

Franklin Center

1320 Lincolnway East | Chambersburg, PA 17201

Available
±1,189 - 18,000 SF



81
±58,000 VPD

Lincoln Hwy East - ±25,000 VPD

30

Property Overview

Franklin Center is a 174,667-square foot anchored retail shopping center centrally located in Chambersburg, Pennsylvania at a signalized intersection along Route 30 (25,000 VPD) with I-81 (58,000 VPD) nearby. The center is just 25 miles north of Hagerstown, MD and 50 miles south of Harrisburg, PA. This Chambersburg staple retail center is anchored by several of the area's newest soft goods retailers including Ulta, TJ Maxx, Dick's, Petco, Maurice's, and Shoe Dept.

Join National Retailers



Brad Rohrbaugh | Blake Shaffer | Ashlee Lehman | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



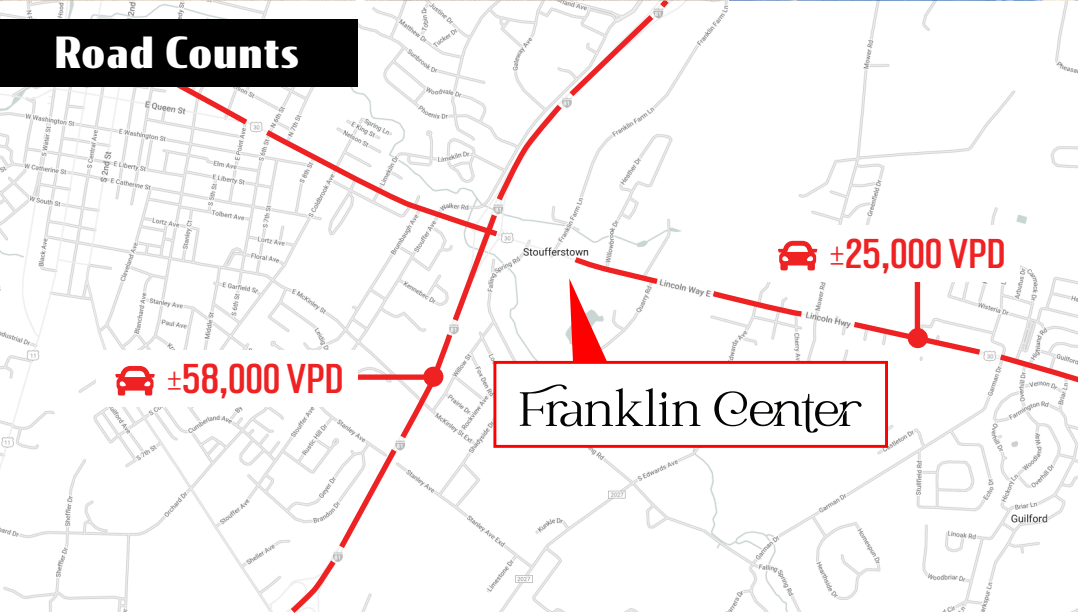
COMMERCIAL BROKERAGE. *Redefined.*

Location

Franklin Center is strategically positioned with significant frontage in the market's primary retail corridor along Route 30. The center boasts a high impact from the intersecting traffic flow of Interstate 81 & Route 30 less than a half mile from the property, which is the area's heavily traveled highway in the region. Route 30 acts as a regional focal point for retail, with a trade area that extends out further than 10-15 miles, attracting a vast customer demographic. With a high concentration of traffic driving tenants located within the same shopping region surrounding Route 30, including Wal Mart, Target, Giant Food Store, and Lowe's Home Improvement, the market pulls from not just the immediate market point, but all surrounding towns and communities. Franklin Center acts as the center of gravity for retail activity in Chambersburg and the surrounding area.



Road Counts



Trade Area

Adding to the stability of the project, Franklin Center shows a 20-minute drive time demographic of over 147,888 people with household incomes more than \$67,165 and daytime employment demographics equally as strong with 66,711. The demographics within a 10-mile radius include 88,924 people in 35,669 homes, a labor force of 41,502 with an average household income of \$68,646. The area's growth over the last 10 years has increased over 22.4% since 2000 with over 4,565 new homes.

