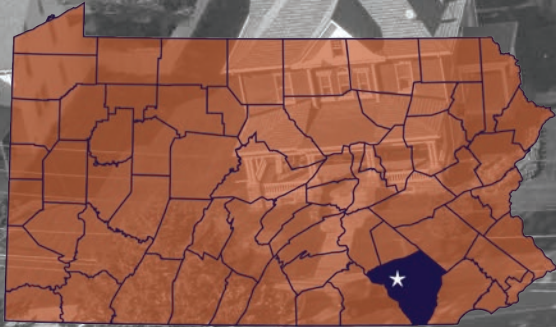


INVESTMENT SALE HEMPFIELD SHOPPING CENTER

301 MAIN ST. LANDISVILLE, PA 17538
LANCASTER COUNTY · CENTRAL PENNSYLVANIA



Blaze Cambruzzi

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PROPERTY INFORMATION



SITE & MARKET OVERVIEW

TRUE Commercial Real Estate is pleased to present for sale the Hempfield Shopping Center (HSC), a CVS-anchored, multi-tenant neighborhood retail center in Landisville, PA.

Currently comprised of seven (7) tenant spaces, CVS Pharmacy (approx. 7 years remaining, plus option) headlines the tenant mix at Hempfield Shopping Center. State Farm Insurance (approx. 3 years remaining, plus option), and Parma Pizza & Grill round out the list of largest tenants. Current occupancy stands at 70%, with an end-cap vacancy that is being marketed for lease. The site also includes an adjacent residential tract with a tenant in place. A more detailed summary and narratives are provided later on in the brochure.

The shopping center is within minutes of the Hempfield School District Main Campus which includes the administrative offices, Hempfield High School, Landisville Primary, Middle and Intermediate schools with total on-site enrollment of over 3,600 students.

