

FOR LEASE

Franklin County, PA

OLLIE'S Bargain
OUTLET

petco

TJ-maxx

3,037 SF
AVAILABLE

Board & Brush
Creative studio

ALLY BEAUTY
NAIL SERVICES

1,189 SF
AVAILABLE

ULTA
RETAIL

pennsylvania
DEPARTMENT OF TRANSPORTATION

1,200 SF
AVAILABLE

9,000 SF
AVAILABLE

DICK'S
SPORTING GOODS

OVER-ACHIEVE
FITNESS

7,500 SF
EXPANSION
AVAILABLE

30,000 SF ±
GROCERY BOX
OPPORTUNITY

FRANKLIN CENTER

1320 LINCOLN WAY E. (U.S. RT. 30)
CHAMBERSBURG, PENNSYLVANIA 17202

 **MACKENZIE**
RETAIL

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Franklin County, PA

FRANKLIN CENTER

1320 LINCOLN WAY E. (RT. 30) | CHAMBERSBURG, PENNSYLVANIA 17202

OWNED AND MANAGED BY:



AVAILABLE

- ▶ 1,189 sf
- ▶ 1,200 sf
- ▶ 3,037 sf
- ▶ 7,500 sf (Future Expansion)
- ▶ 9,000 sf
- ▶ 10,000 sf (Future Expansion)
- ▶ 30,000 sf (Grocery Box Opportunity)

PARKING

1,151 spaces total

HIGHLIGHTS

- ▶ 174,667 sf open air shopping center anchored by Ollie's Bargain Outlet and Dick's Sporting Goods
- ▶ Excellent access and visibility on Lincoln Hwy E. (U.S. Rt. 30) near intersection with I-81
- ▶ Signalized intersection
- ▶ Pylon signage
- ▶ Join Ollie's Bargain Outlet, Dick's Sporting Goods, Petco, T.J. Maxx, Ulta Beauty, Shoe Dept., Maurices, Popeye's and Perkins Restaurant & Bakery



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SITE PLAN

FRANKLIN CENTER | 1320 LINCOLN WAY E. (RT. 30) | CHAMBERSBURG, PENNSYLVANIA 17202

- A Ollie's Bargain Outlet
- B Petco
- C T.J. Maxx
- D1 AVAILABLE: 3,037 sf
- D2 Maurices
- D3 Sally Beauty
- D4 Board & Brush Creative Studio
- D5 Shoe Dept.
- F1 AVAILABLE: 1,189 sf
- F2 Ulta Beauty
- F3 DMV
- F4 Nail Salon
- F5 AVAILABLE: 1,200 sf
- G Dick's Sporting Goods
- H AVAILABLE: 9,000 sf
- I Over-Achieve Fitness
- J FUTURE EXPANSION: 10,000 sf
- A1 FUTURE EXPANSION: 7,500 sf
- A2 GROCERY BOX: 30,000 sf



