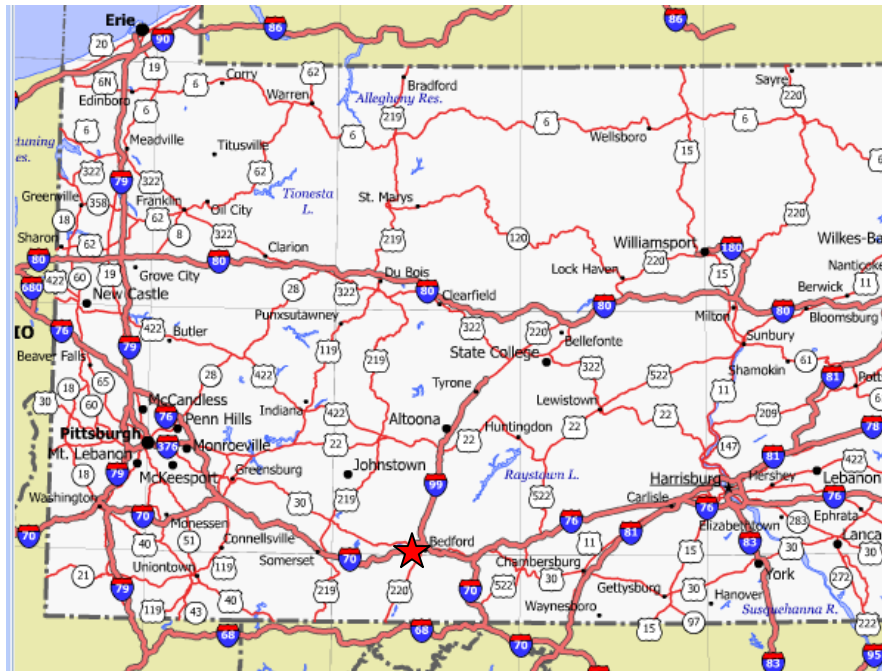


## Site Information

|                        |   |
|------------------------|---|
| <b>Location:</b>       | Route 30 / Lincoln Highway. Convenient to I-99 and PA Turnpike/I-70/I-76  |
| <b>Neighbors:</b>      | Pizza Hut, Burger King, Papa John's, Denny's, Hoss's, Long John Silver's, Wendy's, Subway, McDonald's, Giant Eagle, Save A Lot, Weis Market, Family Dollar, Kwik Fill, AutoZone |
| <b>Size:</b>           | 23,000 SF strip center. Phase I and II to open in 2006. 4.87 acres  |
| <b>Traffic Counts:</b> | Route 30 & Lincoln Highway: 21,071 ADT  |

| <b>Demographics:</b> | <u>Zip Code</u> | <u>County</u> |
|----------------------|-----------------|---------------|
| Population           | 11,929          | 49,984        |
| Households           | 5,106           | 19,768        |
| Per Capita Income    | \$19,821        | \$16,316      |
| Median HH Income     | \$36,141        | \$32,731      |



# HERITAGE SQUARE

## Bedford, PA



Retail Real Estate Available

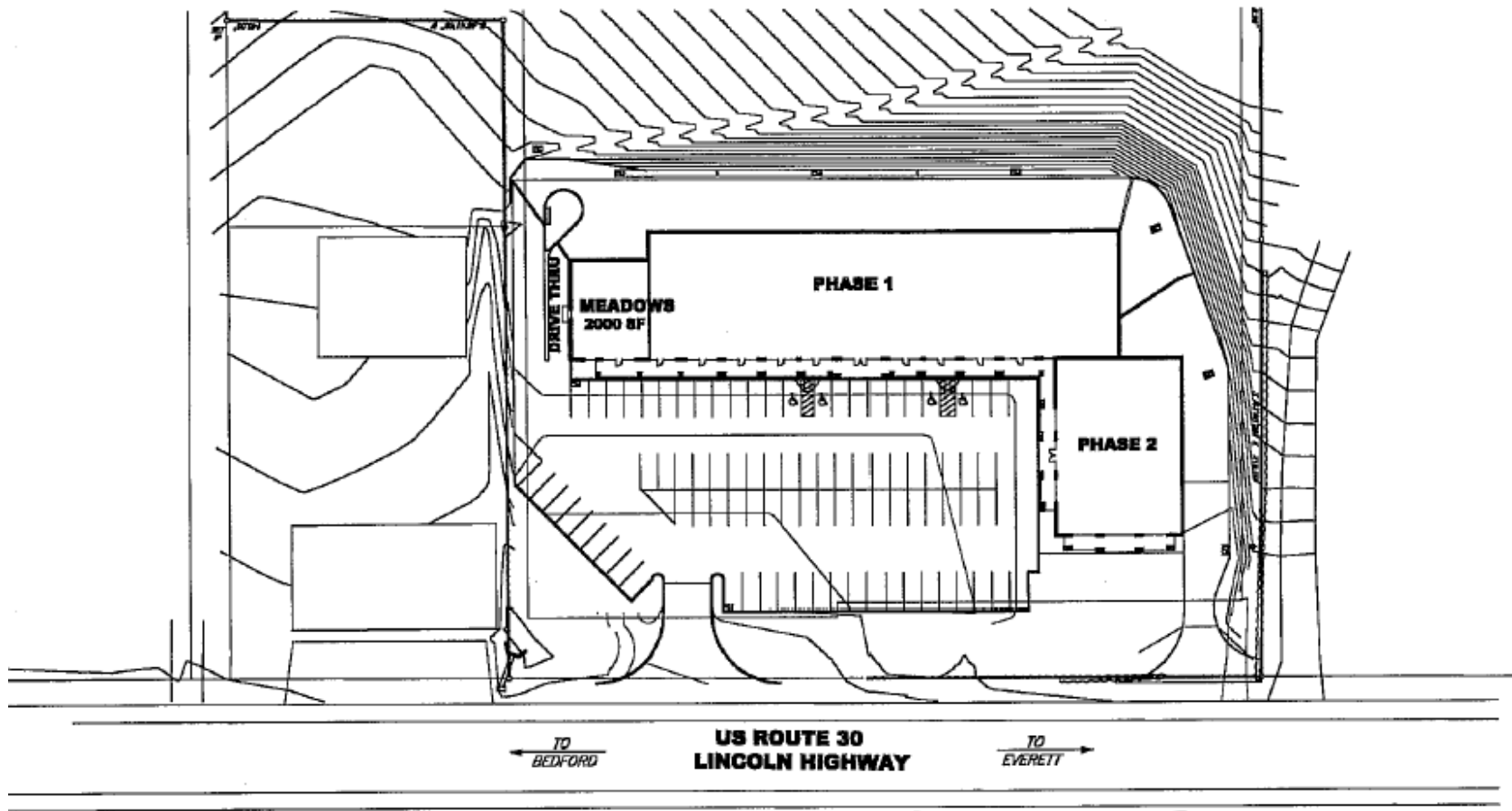


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# HERITAGE SQUARE

Bedford, PA



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