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LISTING AGENTS



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Darin R. Wolfe

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OFFERING TERMS

Price: \$3,495,000 • Price/SF: \$191.17

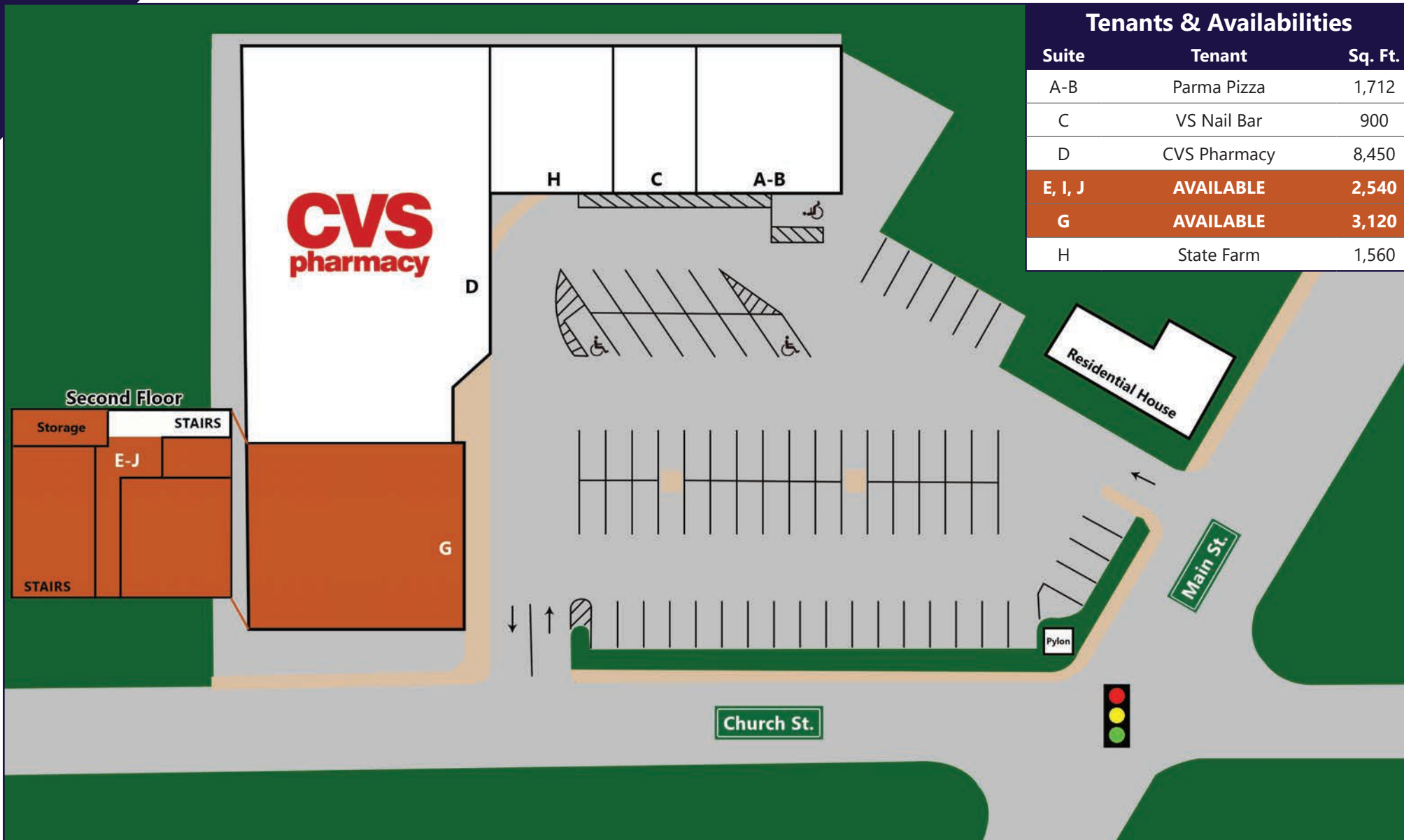
See Financial Pro-forma on Pg. 14

PROPERTY DETAILS

- Total Commercial GLA:.....20,715 SF
- Total Residential GLA:..... 1,884 SF
- Municipality:..... East Hempfield Twp.
- Zoning: Village Center
- Land/Lot Size: 1.39 acres
- Parking:..... 70+ spaces, Paved Lot
- Water/Sewer:..... Public

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HEMPFIELD SHOPPING CENTER | SITE PLAN



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

HEMPFIELD SHOPPING CENTER | TENANTS



CVS PHARMACY (STORE #2053)

8,450 SF | www.cvs.com

A drugstore chain that sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods. This location offers flu shots, COVID vaccines, photo services, and is a UPS Access Point.



PARMA PIZZA & GRILL

1,253 SF | www.parmapizzaandgrill.com

Committed to providing its customers with the highest quality food and service, in a clean plus friendly environment, Parma Pizza delivers their product with the quality and attention of an old-world pizzeria. Parma Pizza & Grill has 6 locations throughout the South Central Pennsylvania.

STATE FARM INSURANCE

1,560 SF | www.statefarm.com

State Farm Insurance - Louise White, Agent

with over 20 years of experience. State Farm offers a complete line of insurance including Auto, Homeowners, Condo, Renters, Personal Articles, Business, Life, and Health.



VS NAIL BAR

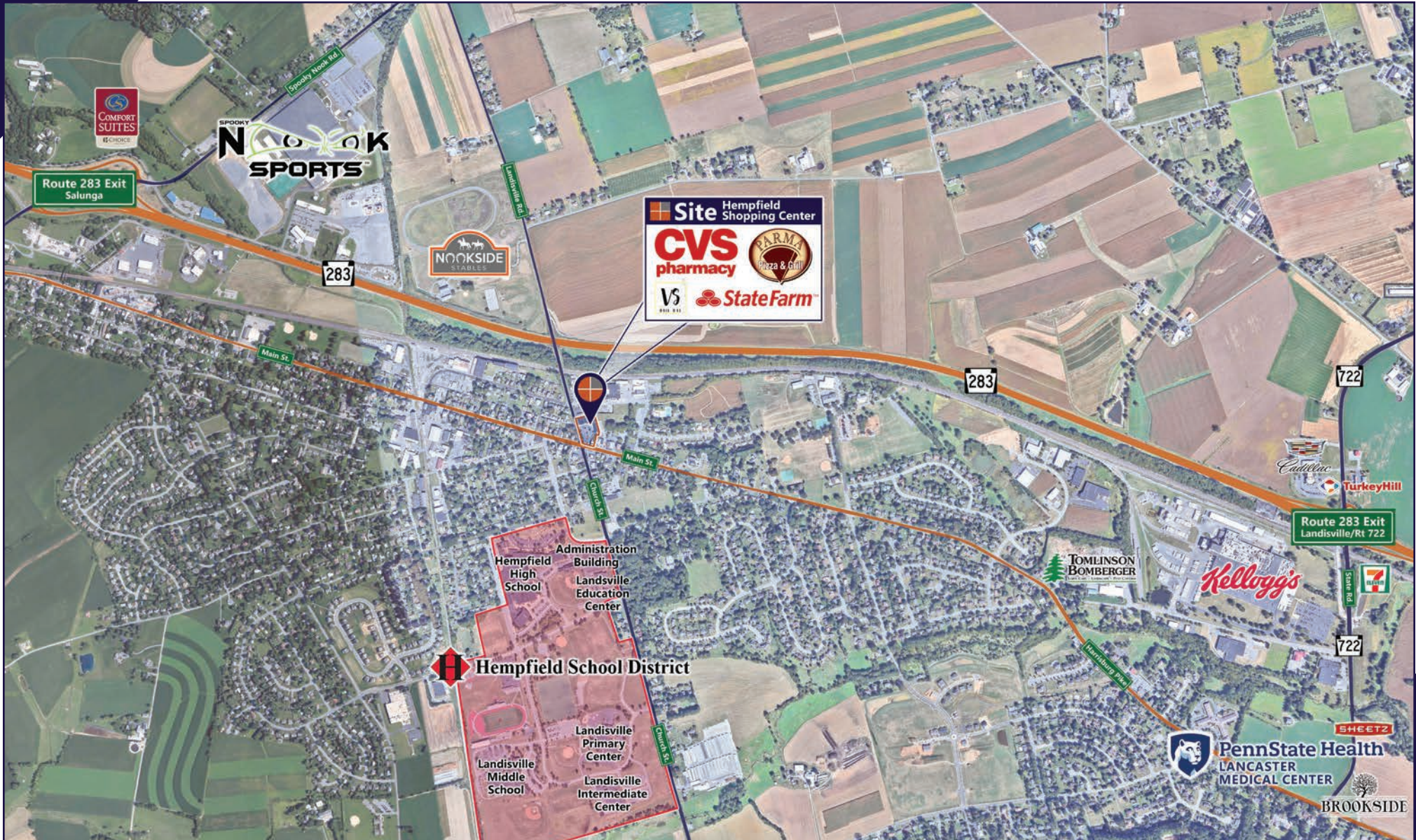
900 SF | www.vsnailbar.weebly.com

A full-service nail and waxing salon catered to both women and men. They offer their clients a wide range of services from manicures & pedicures to acrylics and dip powders. Their modern and trendy style gives clients the opportunity to have their nails treated by professionals that know nail care.



