

MILBROOK PROPERTIES

Franklin Center

61320 Lincoln Way E Chambersburg, PA 17202

9,343-18,681 sqft Rear Entrance Retail Available Now

Store H-I:



Space Information:

- 9,343 - 18,691 sqft
- Available Now
- Rear Entrance
- Rental breakdown:
 - Base Rent – \$6.25/sf
 - CAM – \$1.79/sf
 - Insurance – \$0.31
 - RET – \$1.93/sf
 - Total Monthly Rent = \$7,950.35 to \$15,904.95

Lease Terms:

- One 5-year lease with two 5-year options
- 3% annual rent increases
- 2 months base rent security deposit
- \$500 holding deposit, goes towards first month's rent
- 3-4 months of rent concession
- Good guy guaranty

Demographics:

	1 Mile	3 Miles	5 Miles
Population	2,949	34,506	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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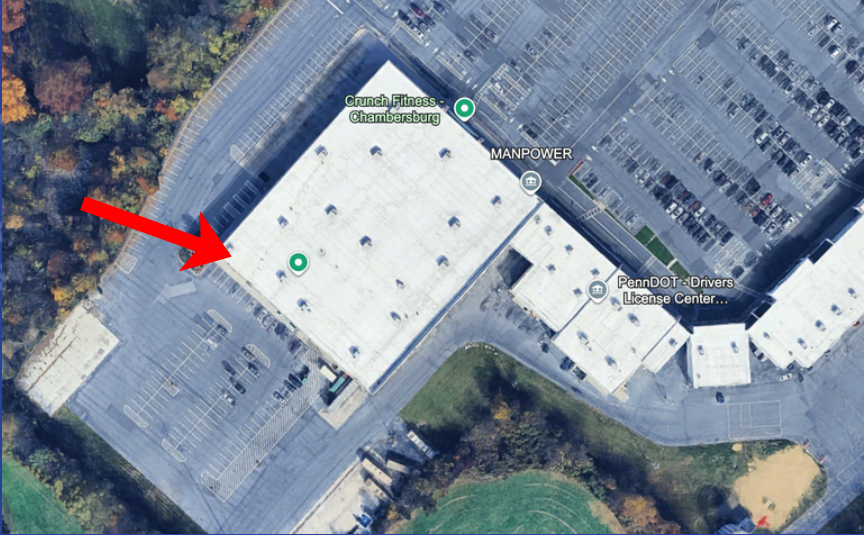
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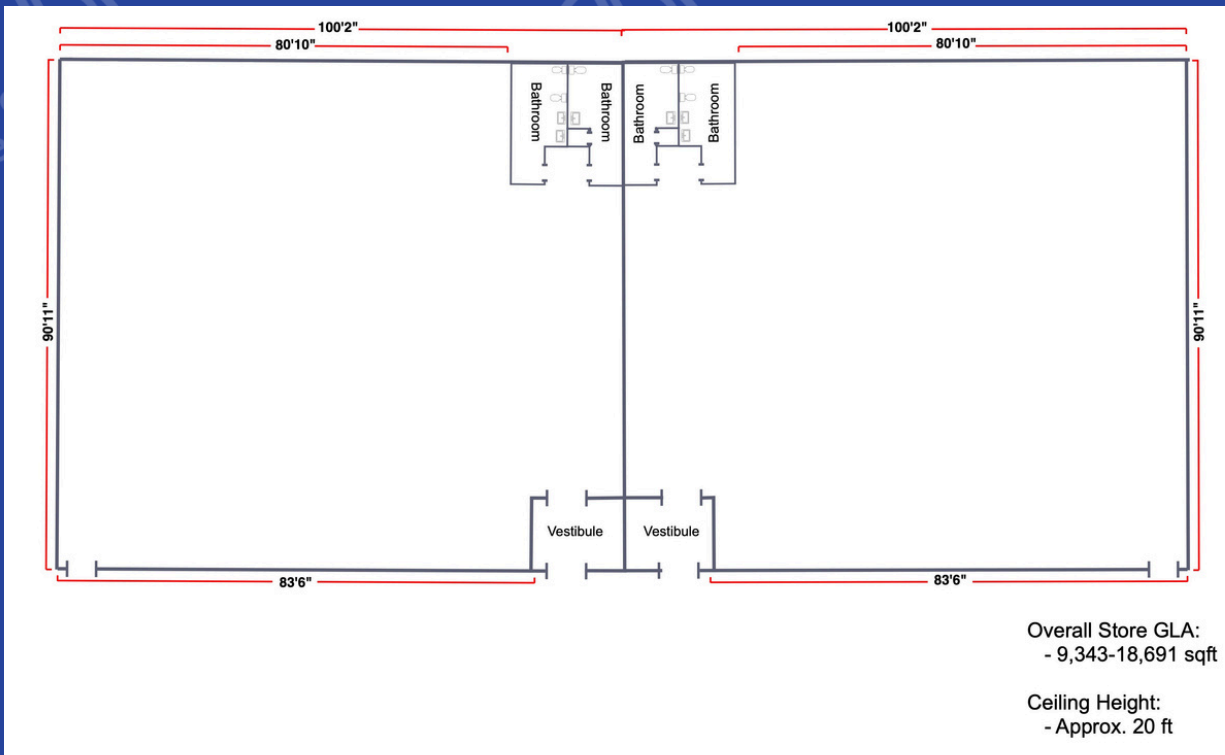
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Aerial View:



Floor Plan:



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