

The Outlet

Shoppes at Gettysburg



HGP 
Horizon Group Properties

Gettysburg, Pennsylvania



State of Virginia Historical Monument

Gettysburg by the Numbers

414,258

Rooms sold in Adams County

999

Positive articles, blogs and broadcast about Gettysburg travel

341

Group travel specialists who visited on FAM tours

115

Foreign countries represented by Gettysburg visitors

25

Food and travel journalist hosted in 2016

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.

'A tranquil place to soak in momentous history' (CNN.com)

'A fresh look at a familiar place' (AAA World Magazine)

'This charming destination has a lot to offer that goes far beyond the battlefield' (PackedSuitcase.com)

'A first-class food destination' (Harrisburg Magazine)

'Gettysburg may be synonymous with the Civil War, but this thriving town is stepping out of the shadows' (Pennsylvania Meetings +Event Magazine)

Center Facts

The Outlet Shoppes at Gettysburg



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



Strategically located along the South side of Baltimore Pike East of Route 15 and South of the Gettysburg National Park, The Outlet Shoppes at Gettysburg is the dominant retail destination with a target area of 13.4 million people. It is easily accessible from Highway 15 and 97, with parking for 1,400 vehicles.

Holiday Inn Express opened a 91 room hotel on site in 2017. With this new addition and Country Inn & Suites, the property now hosts two prominent hotels in the area on site.

Market Demographics

Description	20 Miles	30 Miles	40 Miles
POPULATION BY YEAR			
Population (4/1/1990)	228,123	761,884	1,549,781
Population (4/1/2000)	258,136	870,540	1,777,955
Population (4/1/2010)	286,083	984,745	2,010,214
Population (1/1/2016)	291,426	1,012,787	2,076,366
Population (1/1/2021)	300,994	1,048,028	2,150,976
Percent Growth (2016/2010)	1.87	2.85	3.29
Percent Forecast (2021/2016)	3.28	3.48	3.59
HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	108,852	381,531	787,610
Average Size of Household	2.60	2.58	2.57
Median Household Income (\$)	74,862	75,457	79,119
Average Household Income (\$)	90,284	94,459	101,433

Area Retail

Outlet	Anchor Stores	Miles from Center
Hagerstown Premium (Hagerstown, MD)	Gap, Polo Ralph Lauren, The Loft, Coach, Columbia, Tommy Hilfiger	40
Clarksburg Premium Outlets (Clarksburg, MD)	Armani, Banana Republic, Boss, Kate Spade, Michael Kors, Nike, Polo Ralph Lauren, Tory Burch	49.6
Tanger Outlets (Hershey, PA)	Gap, GH Bass, Banana Republic Polo Ralph Lauren, Under Armour	52
Tanger Outlets (Lancaster, PA)	Nike, Banana Republic, GAP, J Crew, Brooks Brothers, Under Armour, Polo Ralph Lauren, American Eagle	65

Area Attractions

COMPANY	MILES FROM CENTER
National Military Park & Visitors Center	2.5 miles
Soldiers' National Cemetery	2.8 miles
Gettysburg Address Lincoln's footsteps	3.1 miles
Gettysburg Heritage Center	3.1 miles
Eisenhower National Historic Site	5.7 miles

In 2016, The Shoppes at Gettysburg officially became a part of The Living Legacy project of the Journey Through Hallowed Ground. The 180-mile Journey Through Hallowed Ground is a Living Memorial for the fallen soldiers of the Civil War. One hundred Rising Sun Redbud trees were planted at The Outlet Shoppes at Gettysburg as a memorial to the lives lost during one of America's defining moments. Each geo-tagged tree, viewable on Google Earth, represents a fallen soldier of the Civil War. The trees are planted on the center's Main Street, which was designed to replicate the downtown streets of Gettysburg, where shoppers and visitors can enjoy the ambiance and beauty of the area.

