



Former KFC Restaurant Space Available for Lease

ADDRESS	569 Hamlin Highway, Hamlin (Salem Township), Wayne County, PA 18427			
LOCALE	Hamlin Plaza is a ± 18,200 SF Neighborhood Shopping Center with excellent visibility and easy access along Route 590. Hamlin Plaza is located in the middle of the Hamlin (Salem Township) retail strip on route 590, just ¼ mile from Hamlin corners and minutes from I-84.			
PARCEL	<u>Unit</u>	<u>Space Location</u>	<u>Unit Square Feet (+/-)</u>	<u>Base Rent</u>
	4	In-Line	1,700	\$14/SF
INTERIOR FINISH	Former KFC Restaurant layout with hood system and walk-in coolers.			
BATHROOMS	Existing Restrooms.			
HVAC	Electric Heating, Ventilating and Air Conditioning.			
UTILITIES	Electric, Liquid Propane, Public Water and On-Site Sewer.			
PARKING	Approximately 65 paved and striped spaces.			
TRAFFIC VOLUME	10,884 ADT on Hamlin Highway (April 2022).			
ZONING	No Active Zoning Ordinance in Salem Township (Wayne County).			
RENT/TERM	\$14/SF NNN (\$4.50/SF), plus utilities.			
REMARKS	Full access from Hamlin Highway (Route 590). Building has excellent visibility Hamlin Highway with building façade signage and additional signage on the existing pylon located at the property. Numerous National Retail traffic generators in the area including Weis Supermarket, Rite Aid, CVS, McDonald's, Auto Zone, Dollar Tree, and Tractor Supply. Current Tenants include Jersey Mike's, Verizon Wireless, Fine Wine & Good Spirits Shoppe, Yo-Pu II Chinese Restaurant, NE Eye Institute, Tobacco King, and California Taco.			

Hamlin Shopping Plaza - Info 9/30/2024

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