



**\$5,000
BROKER
BONUS!**

Franklin Village Shopping Center

**TOTAL VISITORS
180.7K
(12 MONTHS)**

Franklin Village is strategically located at a signalized intersection, offering excellent visibility and convenient highway access from US Rte. 422 and State Road 28. Just half a mile away, you'll find Armstrong County Memorial Hospital, the largest employer in the area. The center is anchored by renowned retailers such as Big Lots, Tractor Supply, and Shop 'n Save, attracting a steady stream of customers. With an impressive visit frequency of 7.93, it's clear that Franklin Village caters to its most loyal patrons.

OVERVIEW

**1 Franklin Village Mall
Kittanning, PA 16201**

**For Lease
Type: Retail
Total SF: 151,673**

RETAILERS INCLUDE



LEASING ASSOCIATE



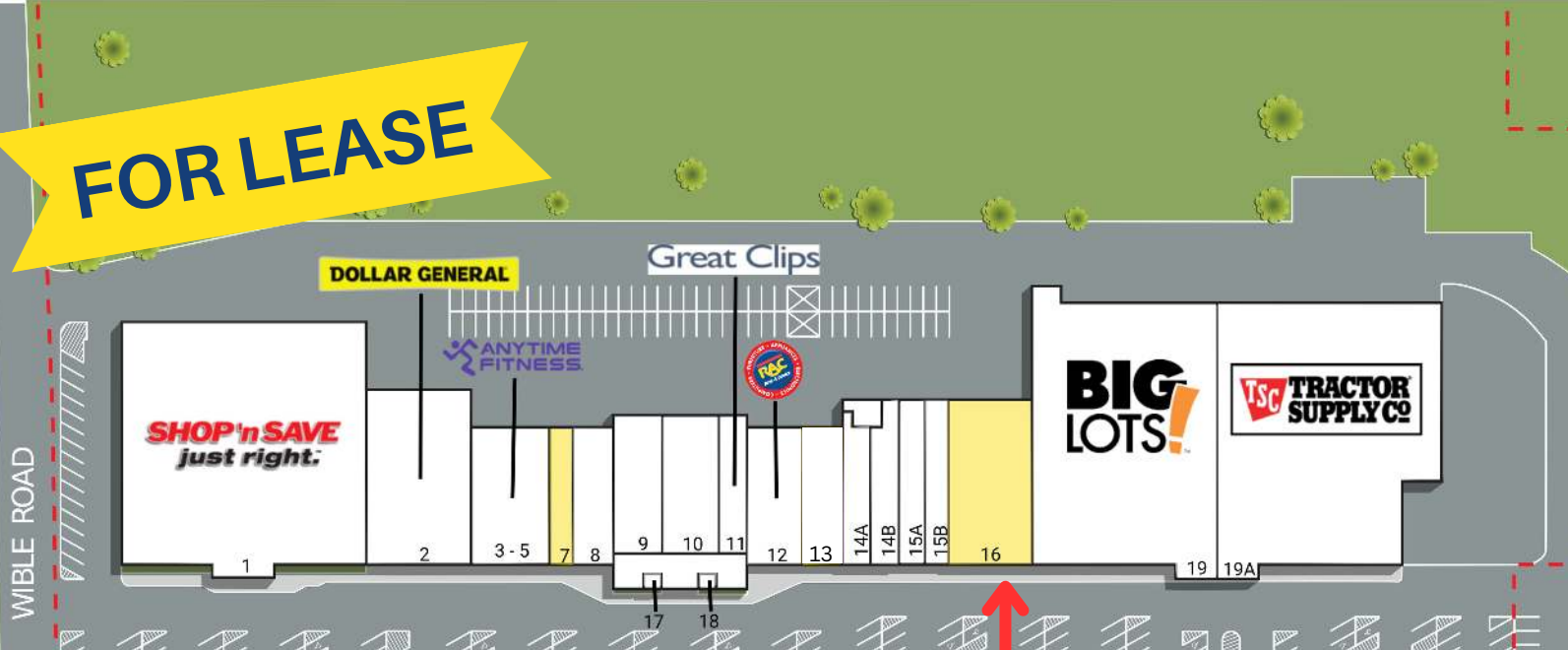
Raymond Hicks
Sr. Leasing Manager
(757) 434-1168
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| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|---------------------|----------|----------|----------|
| POPULATION | 13,547 | 21,891 | 35,628 |
| HOUSEHOLDS | 5,874 | 9,516 | 15,096 |
| AVG. HH INCOME (\$) | \$66,428 | \$64,070 | \$68,602 |
| MEDIAN AGE | 46 | 46 | 47 |

FRANKLIN VILLAGE

1 FRANKLIN VILLAGE MALL, KITTANNING, PA 16201

FOR LEASE



Suite 16 | 7,200 SF

\$5,000 BROKER BONUS

**Broker Bonus for the full 7,200 SF: Provided (i) a LOI with a qualified retailer (minimum 10-year initial term) is fully executed prior to 12/1/2024 and (ii) a lease is fully executed within 60 days of the signed LOI.