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ESTABLISHED REGIONAL AERIAL MAP



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HEMPFIELD SHOPPING CENTER | ACREAGE PLAN



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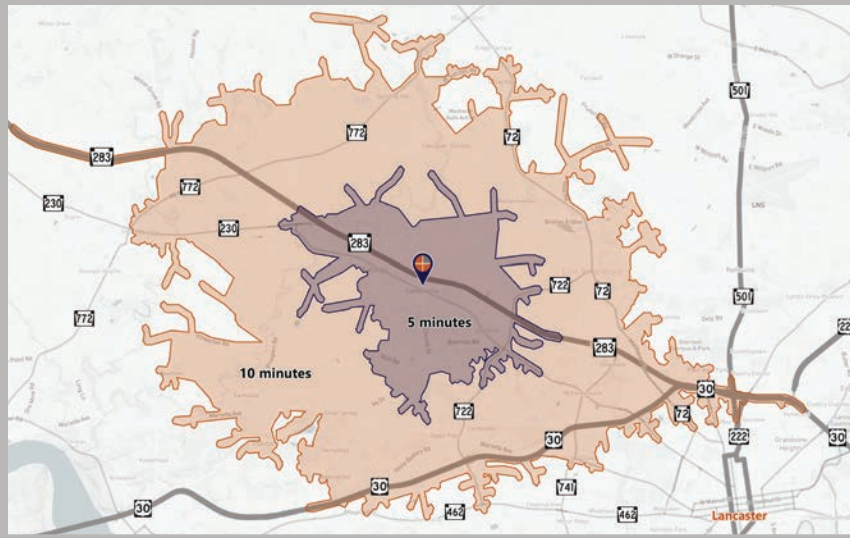
DEMOGRAPHICS

Variable	Hempfield Shopping Center			
	Travel Distance from Site	5 min.	10 min.	East Hempfield Twp. West Hempfield Twp.
Total Population		7,856	47,049	25,427 16,775
Population Density (Pop per Sq. Mile)		840.1	904.2	1,206.8 909.0
Total Daytime Population		8,147	57,348	31,300 16,088
Total Households		3,075	18,964	10,438 6,272
Per Capita Income		\$42,457	\$40,437	\$43,603 \$33,652
Average Household Income		\$109,470	\$100,638	\$106,295 \$89,871
Average Disposable Income		\$83,028	\$76,455	\$79,436 \$70,467
Total (SIC01-99) Businesses		283	2,560	1,369 434
Total (SIC01-99) Employees		4,689	42,555	23,479 8,620
Annual Budget Expenditures (Index)		117	108	114 96
Senior Dependency Ratio (Index)		98	97	97 97
Retail Goods (Index)		117	107	113 96
Food (Index)		113	106	112 94

