

FOR LEASE

Retail / Grocery Opportunity

— 100 Chamber Plaza | Charleroi, PA



±29,000 SF



2.1 Acres



Lots of
Parking



2 Truck Bays +
1 Drive-In Door



Originally built for grocery store use and later adapted for pasta manufacturing, this highly flexible space offers a rare opportunity for retail, apparel, grocery, or specialty market users.



Brian Myers

RE/MAX Commercial

500 Delp Road, Lancaster, PA 17601

717-803-0018

oasis.brian@gmail.com

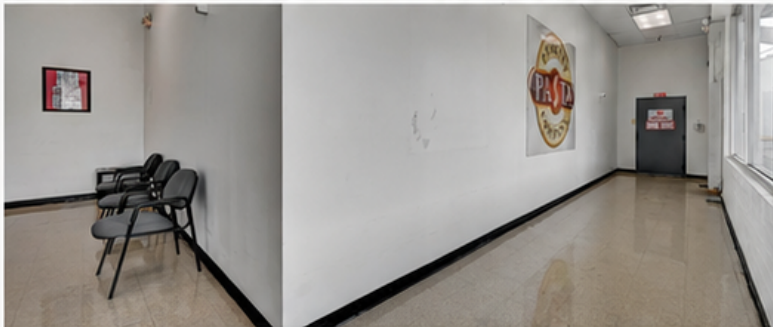
PROPERTY OVERVIEW

Retail Repositioning with Grocery-Ready DNA

100 Chamber Plaza offers a rare chance to reposition a large-format space for retail users. Originally built as a grocery store and later adapted by The Pasta Co. for food manufacturing, the property now offers a flexible platform for grocery, apparel, discount retail, specialty retail, or other customer-facing uses.

PROPERTY FACTS

	Address:	100 Chamber Plaza, Charleroi, PA
	Building Size:	±29,000 SF
	Site Size:	2.1 Acres
	Setting:	Established Strip Center
	Zoning:	Retail / Commercial Confirmed



PROPERTY HIGHLIGHTS

- ±29,000 SF facility on 2.1 acres
- Former pasta / food manufacturing facility
- Retail/commercial use confirmed
- Located in an established strip center setting
- 3-phase power
- Cold storage room
- Compressors and high-pressure air throughout
- 2 truck bays plus 1 overhead drive-in door
- Large open production/warehouse areas
- Renovated offices from 2014
- Two locker rooms
- Lots of paved parking

IDEAL USES



Grocery Store



Men's &
Women's Apparel



Discount Retail



Specialty Market



Brian Myers | RE/MAX Commercial | 717-803-0018 | oasis.brian@gmail.com

PAGE 2 OF 7

Retail Repositioning Opportunity

Open Floorplate for Apparel, Soft Goods & Specialty Retail

With large open floor areas, strong customer access, an established strip center setting, and abundant parking, 100 Chamber Plaza offers the scale and flexibility many retail users need. The building can accommodate apparel merchandising, open sales floor layouts, fitting room buildout, checkout areas, back-stock storage, and modern customer circulation patterns.

Why It Works for Retail

- ✓ Large-format footprint
- ✓ Wide open sales-floor potential
- ✓ Strong parking field
- ✓ Customer-facing strip center setting
- ✓ Back-of-house support space
- ✓ Opportunity for value retail, apparel, or specialty concepts



A strong fit for men's & women's clothing, value retail, off-price concepts, or specialty soft-goods users.



Brian Myers
RE/MAX Commercial
717-803-0018
oasis.brian@gmail.com

Built for Grocery. Enhanced for Food Operations.

— A Rare Large-Format Grocery / Food Market Opportunity

Originally constructed for grocery store use and later upgraded for food-related operations, the property offers many features that can benefit a grocery or food-market user today. The combination of open floor area, cold storage, utility capacity, and loading access creates a compelling platform for a supermarket, discount grocer, specialty market, ethnic grocer, or commissary-oriented concept.



Food / Grocery Advantages



Originally built for
grocery store use



Cold storage room



3-phase power



Existing food-related
infrastructure



2 truck bays +
1 drive-in door



Lots of paved parking



Strip center location
with other retail users



**Strong fit for grocery, specialty market, discount grocer,
or food-retail users.**



Brian Myers | RE/MAX Commercial | 717-803-0018 | oasis.brian@gmail.com

PAGE 4 OF 7

BUILDING FEATURES & OPERATIONS

Functional Infrastructure for Retail Back-of-House or Distribution Support

Beyond its retail potential, 100 Chamber Plaza offers strong operational features that can support grocery, specialty retail, apparel back-stock, or light distribution needs. The property provides loading flexibility, utility infrastructure, and support spaces that are difficult to replicate in many retail properties.



2 truck bays



1 overhead drive-in door



3-phase power



Cold storage room



Compressors and high-pressure air throughout



Large open warehouse / production areas



Renovated offices from 2014



2 locker rooms



Ample parking and loading area



Originally built for grocery use; later fitted out by The Pasta Co.



Brian Myers | RE/MAX Commercial | 717-803-0018 | oasis.brian@gmail.com

PAGE 5 OF 7

SITE & AREA OVERVIEW

Established Commercial Setting in the Charleroi Market

100 Chamber Plaza is positioned within an established strip center environment in Charleroi, Pennsylvania. The property benefits from a large parking field, a customer-oriented retail setting, and access to the surrounding Mon Valley market. The combination of existing retail context and a large flexible footprint creates a compelling opportunity for retailers seeking scale and functionality.

LOCATION ADVANTAGES

-  Established strip center setting
-  Retail / commercial zoning confirmed
-  Large paved parking field
-  Customer-facing location
-  Serves Charleroi and surrounding communities
-  Strong fit for retail, grocery, and specialty market users

**Address:**

100 Chamber Plaza,
Charleroi, PA

**Site Size:**

2.1 Acres



Brian Myers | RE/MAX Commercial | 717-803-0018 | oasis.brian@gmail.com

PAGE 6 OF 7

AVAILABLE FOR LEASE

Large-Format Retail / Grocery Opportunity

— 100 Chamber Plaza | Charleroi, PA

Originally built for grocery store use and later adapted by The Pasta Co., 100 Chamber Plaza offers a flexible ±29,000 SF opportunity for grocery, men's and women's apparel, discount retail, specialty market, or other customer-facing retail concepts.

OPPORTUNITY SNAPSHOT



±29,000 SF on 2.1 acres



Retail / commercial use confirmed



Lots of paved parking



2 truck bays + 1 drive-in door



Cold storage room



3-phase power



Renovated offices and support areas



**Great Location. Flexible Space.
Endless Possibilities.**

For leasing details or to schedule a tour,
contact Brian Myers.



Brian Myers
RE/MAX Commercial
500 Delp Road
Lancaster, PA 17601
717-803-0018
oasis.brian@gmail.com