

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	Negotiable
Available SF:	12,495 - 24,990 SF
County:	Cumberland
Township:	Silver Spring
Zoning:	C2 Community Commercial
Signage:	On Building
Parking:	5/1,000 SF
Utilities:	Waterford Drive

PROPERTY HIGHLIGHTS

- New mixed-use development project situated in Waterford Square, immediately adjacent to UPMC’s Silver Spring Family Care Outpatient Center
- Located just west of the Cumberland Valley Educational Campus, along Route 11 (Carlisle Pike) with great access to I-81 via Middlesex or Route 114 Mechanicsburg interchange(s)
- Ideal location for an array of professional, administrative, or medical users in a rapidly developing Central PA submarket
- Rare opportunity to lease or purchase a new turn-key administrative office or clinical medical facility
- Well located between Carlisle Hospital (UPMC), Hampden Hospital (PSH) & West Shore Hospital (UPMC)



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SITE CONCEPT

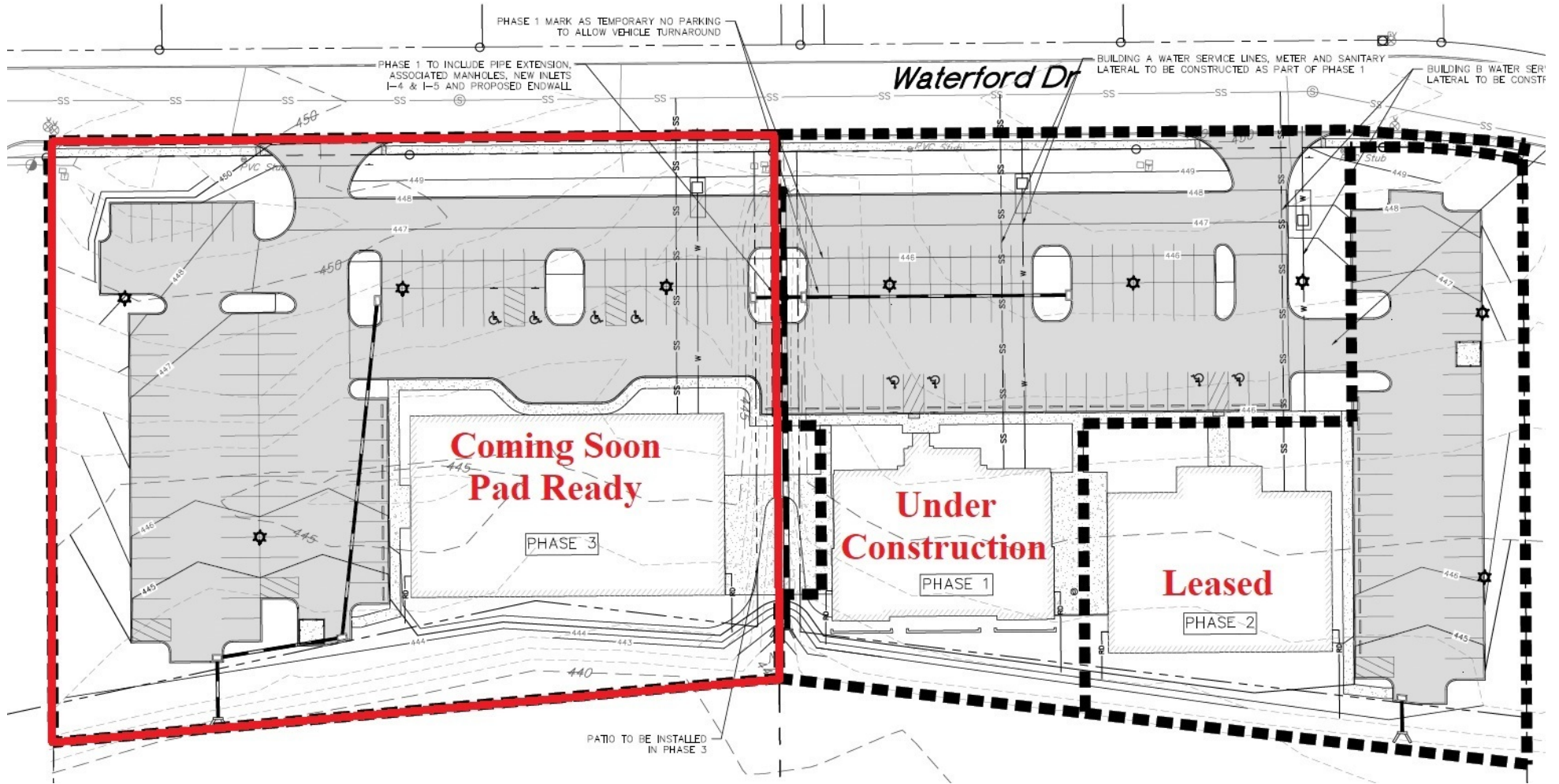


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SITE PLAN



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AERIAL OVERLAY



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RETAIL AERIAL



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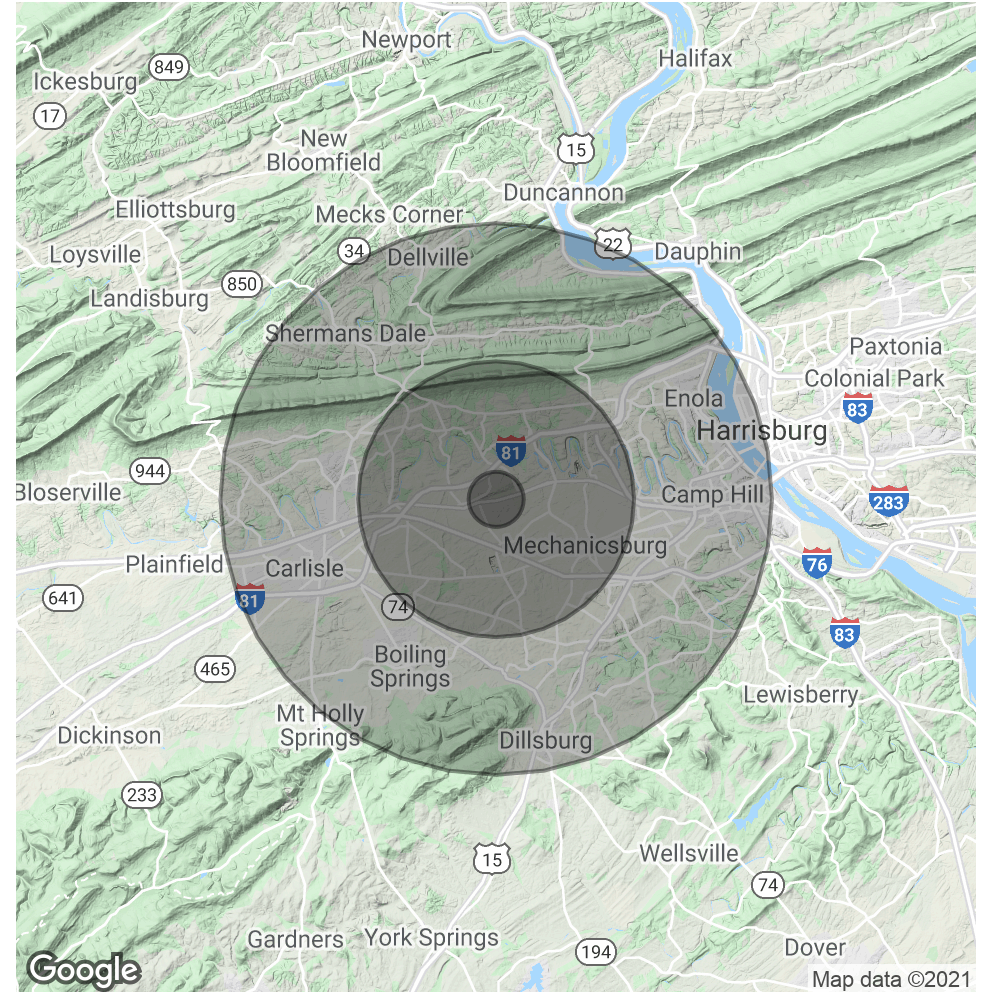
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,518	83,050	300,727
Average age	39.6	40.1	39.4
Average age (Male)	39.4	39.3	37.6
Average age (Female)	40.0	41.0	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,048	34,440	126,010
# of persons per HH	2.4	2.4	2.4
Average HH income	\$115,234	\$85,192	\$68,950
Average house value	\$193,511	\$180,424	\$175,790

* Demographic data derived from 2010 US Census



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