

FOR LEASE

Franklin County, PA

FRANKLIN CENTER

1320 LINCOLN WAY E. | CHAMBERSBURG, PENNSYLVANIA 17202

OWNED AND MANAGED BY:



AVAILABLE

- ▶ 1,200 sf
- ▶ 3,040 sf
- ▶ 7,500 sf (Future Expansion)
- ▶ 10,000 sf (Future Expansion)

PARKING

1,151 spaces total

TRAFFIC COUNT

25,000 AADT (Lincoln Way/Rt. 30)

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



John Schultz | Senior Vice President & Principal

☎ 410.494.4894 ✉ jschultz@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Peter Kissiov | Real Estate Advisor

☎ 410.494.4896 ✉ pkissiov@mackenziecommercial.com

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BIRDSEYE

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OLLIE'S Bargain OUTLET

petco

T.J. maxx

3,040 SF AVAILABLE

maurices

SHOE DEPT

1,200 SF AVAILABLE

ULTA BEAUTY

pennsylvania DEPARTMENT OF TRANSPORTATION

Sprint

DIVOT HOUSE ENTERTAINMENT

DICK'S SPORTING GOODS

OVER-SCHIEVE Hardware

10,000 SF EXPANSION AVAILABLE

7,500 SF EXPANSION AVAILABLE

 **MACKENZIE**
RETAIL

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SITE PLAN

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- A** Ollie's Bargain Outlet
- B** Petco
- C** T.J. Maxx
- D1** AVAILABLE: 3,040 sf
- D2** Maurices
- D3** AT LEASE
- D4** Total Vac
- D5** Shoe Dept.
- F1** AVAILABLE: 1,200 sf
- F2** Ulta Beauty
- F3** DMV
- F4** Nail Salon *coming soon!*
- F5** Sprint
- G** Dick's Sporting Goods
- H** Divot House Entertainment
- I** Over-Achieve Fitness
- J** FUTURE EXPANSION: 10,000 sf
- A1** FUTURE EXPANSION: 7,500 sf