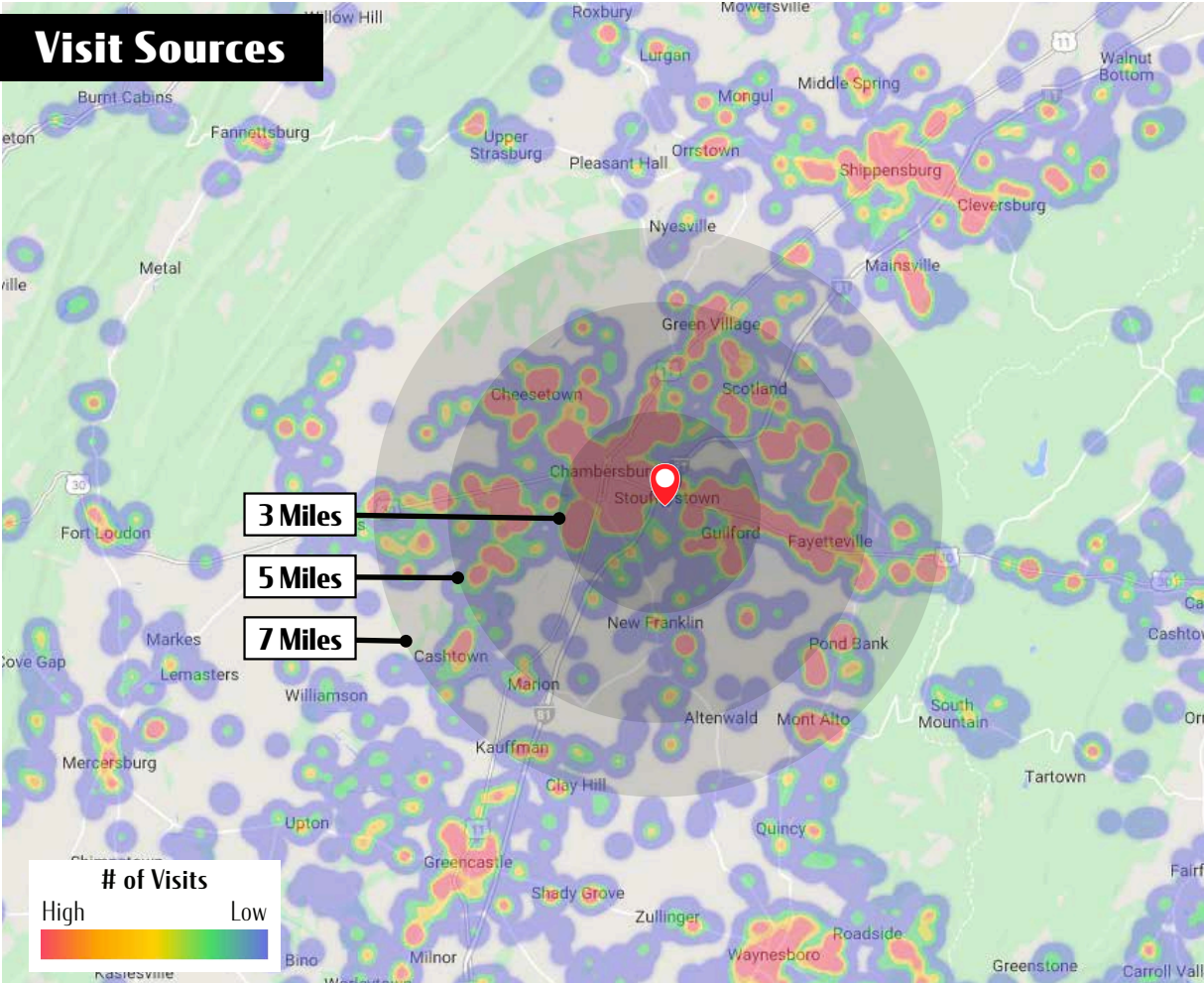
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	32,716	54,849	68,700
TOTAL EMPLOYEES	19,291	26,148	27,976
AVERAGE HHI	\$74,519	\$81,139	\$81,611
TOTAL HOUSEHOLDS	13,586	22,408	27,979

TRAFFIC COUNTS: Lincoln Hwy E (Rt 30) - ±25,000 VPD | I-81 - ±58,000 VPD

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Top Tenants

T.J. Maxx
580.2K Visits

DICK'S
SPORTING GOODS
189.2K Visits

OLLIE'S
"GOOD STUFF CHEAP"
180.8K Visits

CENTER OVERVIEW	
ANNUAL VISITS	1.5M
ANNUAL VISITORS	292.5K
ANNUAL VISIT FREQUENCY	5.07
AVG. DWELL TIME	53 min

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Site Plan



BW COMMERCIAL Brad Rohrbaugh | Blake Shaffer | Ashlee Lehman | Chad Stine
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Market Aerial



Chambersburg Crossing

Target GIANT KOHL'S
 Michaels Staples
 rue21 five BELOW Panera BREAD MOD
 CHIPOTLE Red Robin PET SMART
MEXICAN GRILL COMBINATION BURGERS & BEERS

Walker Road Shoppes

BUFFALO WILD WINGS PIVOT ASPEN DENTAL
PHYSICAL THERAPY practice made perfect
 ZALES MATTRESS FIRM
THE DIAMOND STORE

Chambersburg Square

Starbucks FIVE GUYS Olive Garden Chick-fil-A AT&T
BURGERS and FRIES
 Visionworks LONGHORN STEAKHOUSE

Gateway Center

WELLSPAN HEALTH Ashley HOMESTORE
 FLOORCHANGERS

Pavillion Shoppes at Gateway

ALDI TEXAS
 MOE'S SOUTHWEST GRILL Jersey Mike's SUBS FERRIS WHEELS

WALMART
 TACO BELL Walgreens AutoZone
 Advance Auto Parts McDonald's Pizza Hut

Guilford Square

DUNKIN' Allstate
 Montecito Mexican Restaurant You're in good hands.

Chambersburg Plaza

GROCERY OUTLET planet fitness HOBBY LOBBY
 bargain market Little Caesars Arby's

Chambersburg Area Middle School

Franklin Center

EVERY SEASON STARTS AT DICK'S SPORTING GOODS OLLIE'S GOOD STUFF CHEF ULTA
 petco TJ-maxx

Lincoln East SC

LOWE'S
 JOANN HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
 MATTRESS Warehouse
FINE WINE & GOOD SPIRITS

Walmart

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Available Spaces



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About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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