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)

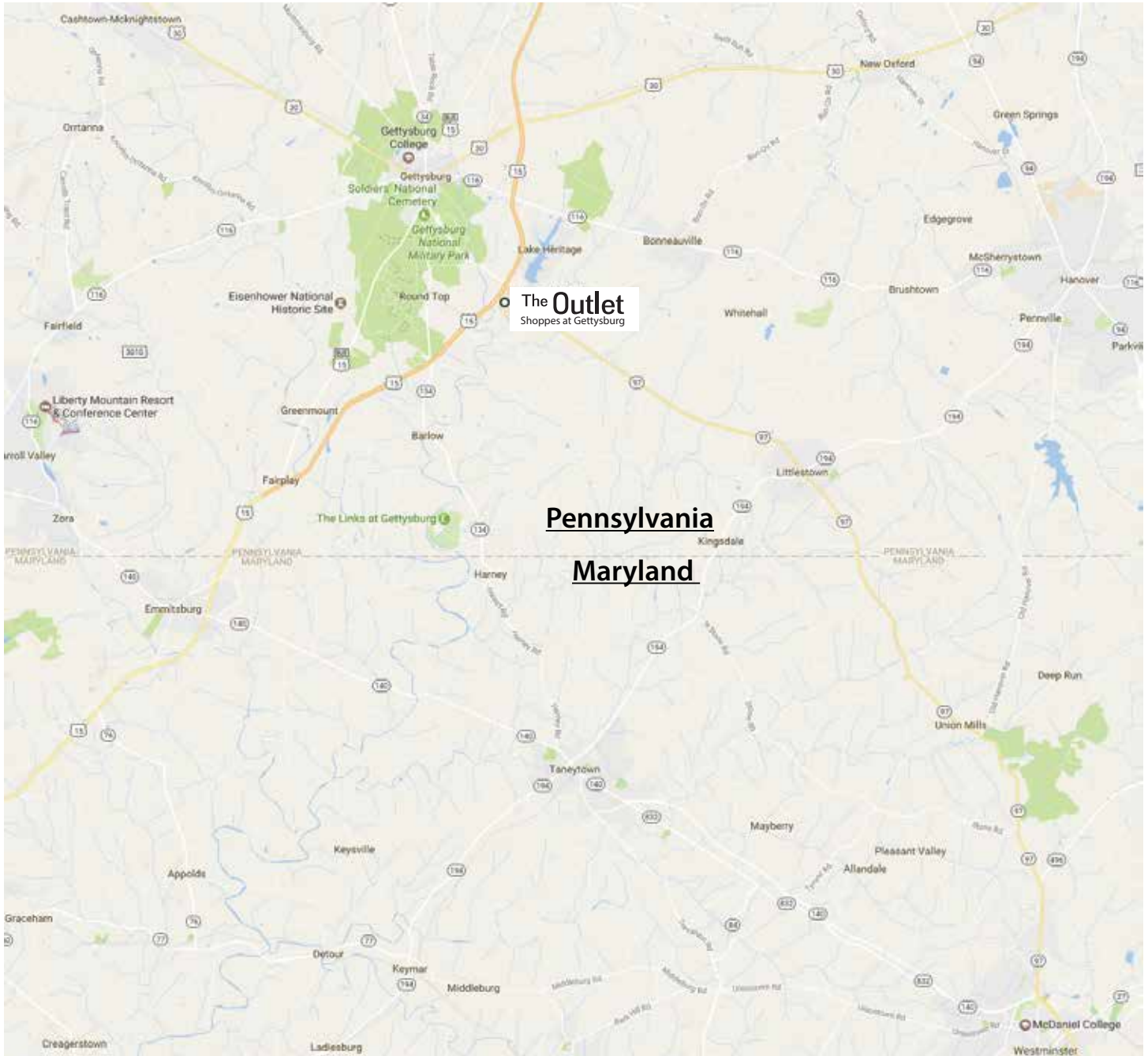
Colleges & Universities

Pennsylvania / Maryland Higher Education Institutions

<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

Gettysburg Area Map

The **Outlet**
Shoppes at Gettysburg



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.



The Trusted Leader

The Outlet Shoppes at Gettysburg

1863 Gettysburg Village Drive
Gettysburg PA

Horizon Group Properties is distinguished for developing, managing, and marketing outlet shopping centers. Each property offers a wide variety of quality designer brands at discounted prices in a compelling outdoor environment within attractive markets.

“Quality delivered with Economy and Proven Experience.”

A Joint Venture with



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