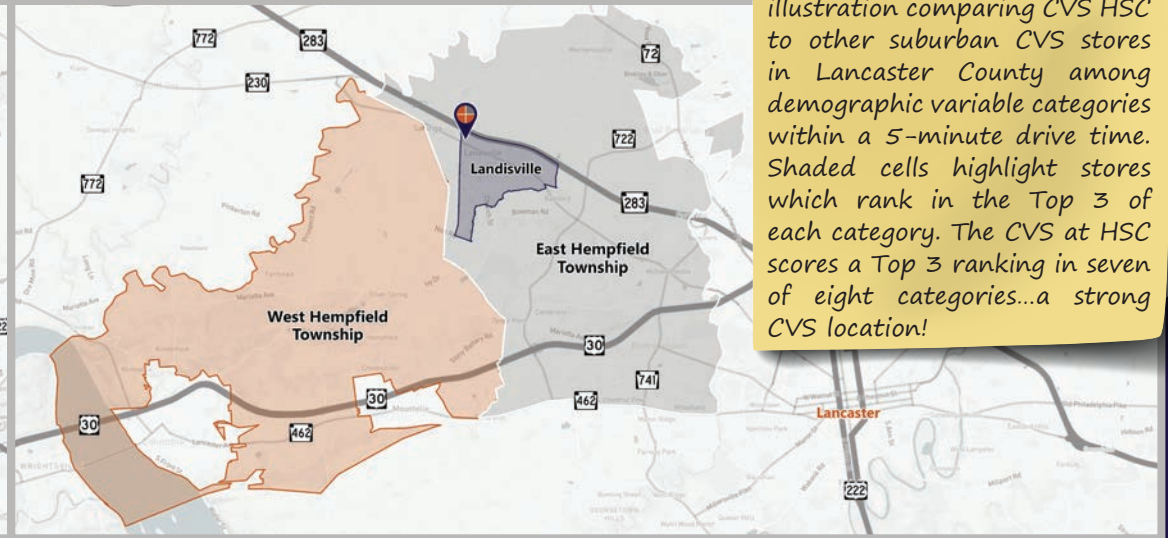
5 min. Drive Time	CVS Pharmacies in Lancaster County							
	Total Population	Per Capita Income	Average Household Income	Average Disposable Income	Total (SIC01-99) Businesses	Total (SIC01-99) Employees	Annual Budget Expenditures (Index)	Retail Goods (Index)
CVS HSC	45,735	\$43,746	\$109,870	\$83,128	2,325	39,397	104	103
CVS Mount Joy	29,579	\$40,178	\$97,271	\$75,371	968	12,167	92	92
CVS Manheim	23,222	\$37,167	\$93,677	\$72,801	1,139	15,273	89	91
CVS Centerville	64,391	\$41,224	\$104,101	\$79,023	3,426	55,616	98	98
CVS Lititz	42,697	\$47,948	\$123,447	\$91,084	1,458	19,155	117	117
CVS Willow Street	60,256	\$30,002	\$78,845	\$61,173	2,140	33,450	76	75
CVS Ephrata	42,437	\$47,948	\$123,447	\$91,084	1,939	25,551	82	83
CVS Lancaster East	41,016	\$40,182	\$107,355	\$80,963	2,012	29,725	102	103
CVS Landis Valley	64,502	\$45,271	\$118,242	\$87,370	3,790	66,563	112	112
CVS Columbia	31,550	\$34,442	\$84,999	\$66,077	875	10,544	81	82
CVS New Holland	18,842	\$33,370	\$92,192	\$71,373	980	17,695	89	94

Highlighted are the Top 3 CVS Locations in each variable category listed.

Drive Time from Site



Municipal Boundaries



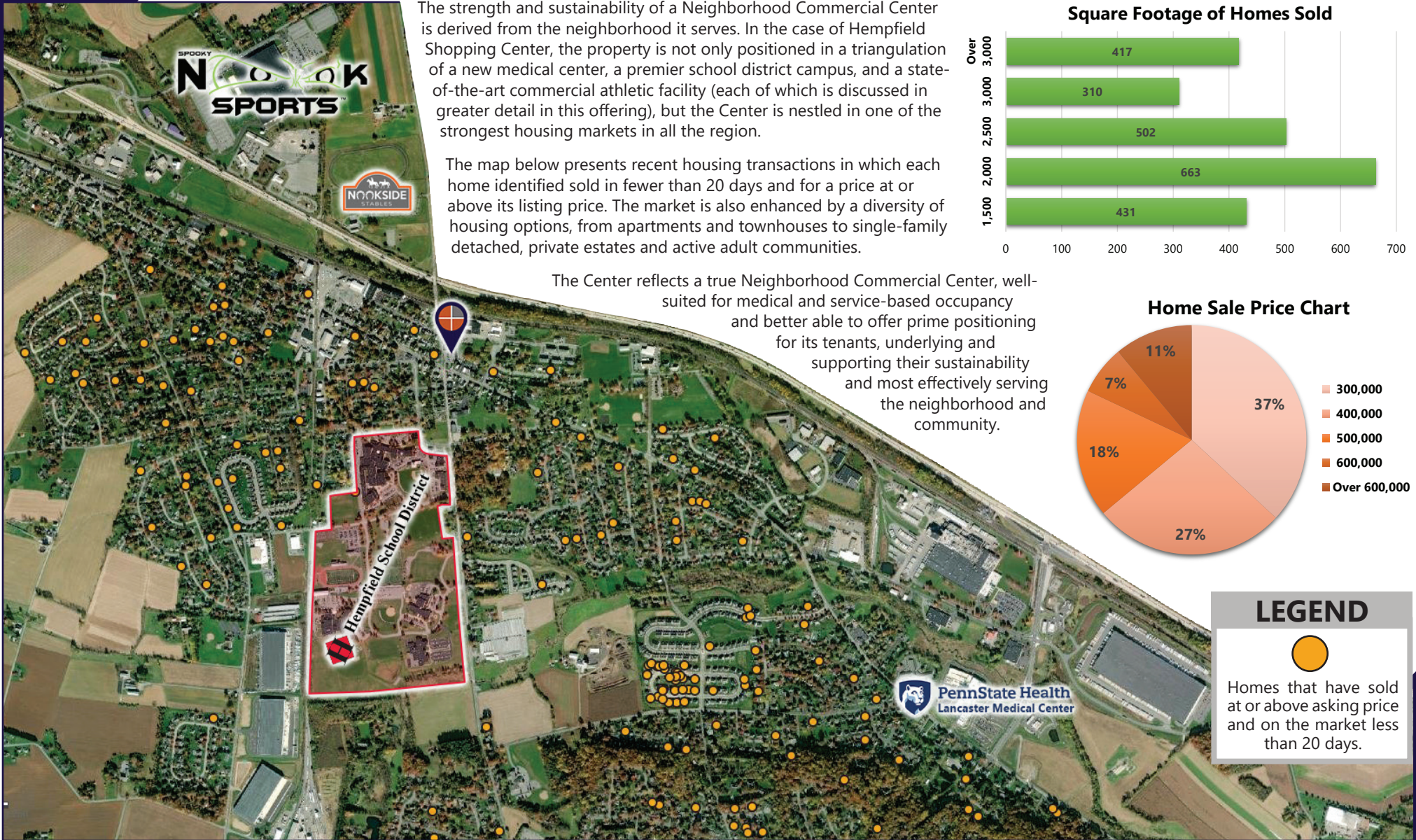
NOTE:

