



**\$5,000
BROKER
BONUS!**

Franklin Village Shopping Center

**TOTAL VISITORS
180.7K
(12 MONTHS)**

Franklin Village is strategically located at a signalized intersection, offering excellent visibility and convenient highway access from US Rte. 422 and State Road 28. Just half a mile away, you'll find Armstrong County Memorial Hospital, the largest employer in the area. The center is anchored by renowned retailers such as Big Lots, Tractor Supply, and Shop 'n Save, attracting a steady stream of customers. With an impressive visit frequency of 7.93, it's clear that Franklin Village caters to its most loyal patrons.

OVERVIEW

**1 Franklin Village Mall
Kittanning, PA 16201**

**For Lease
Type: Retail
Total SF: 151,673**

RETAILERS INCLUDE



LEASING ASSOCIATE



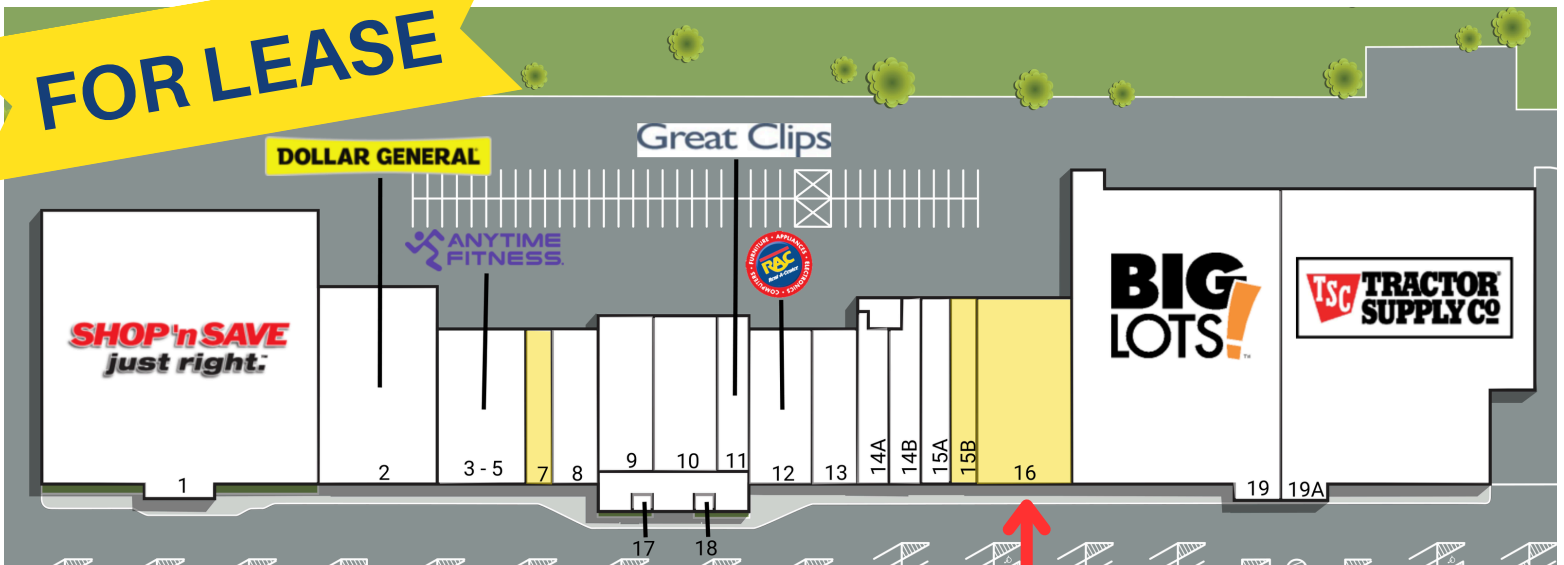
Raymond Hicks
Sr. Leasing Manager
(757) 434-1168
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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	13,547	21,891	35,628
HOUSEHOLDS	5,874	9,516	15,096
AVG. HH INCOME (\$)	\$66,428	\$64,070	\$68,602
MEDIAN AGE	46	46	47

FRANKLIN VILLAGE

1 FRANKLIN VILLAGE MALL, KITTANNING, PA 16201

FOR LEASE



Suite 16 | 7,200 SF

\$5,000 BROKER BONUS

**Broker Bonus for the full 7,200 SF: Provided (i) a LOI with a qualified retailer (minimum 10-year initial term) is fully executed prior to 12/1/2024 and (ii) a lease is fully executed within 60 days of the signed LOI.

