

Franklin Center

1320 Lincolnway East | Chambersburg, PA 17201

Available
±1,200 - 18,666 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, Petco, Maurice's, and Shoe Dept.

Join National Retailers



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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.



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.

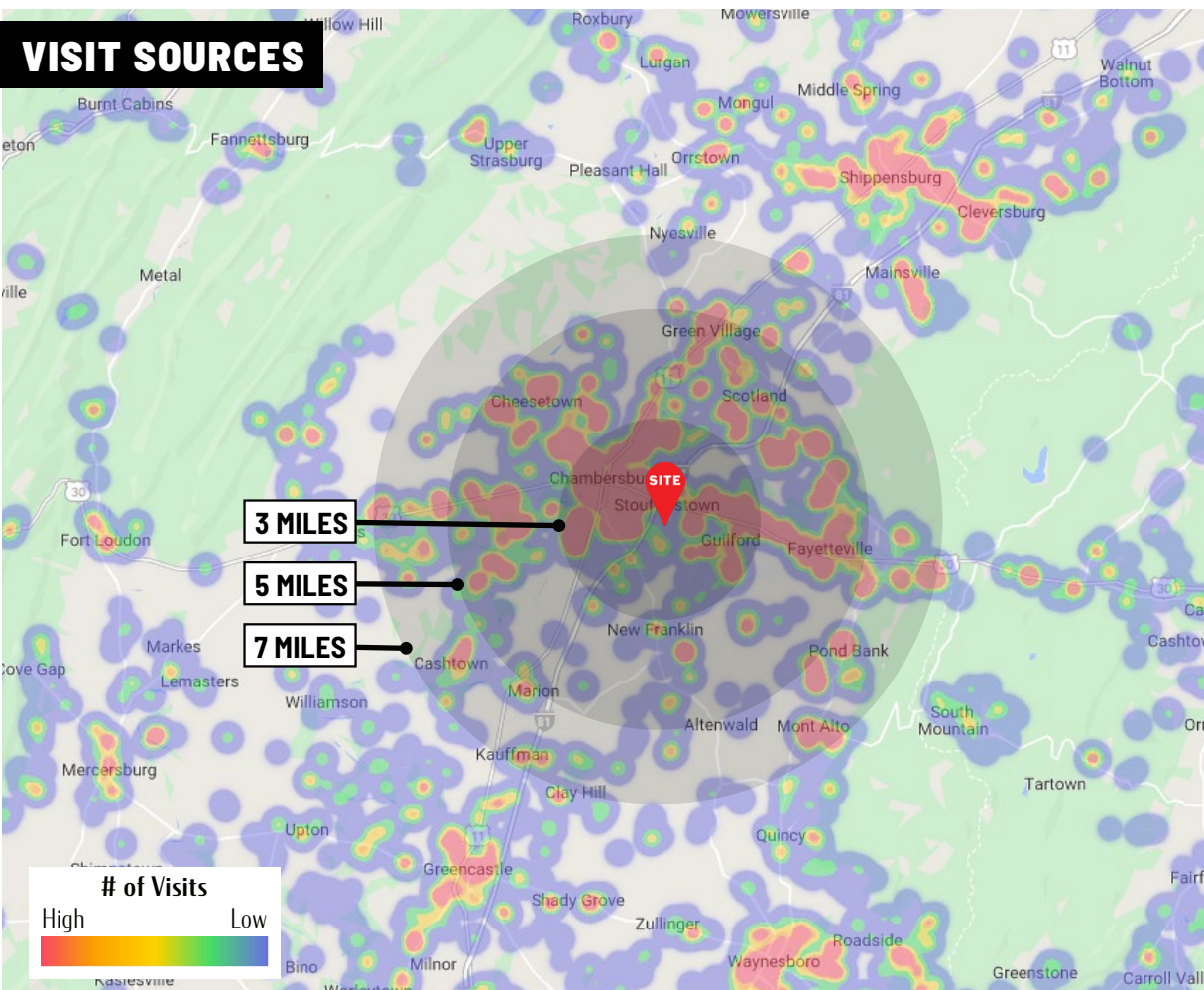
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	32,716	54,849	68,700
TOTAL EMPLOYEES	19,291	26,148	27,976
AVERAGE HHI	\$74,519	\$81,139	\$81,611
TOTAL HOUSEHOLDS	13,586	22,408	27,979
TRAFFIC COUNTS: Lincoln Hwy E (Rt 30) - ±25,000 VPD I-81 - ±58,000 VPD			



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Top Tenants



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



#	TENANT	AREA (SF)
A	Ollie's Bargain Outlet	29,000
A1	NEW TENANT FUTURE EXPANSION	7,500
B	Petco	13,084
C	TJ Maxx	25,534
D1	Grocery Store	3,037
D2	Maurice's	4,963
D3	Sally Beauty	1,600
D4	AVAILABLE	1,200
D5	Shoe Dept.	3,900
F1	Brio Coffeehouse	1,200
F2	Ulta	10,023
F3	DMV	7,500
F4	Nail Salon	1,200
F5	Manpower	1,200
G	Crunch Fitness	52,527
H	AVAILABLE (Can Be Combined)	9,333
I	AVAILABLE (Can Be Combined)	9,333
J	NEW TENANT FUTURE EXPANSION	10,000

Market Aerial



AVAILABLE SPACES



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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

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