The table above provides an illustration comparing CVS HSC to other suburban CVS stores in Lancaster County among demographic variable categories within a 5-minute drive time. Shaded cells highlight stores which rank in the Top 3 of each category. The CVS at HSC scores a Top 3 ranking in seven of eight categories...a strong CVS location!

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HOUSING MARKET DATA

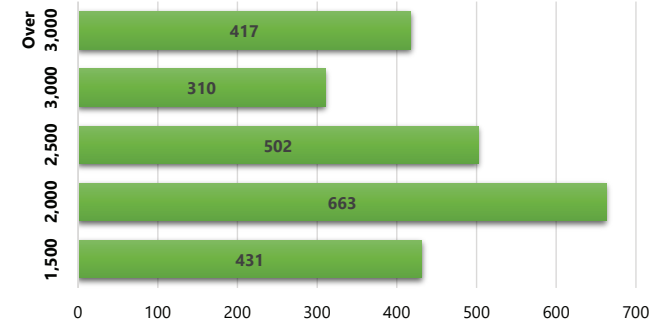


The strength and sustainability of a Neighborhood Commercial Center is derived from the neighborhood it serves. In the case of Hempfield Shopping Center, the property is not only positioned in a triangulation of a new medical center, a premier school district campus, and a state-of-the-art commercial athletic facility (each of which is discussed in greater detail in this offering), but the Center is nestled in one of the strongest housing markets in all the region.

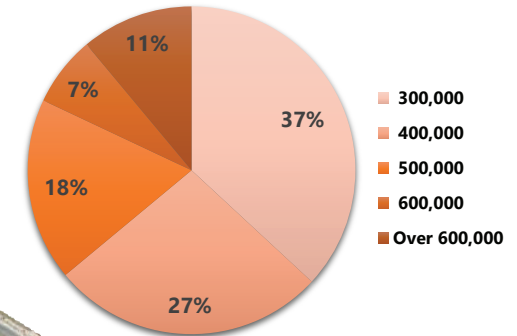
The map below presents recent housing transactions in which each home identified sold in fewer than 20 days and for a price at or above its listing price. The market is also enhanced by a diversity of housing options, from apartments and townhouses to single-family detached, private estates and active adult communities.

The Center reflects a true Neighborhood Commercial Center, well-suited for medical and service-based occupancy and better able to offer prime positioning for its tenants, underlying and supporting their sustainability and most effectively serving the neighborhood and community.

