

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
- + Includes national anchor tenant, Dollar General
- + 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

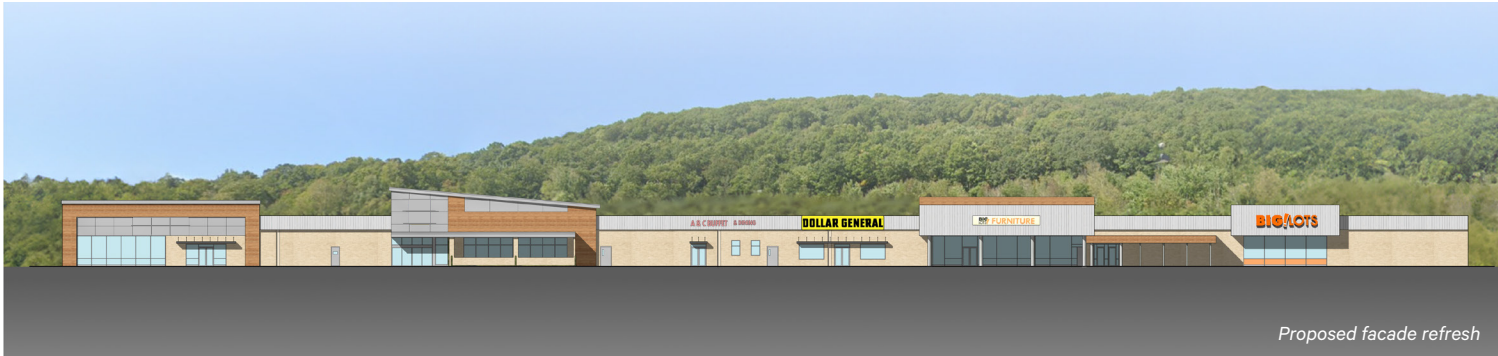
Total Acres



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 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	Dollar General
Frontage (Feet)	500	Signage	Monument
Year Built	1986	Parking Spaces	186



Proposed facade refresh

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 37,000 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

Robert Gold, CCIM
First Vice President
+1 412 316 2397
robert.gold@cbre.com

Jake Gold
Senior Associate
+1 412 394 9830
jake.gold@cbre.com

2024 Demographics	3 MILES	5 MILES	10 MILES
Population	9,438	17,559	37,032
Daytime Population	12,122	19,238	38,368
Households	4,281	7,807	16,212
Average Household Income	\$73,515	\$75,958	\$74,485

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.