

# Franklin Commons

Big Lots & Dollar General Anchored  
Retail Center

697 Allegheny Boulevard  
Franklin, PA 16323







## Property Highlights

- + Available for Lease:
  - 45,000 SF in-line space
  - Two 3,000 SF outparcels
- + Anchor tenants include national tenants Dollar General and Big Lots
- + Great location in scenic Franklin, Pennsylvania, along the Allegheny River near Sheetz, Rural King, and Burger King
- + Advertising is available on the property's monument signage
- + Ample parking available, with nearly 200 spaces

45,000 SF

In-Line Availability

6,000 SF

Outparcel Availability

120,982

Total Square Feet in Center

17.23

Total Acres





## Property Summary

Franklin Commons is a spacious 120,982 square-foot retail center located in Franklin, Pennsylvania. The asset was built in 1986 and rests on a 17.23-acre lot with ample parking for patrons with nearly 200 spaces. The lot includes two vacant outparcels (3,000 SF each), currently built out as fast food restaurants. The center is anchored by two national retailers: Dollar General and Big Lots. Franklin Commons capitalizes on its location with a large monument sign with additional signage above each tenant's space.

### Franklin Commons Details

Parcel ID	28-014-032E-000	Buildings	3
Property Type	Retail	Floors	1
Property Subtype	Neighborhood Center	Tenancy	Multiple
Total Square Feet	120,982	Occupancy	97%
Lot Size (Acres)	17.23	Anchor Tenants	Big Lots, Dollar General
Frontage (Feet)	500	Signage	Monument
Year Built	1986	Parking Spaces	186



*Proposed facade refresh*

# Franklin Commons

697 Allegheny Boulevard | Franklin, PA 16323

For Lease

## Franklin, Pennsylvania

### LOCATION OVERVIEW

Franklin Commons can be found in a prime, scenic location in Franklin, Pennsylvania. The asset sits along Allegheny Boulevard, a stretch of road that follows along the Allegheny River, creating a perfect environment for the retail center. The property sees over 9,000 drivers daily, allowing tenants to capitalize on the property’s monument signage for additional advertising. Other retail spots surrounding the property include Burger King, Giant Eagle, Rural King, and Sheetz.



### MARKET OVERVIEW

Franklin, Pennsylvania, is a solid real estate market that benefits from continued stability. Within ten miles of the asset, the population sits at over 36,000 people who continue to spend big on retail, with an annual retail spend of over \$200 million. The vacancy rate continues to remain low as the rents in the area have risen at a rate of 4.1% as tenants grapple for space.



## Contact Us

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2023 Demographics	3 MILES	5 MILES	10 MILES
Population	9,453	17,595	37,251
Daytime Population	12,572	19,780	39,504
Households	4,255	7,784	16,219
Average Household Income	\$70,930	\$73,870	\$72,843

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