Square Footage of Homes Sold



Home Sale Price Chart



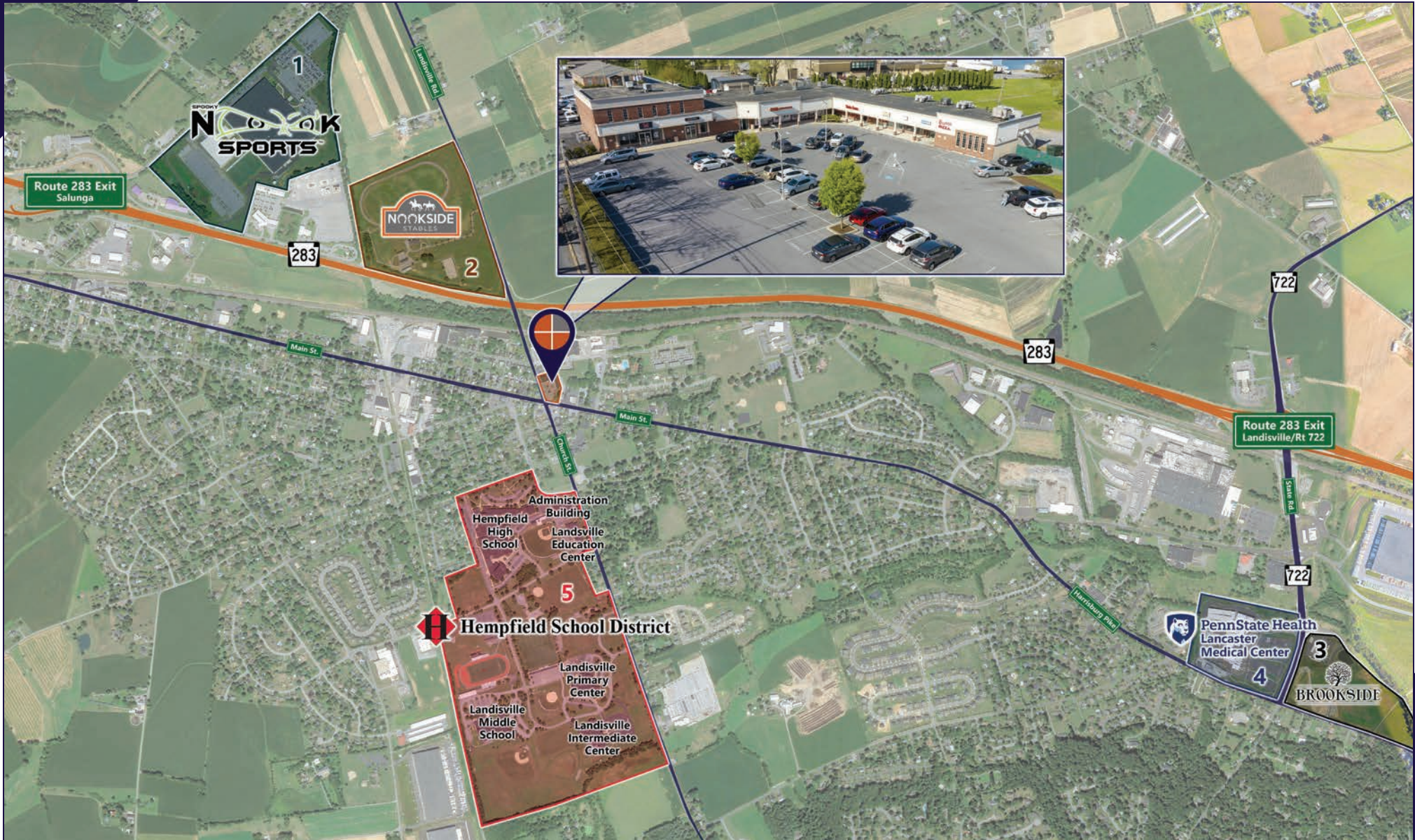
LEGEND



Homes that have sold at or above asking price and on the market less than 20 days.

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SURROUNDING AREA HIGHLIGHTS MAP



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SURROUNDING AREA HIGHLIGHTS

1 SPOOKY NOOK SPORTS

Located approx. 1.5 miles from Hempfield Shopping Center (HSC), Spooky Nook Sports is the largest indoor sports complex in the US, providing regulation courts and playing fields for more than a dozen sports under one roof. In addition to the 700,000 SF indoor facility, it offers an outdoor field hockey pitch and a climate-controlled dome used for field hockey, soccer, football and more. It is the premier destination for sporting clubs, tournaments and competitions in the northeast and mid-Atlantic regions.



FEATURES OF THE NOOK

- Hardwood courts – 10 maple courts used for basketball and volleyball
- Sport court – This blue surface is used for multiple sports and event spaces
- Rock Gym – 30-foot rock walls complete with an arch, boulder and crack climbing
- Clip N' Climb Area – Unique climbing towers and obstacles for all ages
- Indoor Turf Fields – Three enclosed turf fields and two in the field house
- Fitness Center – Over 80,000 SF dedicated to fitness with equipment, free weights, three group exercise rooms
- Baseball & Softball Training Center – Full-sized infield with room for outfielders, 14 batting cages, three pitching lanes and 8,000 SF of drill space
- Sports Performance Center – 10,000 SF of training space, equipment, 60-yard sprint track and a 30x10 turf field
- Arcade – 60+ games and redemption zone
- Dome & Outdoor Pitch – These turf fields are available for use
- Orthopedic Associates of Lancaster – On-site athletic trainers
- SV Sports Shop – Sporting goods and Nook apparel
- Food Court & Smoothie Bar
- Locker rooms and showers
- Corporate & Social Events

NOTE:

The Nook is a unique, one-of-a-kind venue in size, scope, and reach, and is a proven economic driver for Lancaster County. We believe HSC's proximity to the facility contributes positively to HSC traffic, benefiting the center and its tenants.



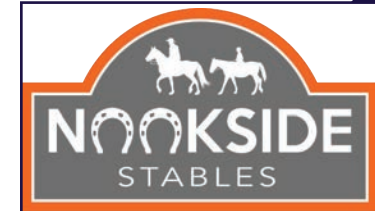
Housed in a former industrial warehouse, this 135-room hotel offers unique green, reclaimed decor. Guests enjoy luxurious modern rooms with amenities including free Internet, refrigerators, large flat-screen TVs and more, all in an environmentally -friendly, recycled facility. Guests also have ready access to the sports facility, including free use of the state-of-the-art fitness center.



The Forklift & Palate Restaurant is housed along with The Warehouse Hotel in a re-purposed industrial warehouse. Featuring unique up-cycled industrial architecture and a fresh take on classic American cuisine, this contemporary restaurant has something to delight everyone. The Forklift & Palate's Atrium can accommodate groups as small as 10 or as large as 600 guests for private events.

2 NOOKSIDE STABLES

Nookside Stables is located on 47 acres and home to approx. 30 horses and ponies. It offers horse boarding, full-care only. 13 pastures, 10 run-in shelters, 38 stalls, 1/2 mile gravel oval track, 120' x 240' outdoor sand/rubber arena, round pen, and a 3-acre pasture obstacle/jumping arena.



