

CASE STUDY #23

HARRISBURG, PA

SHOPPES AT SUSQUHANNA, GLA: ±110,000 SF

HARRISBURG MSA



Challenges:

- Diminished demand from lifestyle tenants
- Above market NNN costs
- Decreasing tenant sales

Solutions:

- Backfilled space with complementary tenants
- Achieved economies of scale rebidding service contracts. Fully renovated facilities including façade, pylon, asphalt, lighting
- Evaluated and realigned scopes of work

Results:

- 20% decrease in NNN charges
- Increased NOI 11%
- Achieved above market occupancy rate



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