



Chambersburg, PA

Franklin County

Franklin Center

a foundation for nearly 100 years



Location: 1320 Lincoln Way East, a signalized intersection along Lincoln Way/Rt. 30. Less than 1/2 mile from the intersection of I-81 & Rt. 30

Description: Retail Shopping Center

Major Tenants: Crunch, Ollie's, TJ Maxx, Petco, Ulta, Maurices, Shoe Dept Encore, Sally Beauty

GLA: 174,047 sf ±

Parking: 1,151 spaces

Traffic Counts: Lincoln Way (Rt. 30): 25,000 vpd
I-81: 58,000 vpd

Demographics:

2025	1 Mile	3 Miles	5 Miles
Population	2,949	34,406	56,683
Average HH Income	\$82,613	\$62,022	\$73,277
Total HH	1,268	14,132	23,010
Median Age	51.1	40.9	41.6



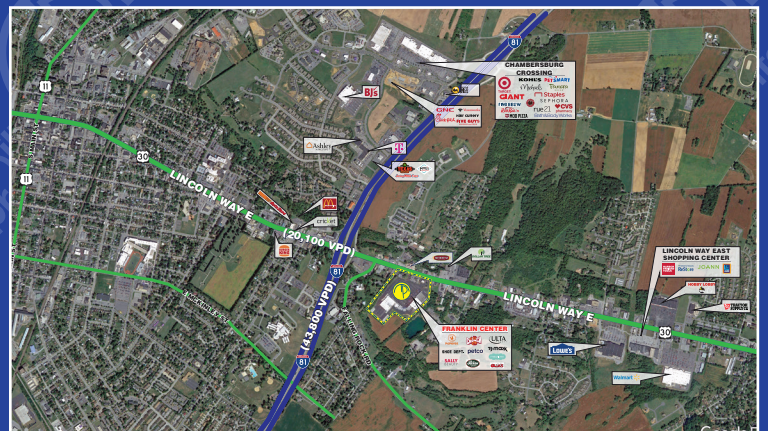
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Store	Tenant	Size
A.	Ollie's	29,000 sf
B.	Petco	13,017 sf
C.	TJ Maxx	22,000 sf
D1.	Indian Grocery	3,040 sf
D2.	Maurice's	4,960 sf
D3.	Sally Beauty	1,600 sf
D4.	Available June 2026	1,200 sf
D5.	Shoe Dept.	3,900 sf
F1.	Lease Pending	1,200 sf
F2.	Ulta	10,012 sf
F3.	DMV	7,500 sf
F4.	Nail Salon	1,200 sf
F5.	Manpower Group	1,200 sf
G.	Crunch Fitness (Opening Fall 2026)	52,527 sf
H/I.	Available	9,343-18691 sf
J.	New Tenant Opportunity	10,000 sf
K.	New Tenant Opportunity	7,500 sf
PAD A.	Proposed Outparcel	10,153 sf

all store addresses are located on Lincoln Way East

For information contact:

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