

1102
S. MARKET STREET

RETAIL/OFFICE SPACE FOR SALE/LEASE
1,500-16,000 SF Inline Space | 0.5-2.5 AC Pad Sites

MARKET SQUARE
AT LEGACY PARK

NOW LEASING
1,800 SF

PARK WEST AT LEGACY PARK
216 UNITS

WRIGHT'S LANDING
650+ RESIDENTIAL UNITS



PAD SITES
3,695 SF - 16,000 SF
1/2 AC - 2.5 AC

RETAIL / OFFICE
1,500-16,000 SF

CREATE YOUR LEGACY.

Market Square at Legacy Park is the newest live/work/play development in the thriving West Shore market. The project consists of 47,535 square feet of retail space, the most currently available in rapidly expanding Mechanicsburg, with great visibility from Market Street, a major thoroughfare with traffic counts of +/- 13,000 VPD. These outstanding retail opportunities are supported by a planned 650+ unit residential community, already under construction behind the center.

The center will be the home of Wolf Brewery, an award-winning local microbrewery opening their first retail brewery/eatery location. The project is in close proximity to notable retailers including Sheetz, Giant Foods, Starbucks, Cracker Barrel, Wendy's, Arby's, Subway, Dollar Tree, and Rite Aid.



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BY THE NUMBERS



POPULATION

1 MILE	3 MILE	5 MILE
6,828	48,872	97,573



EMPLOYEES

1 MILE	3 MILE	5 MILE
6,863	40,041	86,214



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,139	21,703	40,357



INCOME

1 MILE	3 MILE	5 MILE
\$84,102	\$89,949	\$98,270

LEGENDARY POTENTIAL

Legacy Park is ideally located in the center of Mechanicsburg, a retail market that has seen tremendous retail growth over the last 10 years with the addition of the Silver Spring Square shopping center, anchored by Wegman's, Target, and Best Buy. In addition to market-exceeding retail growth, Mechanicsburg's residential and warehouse/distribution inventory are among the fastest-growing in the midstate as well.



IDEAL DEMOGRAPHICS

Legacy Park's outstanding strategic location attracts more than 420,000 people with household incomes of more than \$80,000 per year within a 20-minute drive time. The immediate area has seen an increase of more than 20% in new residential construction, with more than 20,000 new homes built in the last ten years. Within a 10-mile radius of the project, there are more than 289,000 people in more than 121,000 households, with a labor force of almost 250,000 and an average household income of more than \$81,000.



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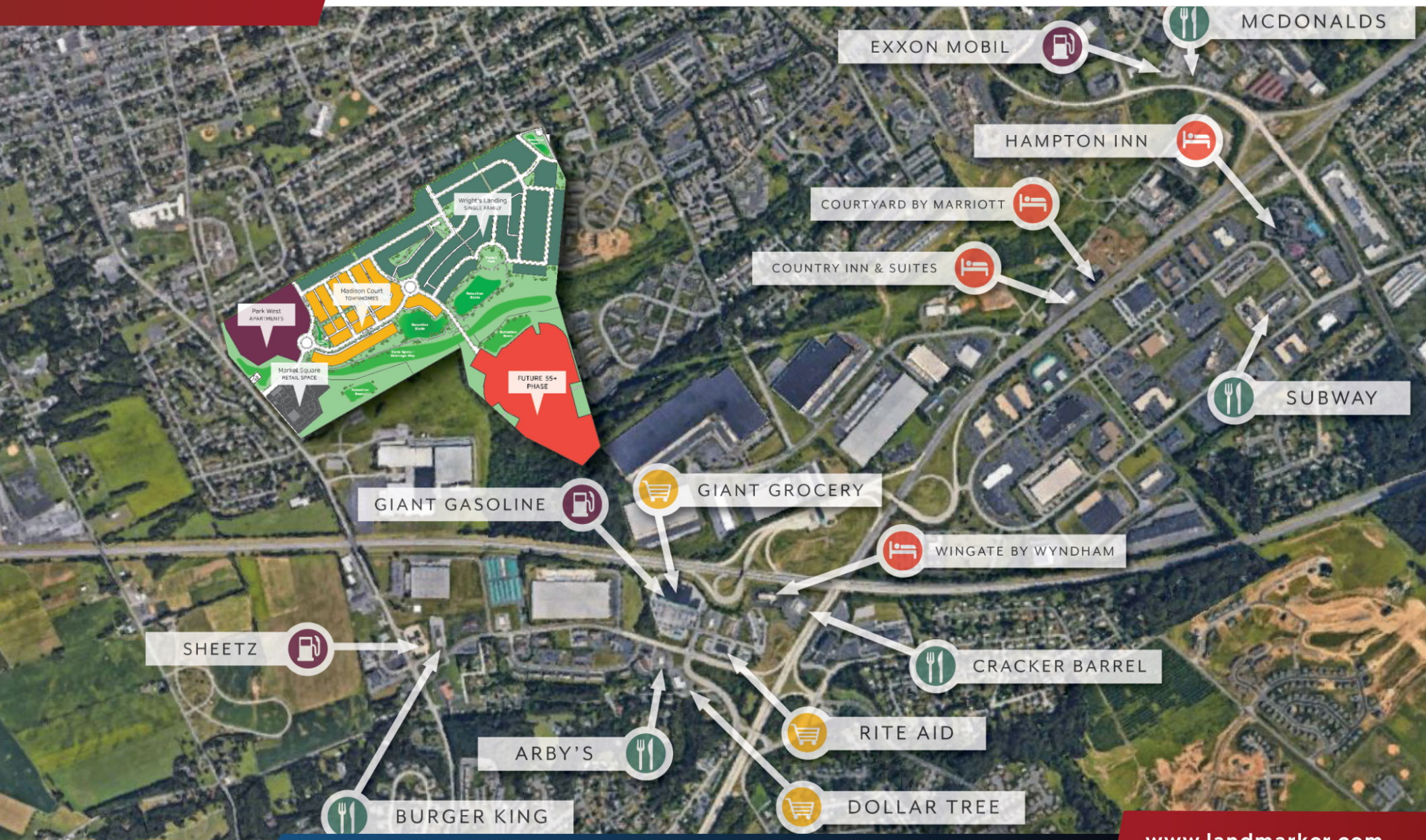


