



# SILVER SPRING SQUARE

6416 Carlisle Pike (Route 11)  
Mechanicsburg, PA 17050

WEGMANS • TARGET • KOHL'S • BEST BUY





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Silver Spring Square is a 569,000 square foot center featuring the only Wegmans in the Harrisburg, Pennsylvania MSA. This area-dominating power center is shadow anchored by the third ranking Target in its 13-store district, and Kohl's, which is ranked first in its 14-store district.

### LOCATION

The center is centrally located on busy Carlisle Pike (Route 11), the main east-west commercial route from Camp Hill to Carlisle. It is in Silver Spring Township, the fastest growing community in central Pennsylvania and is just 10 miles west of downtown Harrisburg, the state capital. It is easily accessed from three major highways: I-81, I-83, and I-76, the Pennsylvania Turnpike.

The center boasts a major, signalized entrance, additional points of access and egress, and plentiful parking.

### TRADE AREA

Silver Spring Square serves a market known as the Western Shore that includes the towns of Mechanicsburg, Camp Hill, and Carlisle. It is in an affluent, growing area with a well-educated population. Within a 10-minute drive of the center the average household income is nearly \$90,000 annually and over 40% of people have a bachelor's degree or higher.

There are over 5,733 businesses within a 15-minute drive accounting for over 70,800 employees.

### AVERAGE DAILY TRAFFIC

**Carlisle Pike at Silver Spring Road:**  
30,527  
(2020 SitesUSA)

### RETAIL HUB

This dominant retail corridor is home to today's most popular national names in one easy shopping strip. Along Carlisle Pike is nearly two million square feet of shops including Marshalls, Sam's Club, Home Depot, PetSmart, Staples, and HH Gregg. There is also a series of high-end car dealerships including BMW, Audi, Alfa-Romeo-Maserati, Lexus, and Cadillac.



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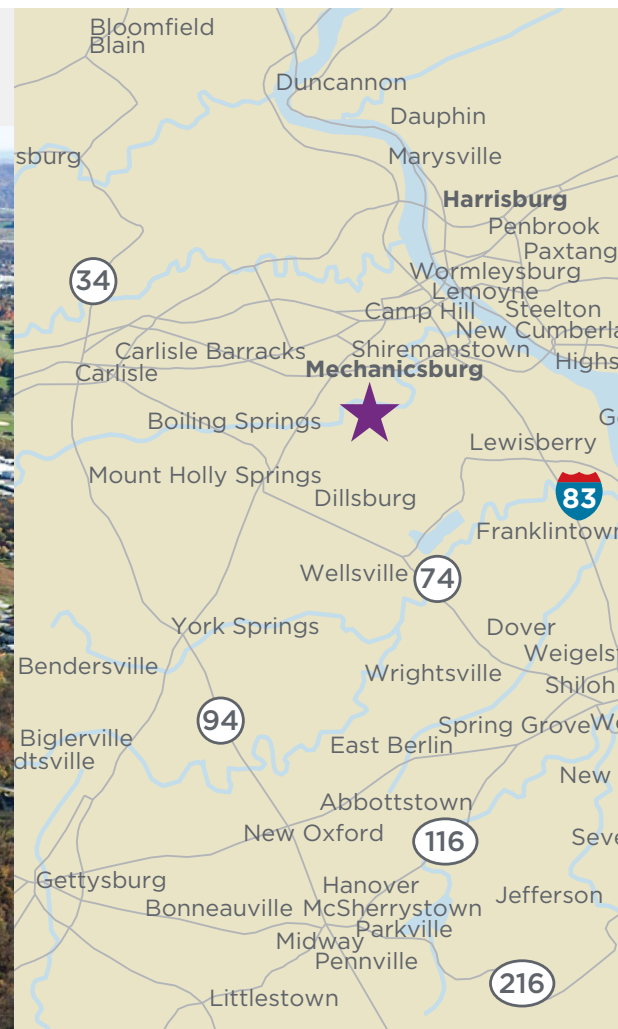
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## 2020 ESTIMATES

	3 MILES	5 MILES	10 MILES
<b>Population</b>	46,459	99,234	306,407
<b>Average HH Income</b>	\$102,571	\$98,529	\$85,757
<b>Median Age</b>	42 yrs	42 yrs	40 yrs
<b>Population w/ Bachelors Degree +</b>	47%	45%	35%
<b>Workplace Population</b>	22,949	63,398	190,784

(2020 SitesUSA)



## PENNSYLVANIA











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### ABOUT WILDER

Wilder is a Boston-based real estate development, management, and leasing firm specializing in the positioning of retail properties. Privately held and owner managed, Wilder's mission has been and continues to be to create vibrant shopping places that meet and exceed the expectations of our customers, retailers, and investors.

From lifestyle centers, urban properties, and community centers to mixed-use developments and super-regional malls, Wilder, in its 40-year history, has developed, managed, and leased over 20 million square feet of retail properties throughout the United States and Puerto Rico.

The company continues to have a diverse portfolio of properties throughout the East Coast.

### FOR MORE INFORMATION

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