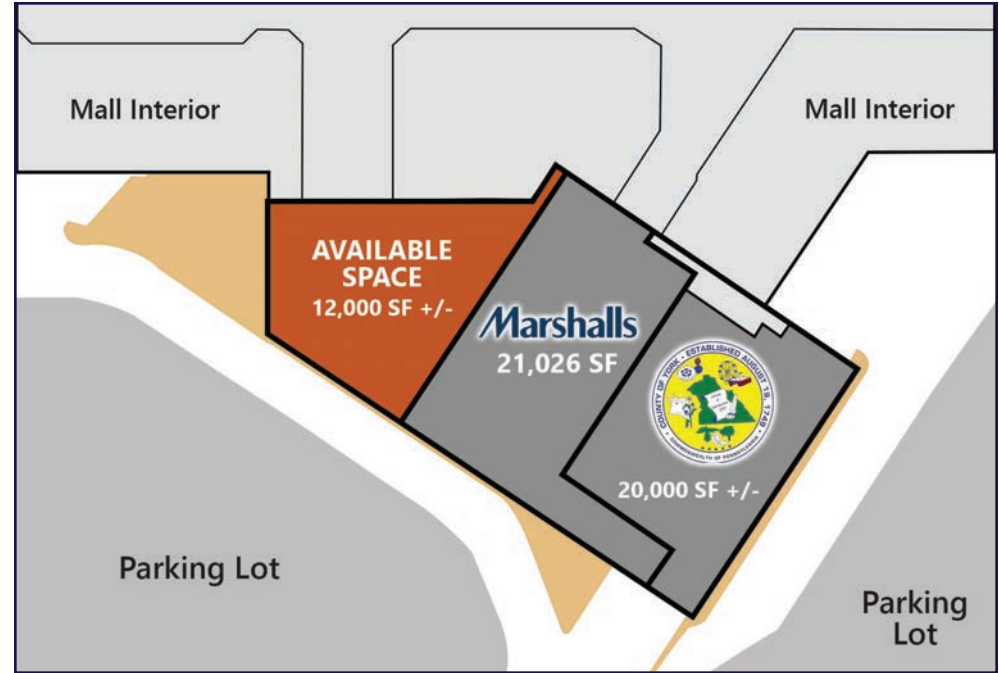
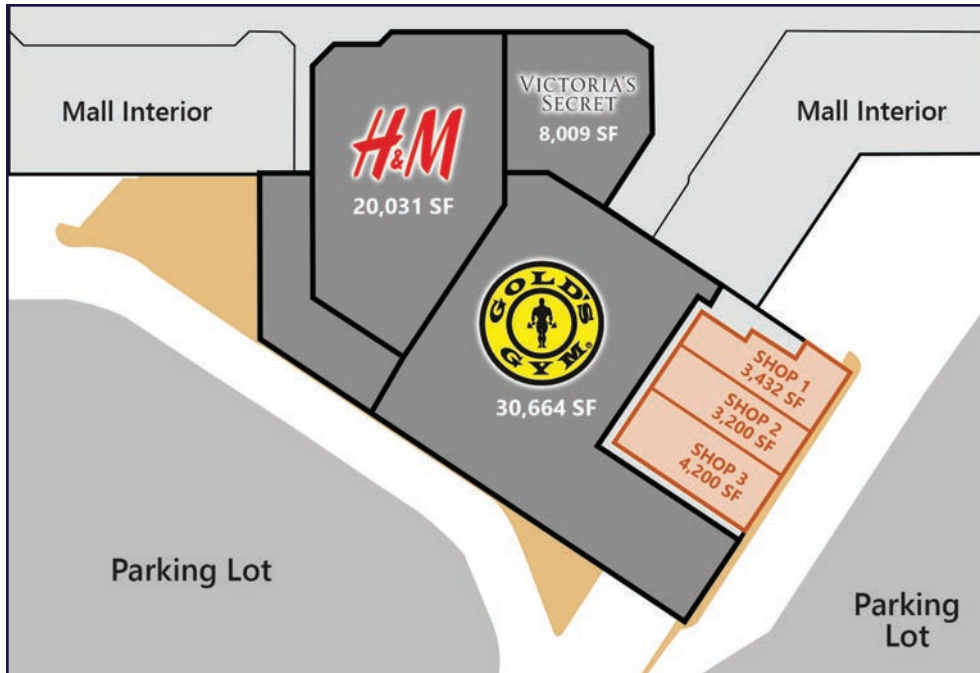


THREE NEW STOREFRONTS AVAILABLE

Brand new, high profile, open air storefronts adjacent to the new state-of-the-art Gold's Gym. The shops face the US-30 / PA-24 Interchange, providing

Shown with Shop Rendering Overlay

excellent visibility and convenient access. Three individual storefront units are available ranging from 3,200 SF to 4,200 SF of space. These units can be combined to offer up to 10,832 SF.