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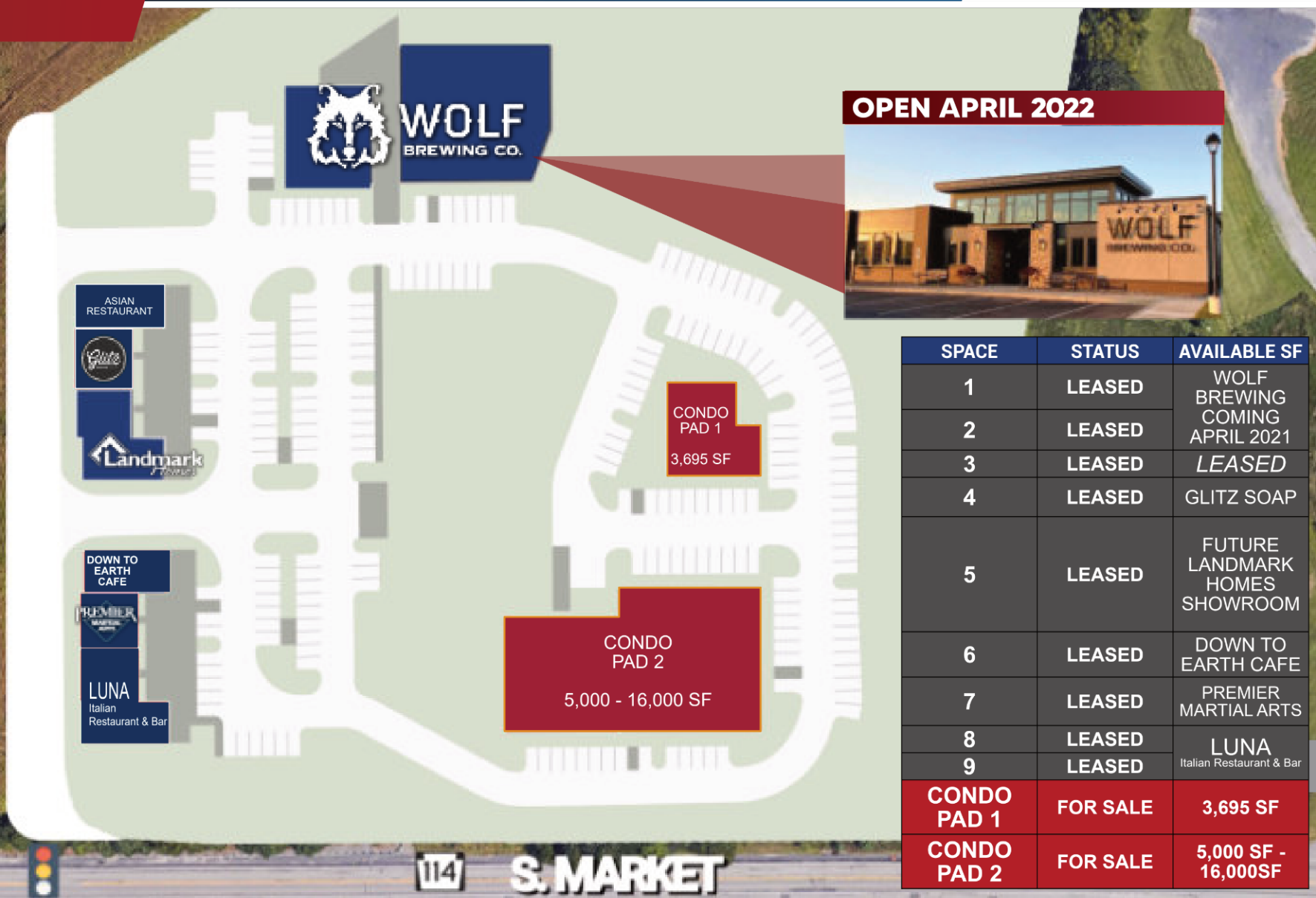


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



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