WHLR

WHEELER REAL ESTATE COMPANY
a subsidiary of Wheeler Real Estate Investment Trust



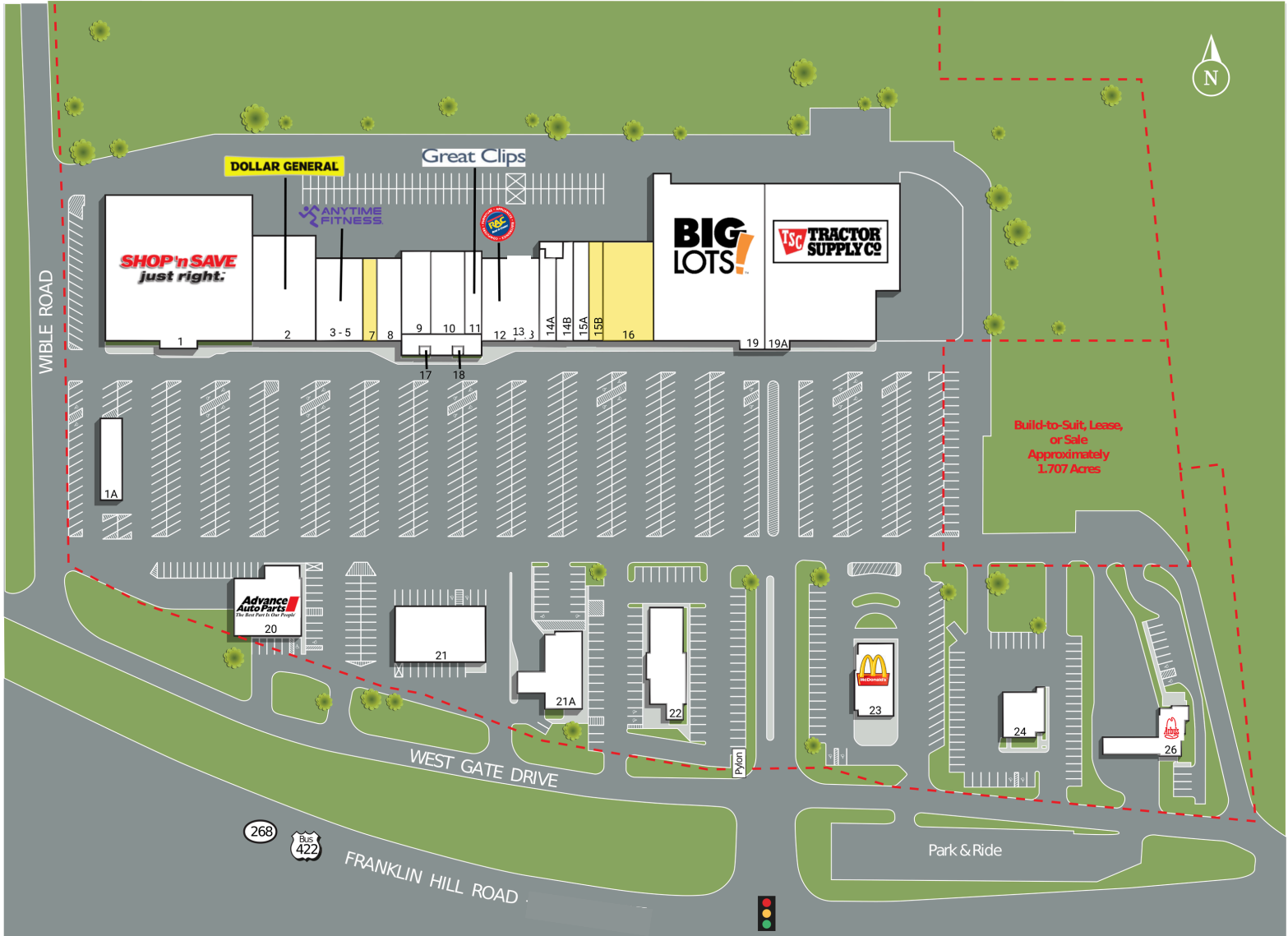
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Franklin Village