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SURROUNDING AREA HIGHLIGHTS



3 BROOKSIDE DEVELOPMENT

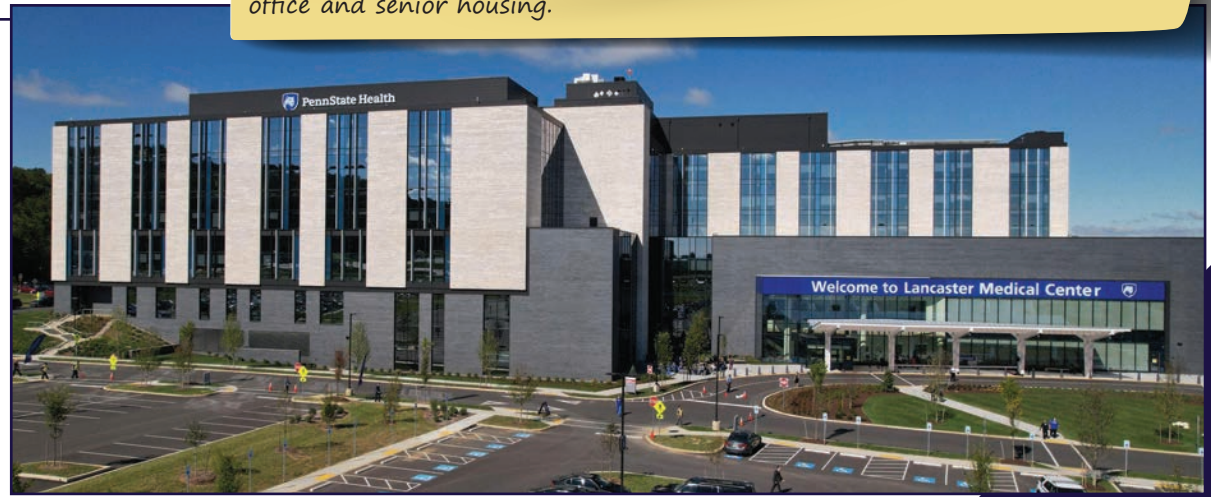
Brookside Development is a 90 acre mixed use multi-tenant campus co-developed by Oaktree Development Group and Penn State Health. This new construction project is located on Harrisburg Pike and State Road in East Hempfield Township, Lancaster, PA and includes the brand new Penn State Health Lancaster Medical Center.



BROOKSIDE

NOTE:

Penn State Health's newly-opened Lancaster Medical Center and surrounding Brookside Development are proof of continued economic expansion in the region and further illustrates the ongoing convergence of four major health systems in the county. These providers are powerful economic engines and sources of employment and housing growth. We believe additional benefits through the growth of services ancillary to the Medical Center and activity from competitor health systems will accrue to HSC, and CVS in particular, due, in part, to a development plan with limited retail space and a focus on office and senior housing.



4 PennState Health Lancaster Medical Center

Penn State Health has made it more convenient for residents of Lancaster and York counties and the surrounding region to access its high-quality health care with the opening of its newest hospital, Penn State Health Lancaster Medical Center.

Located near the intersection of State Road and Harrisburg Pike in East Hempfield Township, Lancaster Medical Center gives residents in this growing community expanded access to Penn State Health's primary, specialty and acute care, as well as the advanced care and clinical trials available at the health system's academic hub in Hershey, including the Milton S. Hershey Medical Center and Penn State Health Children's Hospital.

The 341,000-square-foot, six-story medical center includes 132 private inpatient beds, an emergency department, various specialty inpatient services, including a cardiac catheterization lab, labor and delivery and complete medical and surgical capabilities. It also has an attached medical office building for physician practices and outpatient services.

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SURROUNDING AREA HIGHLIGHTS

NOTE:

The strength and academic reputation of Hempfield School District continues to be a major catalyst for economic activity, residential growth and desirability. We believe Hempfield Shopping Center (HSC) along with its name and corresponding position perfectly align it as the premier neighborhood retail center to service this campus-designed school district. In addition to the students and families who comprise the school population, the school district provides a strong employment base and, through numerous athletic, artistic and other student events, a nucleus for community and regional engagement and activity.



5 HEMPFIELD SCHOOL DISTRICT MAIN CAMPUS

Known as one of the top school districts in the region, Hempfield School District consists of over 7,700 students across 10 schools and over 500 teachers in Lancaster County, PA. The district covers 44.2 square miles, two townships (East & West Hempfield), and two boroughs (East Petersburg & Mountville).

From small town railroad crossings to commercial shopping centers and great expanses of farmland, Hempfield's geography attracts a diverse workforce, creating a community with a rich blend of agricultural, blue collar, and professional backgrounds. Desirable housing opportunities for families and senior citizens that include rental apartments & townhouses, multi-family, single family & luxury homes, and retirement communities. Major area employers include the school district, Kellogg USA, Lancaster Medical Center, and Nissin Foods USA. The main campus is comprised of the following:

- **Hempfield High School** - Grades 9-12 with about 2,145 students.
- **Landsville Education Center** - Grades 7-12. Offers students Alternative Education Programs. These programs provide instruction to students who have demonstrated difficulty adjusting and/or performing in a traditional educational setting.
- **Landsville Primary Center** - Grades Kindergarten-3 with about 560 students.
- **Landsville Intermediate Center** - Grades 4-6 with about 415 students.
- **Landsville Middle School** - Grades 7 & 8 with about 500 students. One of two middle schools in the district.
- **Hempfield School District Administration Building** - Business Office, Communications Office, Human Resources Office, Tax Office, IT Department, & Transportation Office.