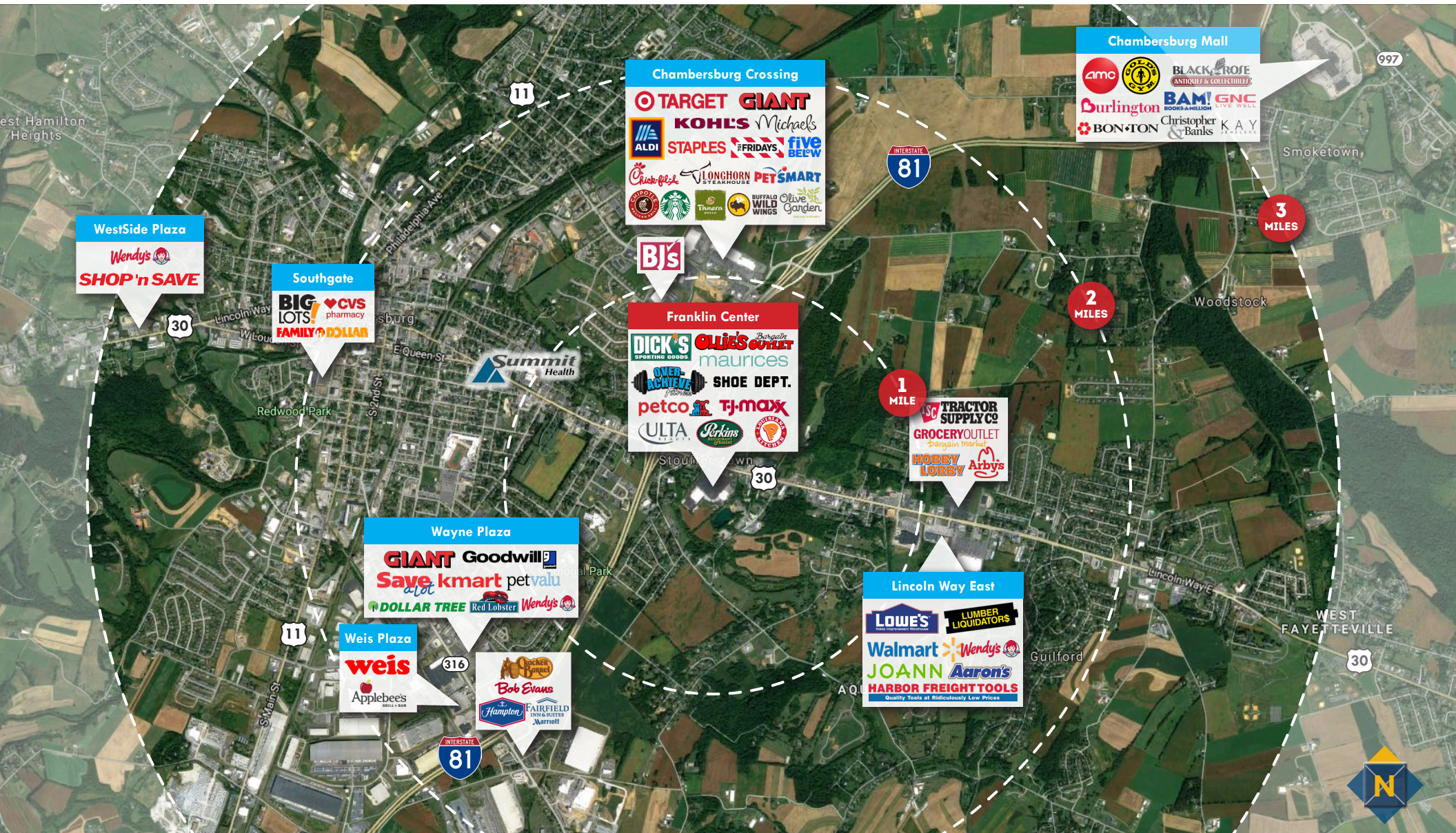


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TRADE AREA

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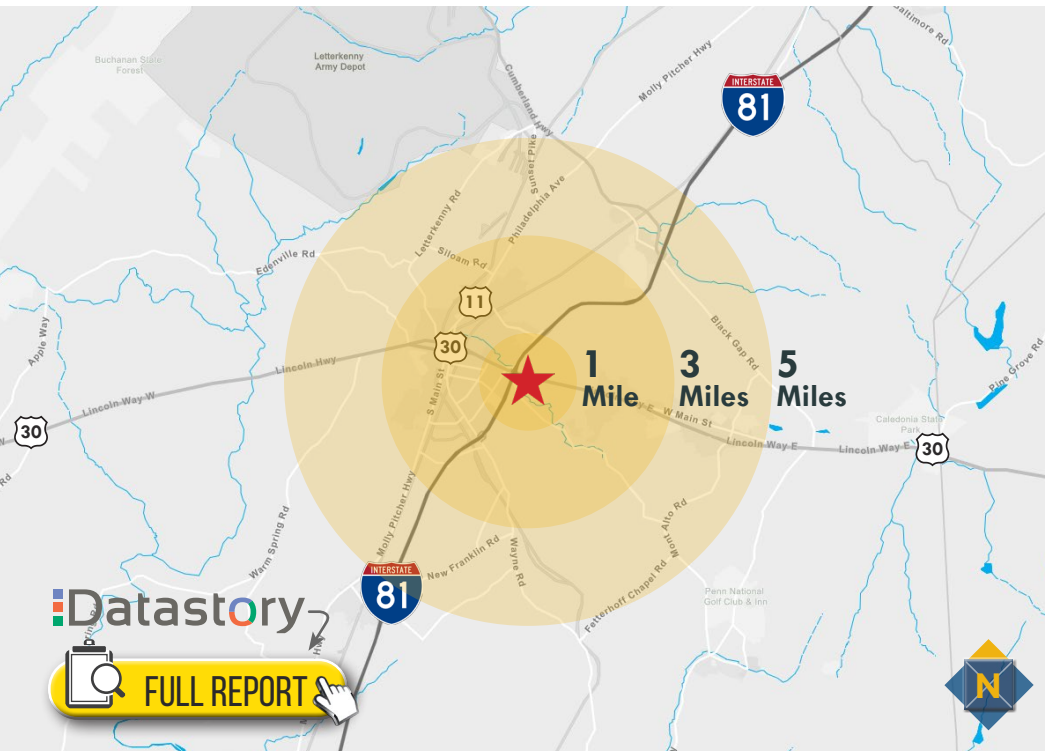


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 2,744 1 MILE 31,939 3 MILES 53,401 5 MILES	NUMBER OF HOUSEHOLDS 1,143 1 MILE 12,964 3 MILES 21,349 5 MILES	AVERAGE HH SIZE 2.28 1 MILE 2.38 3 MILES 2.45 5 MILES	MEDIAN AGE 46.4 1 MILE 40.7 3 MILES 42.0 5 MILES
AVERAGE HH INCOME \$89,300 1 MILE \$65,441 3 MILES \$71,699 5 MILES	EDUCATION (COLLEGE+) 55.7% 1 MILE 48.8% 3 MILES 49.0% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.5% 1 MILE 96.0% 3 MILES 96.2% 5 MILES	DAYTIME POPULATION 5,957 1 MILE 44,843 3 MILES 61,701 5 MILES

14%
COMFORTABLE
EMPTY NESTERS
2 MILES

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These Baby Boomers are earning a comfortable living and benefiting 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%
HARDSCRABBLE
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%
RETIREMENT
COMMUNITIES
2 MILES

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These residents take price 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