WHLR

WHEELER REAL ESTATE COMPANY
a subsidiary of Wheeler Real Estate Investment Trust



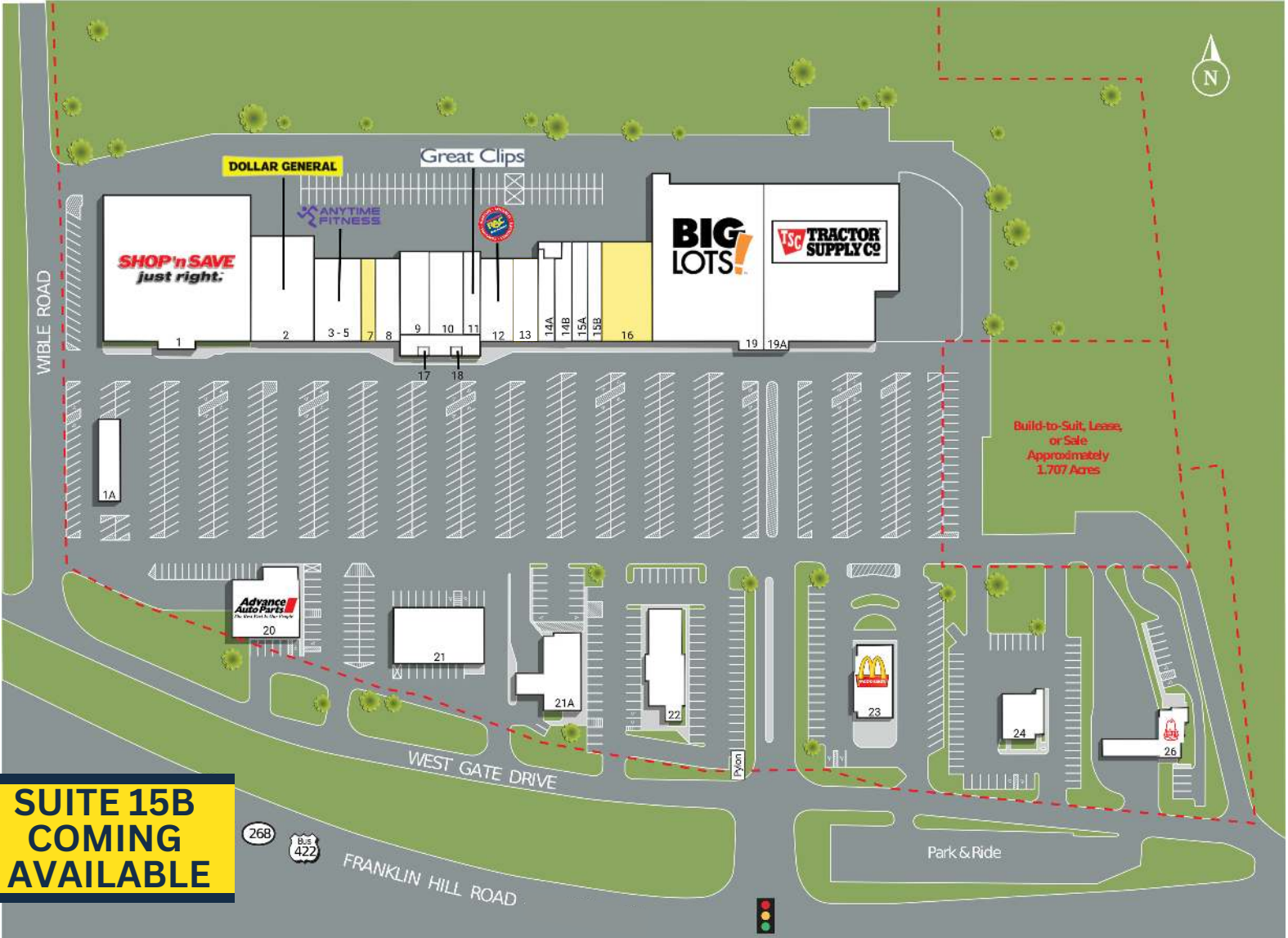
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Franklin Village

