

The Outlet Shoppes at Gettysburg

Gettysburg boasts an MSA of over 1 million people and an average household income of over \$78,000. It is known as 'the most famous small town in America' due to its rich Civil War history, breathtaking countryside, numerous wineries, and historical legacy. The Outlet Shoppes at Gettysburg is a favorite retail destination for shoppers to take advantage of Pennsylvania's no-tax incentive on clothing and shoes.



MICHAEL KORS



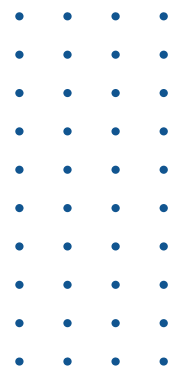
TALBOTS
OUTLET

Vera Bradley



chico's
outlet

Eddie Bauer
OUTLET



DEMOGRAPHICS

	20 Miles	30 Miles	40 Miles
POPULATION BY YEAR			
Population (4/1/2010)	287,590	984,842	2,008,031
Population (4/1/2020)	299,603	1,048,392	2,166,276
Population (1/1/2023)	306,037	1,074,480	2,203,793
Population (1/1/2028)	318,324	1,121,115	2,294,814
Growth (2023/2020)	2.15	2.49	1.73
Forecast (2028/2023)	4.01	4.34	4.13
HOUSEHOLDS BY YEAR			
Households (4/1/2010)	108,457	374,887	769,527
Households (4/1/2020)	115,462	402,056	830,388
Households (1/1/2023)	117,205	415,953	862,795
Households (1/1/2028)	121,606	436,869	909,152
Growth (2023/2020)	1.51	3.46	3.9
Forecast (2028/2023)	3.75	5.03	5.37
Average Household Income (\$)	100,131	106,805	114,614

AREA COMPETITION

Retail	ANCHOR STORES	MILES FROM CENTER
Hagerstown Premium (Hagerstown, MD)	Gap, Polo Ralph Lauren, Loft Outlet, Coach, Columbia, Tommy Hilfiger	40
Clarksburg Premium Outlets (Clarksburg, MD)	Banana Republic Factory, BOSS, Kate Spade, Michael Kors, Nike, Polo Ralph Lauren, Tory Burch	49.6
Tanger Outlets (Hershey, PA)	Gap, GH Bass, Banana Republic Factory Polo Ralph Lauren, Under Armour	52
Tanger Outlets (Lancaster, PA)	Nike, Banana Republic Factory, GAP, J Crew, Brooks Brothers, Under Armour, Polo Ralph Lauren, American Eagle	65

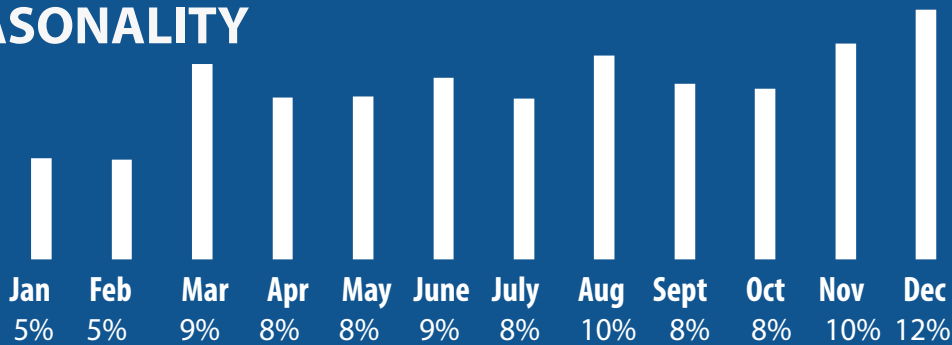


The Outlet Shoppes at Gettysburg is situated on Baltimore Pike at the same exit as the Gettysburg National Park.

Residents of Maryland choose The Outlet Shoppes at Gettysburg to enjoy additional Pennsylvania Tax Free savings on clothes.



SEASONALITY



Gross Leasable Area
 Phase I: 297,774 SF
 Phase II 64,500 SF
 Total 362,274 SF

Average Daily Traffic
 Vehicular: 50,000+






MSA Population
 1+ million

COLLEGES & UNIVERSITIES

<u>Institution</u>	<u>Students</u>	<u>Miles from Center</u>
Gettysburg College	2,480	4.4
Mount St. Mary's University	2,186	12.3
Dickinson College	2,370	31.9
Johns Hopkins University	21,372	54.9
Franklin & Marshall College	2,209	55.5






AREA ATTRACTIONS	MILES FROM THE CENTER
	2.5
	2.8
	3.1
	3.1
	5.7

What travel writers say about Gettysburg:

- Top 20 Places Every American Should See (International Business Times)
- Top 100 Places to Take Your Kids (Fronmmer's Travel Guide)
- Top 15 'Awe Inspiring' Vacation Destination (Forbes;MSNBC)
- Top 10 Motorcoach Destinations (Byways Magazine)
- Top 10 Places to Book Now (Chicago Tribune)
- Destination to 'Change Your Life' (Herald-Sun of Sidney, Australia)
- Top 25 Summer Getaways (Today Show.com)

CONTACT:

 Andrew Pelmoter
 301.312.6104

 1863 Gettysburg Village Drive
 Gettysburg, PA 17325

 apelmote@horizongroup.com

 horizongroup.com

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"Quality delivered with Economy and Proven Experience."