Their mission is to provide safe environments, experiences, and opportunities that inspire all students to become lifelong learners and contributing citizens in all aspects of their lives.



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SURROUNDING AREA | IN THE NEWS

MONDAY, AUGUST 8, 2022 | \$150 | LANCASTERONLINE.COM



HEALTH CARE



Above, Penn State Health Lancaster Medical Center at 2160 State Road in East Hempfield Township is seen from a bird's-eye view Friday. Above, from left, a look at a CT scanner, a bay in the critical decision unit and the cafeteria. The cafeteria furniture is temporary and will be replaced before the hospital opens. For more photos, visit LancasterOnline.com.





BLAKE SHANK/STAFF PHOTOGRAPHER PHOTOS

OPENING DAY SET

\$375M Penn State hospital on track to accept patients Oct. 3

CHAD UMBLE
CUMBLE@LNPNEWS.COM

The first patients served in Lancaster County's brand new, 132-bed, \$375 million hospital will be welcomed Oct. 3, according to Penn State Health.

Up until now, the opening of Penn State Health Lancaster Medical Center in East Hempfield Township had been described only as this fall. Work on the structure was complete about a month ago.

Now workers are installing furniture and equipment, setting up and testing sophisticated diagnostic machines, and preparing a wide array of rooms for the exams, surgeries, consultations and births that will happen at the six-story, 341,000-square-foot hospital at State Road and Harrisburg Pike just east of Landisville.

At the same time, the 400-plus employees who will work at the hospital starting opening day are being oriented to the facility and the planned workflow, trained on Penn State Health's culture and practice, and run through dress rehearsals for a wide variety of scenarios such as what to do about a medical emergency in the parking lot or how to handle a baby delivered outside the front entrance.

"It's so much more than orientation; it's learning the building," said Clair Mooney, the hospital's chief operating officer who led LNP LancasterOnline on a tour of the building last week. Mooney is in charge of assembling and training the staff at the hospital she said will eventually grow to around 1,900 as services are expanded after the hospital is up and running. "At the end of the day it will be the people that make the process work," she said.

Mooney said the commitment to having staff members who are focused on patient care complements the hospital's physical design, which prioritizes the ease and convenience of visitors. Those include small touches such as QR codes on wayfinding signs to help orient visitors and waiting areas that include places to work on a laptop.

"It's meeting people where they are

MEICAL-CENTER, page A7

LNP | LANCASTER, PA LOCAL/NATION MONDAY, AUGUST 8, 2022 A7

Medical center: Opening day set



BLAKE SHANK/STAFF PHOTOGRAPHER PHOTOS

Above, the main entrance to Penn State Health Lancaster Medical Center at 2160 State Road in East Hempfield Township is seen Friday.

Continued from A1 with a lot of design," Mooney said.

Joe Frank, president of the east region for Penn State Health, says the new Lancaster Medical Center is meant to complement, but not replace, Hershey Medical Center, taking some of the pressure off that hospital while offering a convenient location for a growing — and aging — population in Lancaster County.

"It right sizes the system in a very smart, efficient way," Frank said. "It gives (Hershey Medical Center) more capacity for critically ill people while we're able to be more cost-effective here by delivering that Hershey standard but do it in this kind of environment."

Growing from first day

The new Lancaster Medical Center is the centerpiece of Penn State Health's ambitious strategy to carve out a bigger share of Lancaster County's health care market, long dominated by Penn State Lancaster General Health, the county's biggest employer.

Penn State Health made its first splash here in 2017 by purchasing the county's largest group of independent physicians, Physicians' Alliance Ltd., and then in 2019 it opened the Lime Spring Outpatient Center off Rohrerstown Road. This past June the health system opened Penn State Health Children's Pediatric Center at a former Toys 'R Us at Harrisburg Pike and Route 30.

At Lancaster Medical Center, Penn State Health is spending \$375 million to develop a new hospital which will offer primary, specialty and acute care, including the advanced care and clinical trials offered at Milton S. Hershey Medical Center, the health system's academic hub.

Inpatient services will include cardiac catheterization, cardiac surgery, general surgery and labor and delivery. There will also be an emergency department as well as imaging services and outpatient services offered at physician offices in an attached medical building. A helipad atop the six-story building will be a new landing spot for helicopters operated by Life Lion, Penn State health's critical care service.

"When it opens in October, Lancaster Medical Center will have fully staffed and operational emergency departments and general hospital services but will not open with the full range of services that will eventually be offered, such as cardiac surgery.

"We're not going to do it all day one because you really can't," Frank said. "Standing up something like this is an enormous project, so we're on that wide path to get there."

Frank said he expected the full gamut of services to be offered within a year of opening but emphasized that the focus will be to roll things out when they are ready, and when the staff is fully trained.

"Great physicians are a given, that's what we do at Hershey. We're a medical school and we train super talented folks," Frank said. "But what we're driven to do is to make this a nursing-centric culture here. This is a hospital run by nurses for other nurses. If we get that right... that's going to be one of the differentiators for us."



This aerial view shows the helipad on the roof of Penn State Health Lancaster Medical Center.



NOW OPEN!

PennState Health

Lancaster Medical Center



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AERIAL DRONE PHOTO



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