UPPER LEVEL ANCHOR SPACE

High profile, large format anchor spaces available. Space is facing US-30 with excellent visibility and access. The spaces are located on the upper level at the highest traffic entrance of the mall and is opposite from the Food Court. Space is available on the left side of the current Marshalls store.



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



ANCHOR SPACE - UPPER LEVEL FORMER SEARS



UPPER LEVEL FORMER SEARS

70,000 +/- SF prominent anchor space available for lease. Space is directly above proposed Hollywood Casino, with frontage on the upper level facing south to US-30 and Whiteford Road, as well as signage opportunities on the upper level West side facing Target, Kohl's, and Michaels. The space can be divided and include new exterior storefronts with updated facades. Hollywood Casino will have an upper level exterior entrance with vertical transportation down to the main lobby from the Western corner of this space. Ample parking exists with over 700 parking spaces directly in front of this box.



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

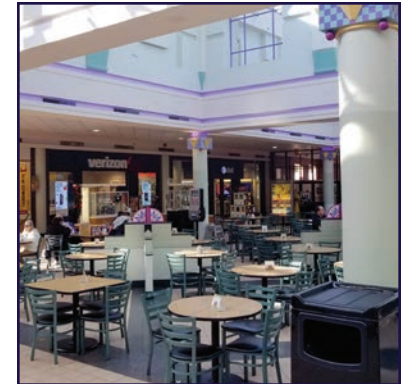
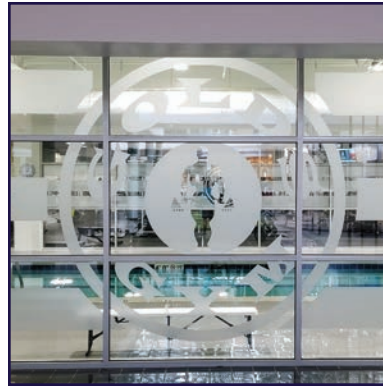
EXTERIOR AERIAL DRONE PHOTOS



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR PHOTOS - YORK GALLERIA MALL