1 Franklin Village Mall
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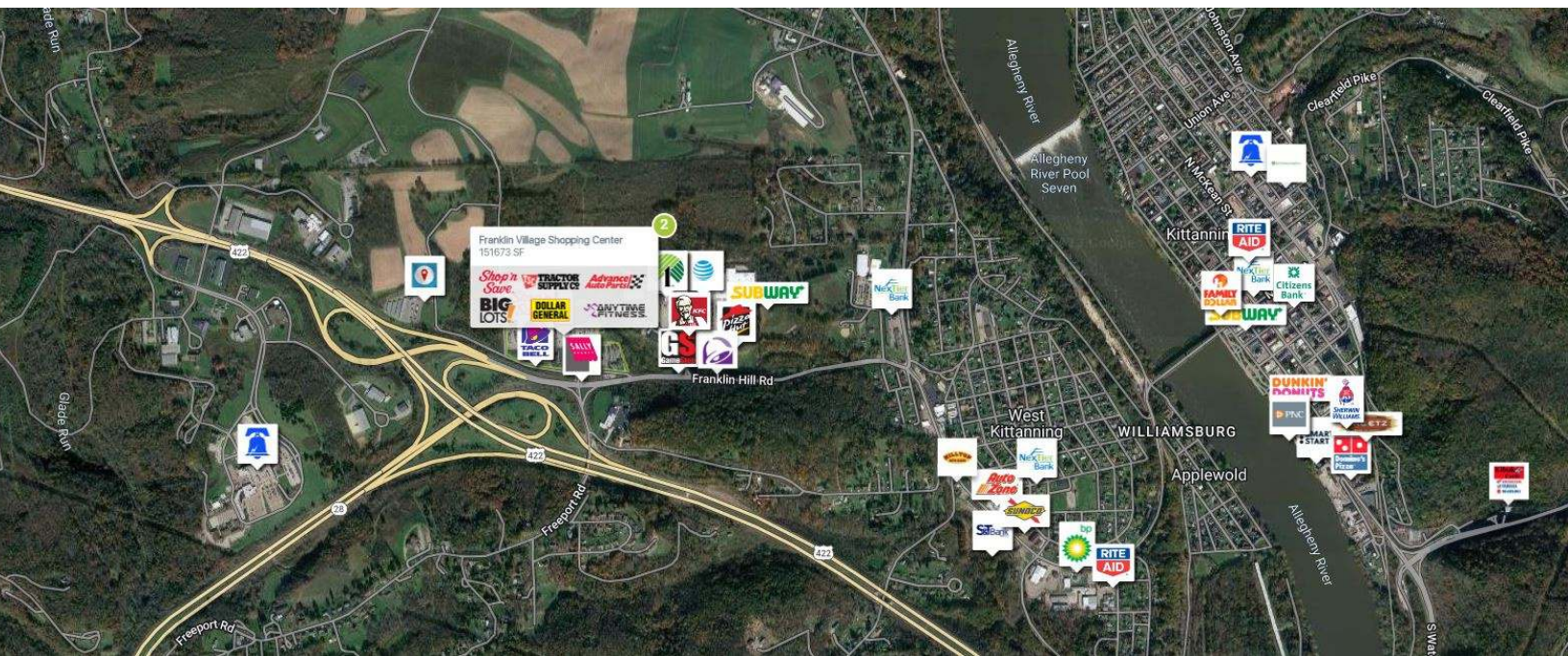


**SUITE 15B
COMING
AVAILABLE**

| SUITE | TENANTS | S.F. | SUITE | TENANTS | S.F. |
|----------|------------------|--------------|------------|--|--------------|
| 1 | Shop N Save | 32,527 | 15A | Star Tobacco and Vape | 2,220 |
| 1A | Shop N Save Gas | Pad | 15B | Asian Green Restaurant - Coming Available | 1,980 |
| 2 | Dollar General | 9,398 | 16 | AVAILABLE | 7,200 |
| 3 - 5 | Anytime Fitness | 5,800 | 17 | Atkinson Title & Notary | 268 |
| 7 | AVAILABLE | 1,700 | 18 | Atkinson Title & Notary | 268 |
| 8 | Gardners Candy | 2,900 | 19 | Big Lots | 30,174 |
| 9 | Valley Dairy | 3,500 | 19A | Tractor Supply | 23,876 |
| 10 | Phoenix Rehab | 4,000 | 20 | Advanced Auto Parts | 6,256 |
| 11 | Great Clips | 2,000 | 20 | Butler Healthcare | 6,480 |
| 12 | Rent-A-Center | 4,000 | 21 | Northwest Savings Bank | Pad |
| 13 | Brew House | 2,900 | 22 | Rachel's Roadhouse | Pad |
| 14A | Nails 99 | 2,020 | 23 | McDonald's | Pad |
| 14B | Sirena Pizza | 2,206 | 24 | Taco Bell | Pad |
| | | | 26 | Arby's | Pad |

Franklin Village

1 Franklin Village Mall
Kittanning, PA 16201



AADT: 6,355 (Franklin Hill Road)
Avg. Hourly Traffic: 432 (Franklin Hill Road)

DISCLAIMER

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