

PARK CITY CENTER

LANCASTER, PENNSYLVANIA



THE CENTER

- The property includes an upscale streetscape 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 U.S. Route 30 where 71,000 cars pass daily.
- Over 15 million customer visits per year.

THE MARKET

- The trade area has a population of over 448,000 people.
- 30% of households earn in excess of \$75,000 per year.
- Within a 5-mile radius of the mall, there are more than 125,000 daytime employees.
- The unemployment rate in Lancaster County is the third lowest in Pennsylvania's 14 metropolitan areas and well below the national average.
- Over 11 million tourists visit Lancaster County each year for various reasons, including Pennsylvania Dutch country, Hershey Park and shopping.
- Gallup Healthways Well-Being Index named Lancaster, PA, as the top location in the mid-sized city category in a national poll that measured residents' satisfaction with their life, health, work and community.

THE MERCHANDISING MIX

Best merchant mix in south-central Pennsylvania with over 170 specialty stores and restaurants, including:

- Five strong anchors: Bon-Ton, Boscov's, jcpenny, 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, Apple, Clarks, DSW, Forever 21, H&M, Hollister Co., LOFT, Pandora, Sephora, Teavana, Victoria's Secret and Williams-Sonoma.
- Six sit-down restaurants produce sales above chain average, including Bonefish Grill, JB Dawson's, Olive Garden and Romano's Macaroni Grill.

MALL INFORMATION

LOCATION: Cross streets: Harrisburg Pike and U.S. Route 30

TOP 3 PERFORMING CATEGORIES: Jewelry, personal care and teen apparel

MARKET: Lancaster

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

ANCHORS: Bon-Ton, Boscov's, jcpenny, Kohl's, Sears

TOTAL RETAIL SQUARE FOOTAGE: 1,440,101

PARKING SPACES: 6,792

OPENED: 1971

EXPANDED: 1985, 2007

RENOVATED: 1987-88, 1998, 2005-2006

PERIPHERAL LAND USE: Restaurants and retail

TRADE AREA PROFILE

2013 POPULATION 448,359

2018 PROJECTED POPULATION 459,215

2013 HOUSEHOLDS 170,774

2018 PROJECTED HOUSEHOLDS 175,517

2013 MEDIAN AGE 38.5

2013 AVERAGE HOUSEHOLD INCOME \$65,089

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$64,294

10 - MILE RADIUS

2013 POPULATION 320,435

2018 PROJECTED POPULATION 328,640

2013 HOUSEHOLDS 124,400

2018 PROJECTED HOUSEHOLDS 128,041

2013 MEDIAN AGE 39.0

2013 AVERAGE HOUSEHOLD INCOME \$65,013

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$64,165

DAYTIME EMPLOYMENT

3 - MILE RADIUS 82,953

5 - MILE RADIUS 125,784

Source: Nielsen