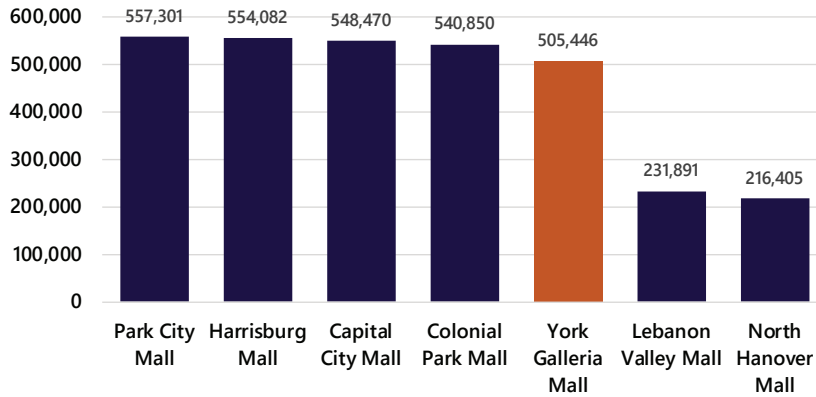


For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

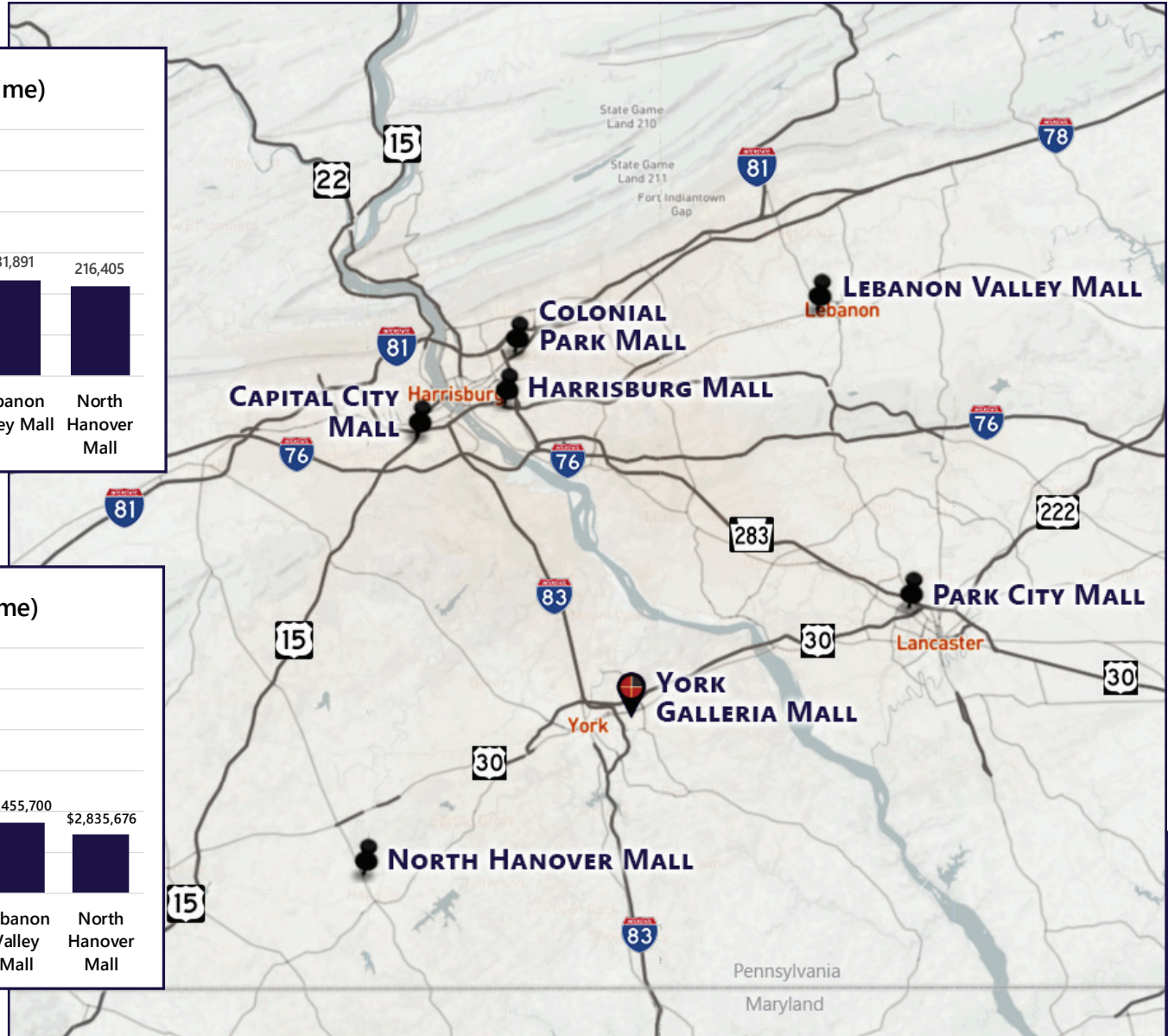
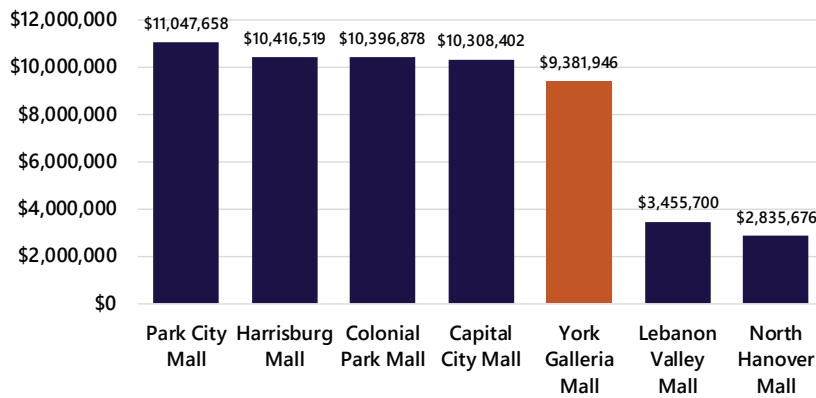


MARKET COMPARISONS | CENTRAL PA REGIONAL MALLS

Total Population (30 minute Drive Time)



Retail Spending (30 minute Drive Time)



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com