



# Park City Center

LANCASTER, PENNSYLVANIA



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Park City Center is located in Lancaster, PA, named one of INC. Magazine's "Top 25 Best Medium-Sized Cities in Which to do Business."

## THE CENTER

- A multi-million dollar interior renovation was completed in 2006.
- In November, 2007, an upscale streetscape expansion was completed featuring many first-to-the-market, better fashion retailers in the tenant mix.
- Only super-regional shopping center in south central Pennsylvania.
- Highly visible location off US Route 30 where 56,000 cars pass daily.
- Over 15 million customer visits per year.

## THE MARKET

- The trade area has a population of over 430,000 people.
- 28% of trade area households earn in excess of \$75,000 per year.
- Within 5 miles of the mall, there are more than 129,000 daytime employees.
- The unemployment rate in Lancaster County is the second lowest in Pennsylvania's 14 metropolitan areas.
- Over 4.5 million tourists visit Lancaster County each year for various reasons including Pennsylvania Dutch Country, Hershey Park and shopping.

## THE MERCHANDISING MIX:

Best merchant mix in southern Pennsylvania with over 150 specialty stores and restaurants including:

- Five strong anchors: Bon-Ton, Boscov's, JCPenney, Kohl's and Sears.
- Exclusive lifestyle retailers include Ann Taylor, Banana Republic, Coldwater Creek, J. Jill, Starbucks, White House/Black Market and Williams Sonoma.
- Desirable tenant mix represented by Abercrombie & Fitch, Aldo, Ann Taylor Loft, bebe, Build-a-Bear Workshop, Clarks, Hollister, Swarovski, and Victoria's Secret
- Five sit-down restaurants producing sales above chain average including Romano's Macaroni Grill, Longhorn Steakhouse and Olive Garden.
- Opening 2008: Apple, Forever 21, Sephora and Walking Company.



## MALL INFORMATION

### LOCATION

Cross Streets: Harrisburg Pike and U.S. Route 30

### MARKET

Lancaster

### DESCRIPTION

One and one-third level, enclosed, super-regional with adjacent strip center

### ANCHORS

Bon-Ton, Boscov's, JCPenney, Kohl's, Sears

TOTAL RETAIL SQUARE FOOTAGE 1,442,421

PARKING SPACES 6,792

OPENED 1971

EXPANDED 1985, 2007

RENOVATED 1987-88, 1998, 2005-2006

PERIPHERAL LAND USE Restaurants and retail

## TRADE AREA PROFILE

2007 POPULATION 430,847

2012 PROJECTED POPULATION 445,448

2007 HOUSEHOLDS 164,161

2012 PROJECTED HOUSEHOLDS 171,276

2007 MEDIAN AGE 37.9

2007 AVERAGE HH INCOME \$64,302

2012 PROJECTED AVERAGE HH INCOME \$70,521

## 10-MILE RADIUS PROFILE

2007 POPULATION 298,379

2012 PROJECTED POPULATION 306,924

2007 HOUSEHOLDS 115,975

2012 PROJECTED HOUSEHOLDS 120,329

2007 MEDIAN AGE 38.4

2007 AVERAGE HH INCOME \$64,084

2012 PROJECTED AVERAGE HH INCOME \$70,247

## DAYTIME EMPLOYMENT

3-MILE RADIUS 90,765

5-MILE RADIUS 129,919

SOURCE: CLARITAS, INC.