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TRADE AREA

FRANKLIN CENTER | 1320 LINCOLN WAY E. (RT. 30) | CHAMBERSBURG, PENNSYLVANIA 17202

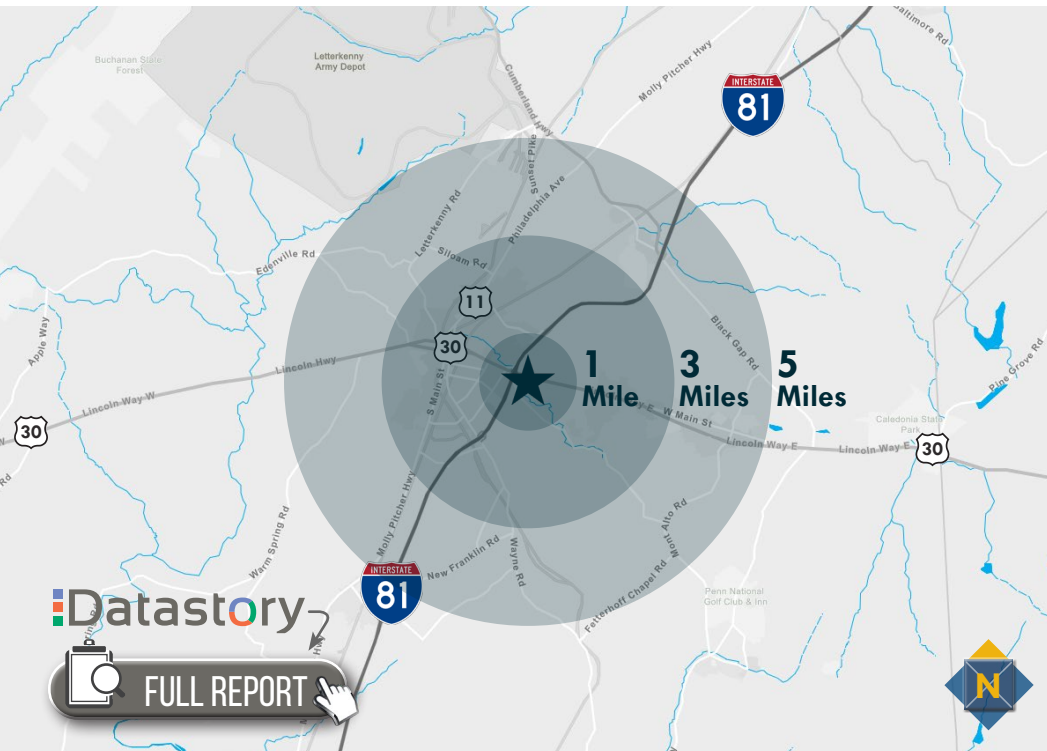


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LOCATION / DEMOGRAPHICS (2020)

FRANKLIN CENTER | 1320 LINCOLN WAY E. (RT. 30) | CHAMBERSBURG, PENNSYLVANIA 17202



RESIDENTIAL POPULATION 2,790 1 MILE 32,464 3 MILES 54,109 5 MILES	NUMBER OF HOUSEHOLDS 1,161 1 MILE 13,136 3 MILES 21,607 5 MILES	AVERAGE HH SIZE 2.28 1 MILE 2.39 3 MILES 2.45 5 MILES	MEDIAN AGE 45.8 1 MILE 40.7 3 MILES 41.9 5 MILES
AVERAGE HH INCOME \$90,860 1 MILE \$68,379 3 MILES \$75,248 5 MILES	EDUCATION (COLLEGE+) 58.8% 1 MILE 51.2% 3 MILES 51.3% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 80.4% 1 MILE 78.4% 3 MILES 79.4% 5 MILES	DAYTIME POPULATION 5,037 1 MILE 40,098 3 MILES 59,147 5 MILES

14% HARDCRABBLE ROAD
2 MILES

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This is primarily a market of married couples and single parents that work mainly in service and retail trade. These cost-conscious consumers purchase sale items in bulk and buy generic over name brands.

2.66
AVERAGE HH SIZE

32.4
MEDIAN AGE

\$28,200
MEDIAN HH INCOME

14% COMFORTABLE EMPTY NESTERS
2 MILES

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These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.52
AVERAGE HH SIZE

48.0
MEDIAN AGE

\$75,000
MEDIAN HH INCOME

14% RETIREMENT COMMUNITIES
2 MILES

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These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

1.88
AVERAGE HH SIZE

53.9
MEDIAN AGE

\$40,800
MEDIAN HH INCOME

11% SALT OF THE EARTH
2 MILES

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These citizens are older, many with grown children that have moved away, and are entrenched in their traditional, rural lifestyles. They are cost-conscious consumers and loyal to brands they like.

2.59
AVERAGE HH SIZE

44.1
MEDIAN AGE

\$56,300
MEDIAN HH INCOME



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