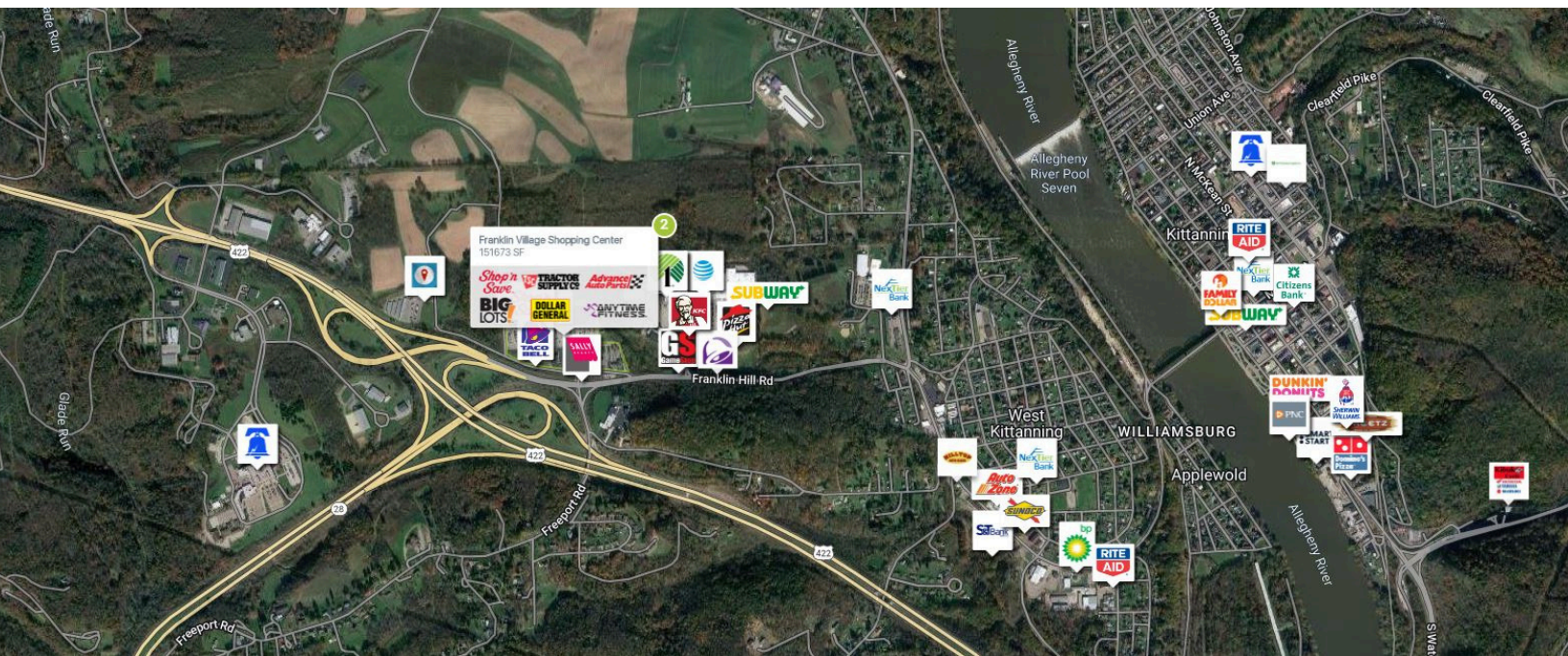
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SUITE	TENANTS	S.F.	SUITE	TENANTS	S.F.
1	Shop N Save	32,527	15A	Star Tobacco and Vape	2,220
1A	Shop N Save Gas	Pad	15B	AVAILABLE	1,980
2	Dollar General	9,398	16	AVAILABLE	7,200
3 - 5	Anytime Fitness	5,800	17	Atkinson Title & Notary	268
7	AVAILABLE	1,700	18	Atkinson Title & Notary	268
8	Gardners Candy	2,900	19	Big Lots	30,174
9	Valley Dairy	3,500	19A	Tractor Supply	23,876
10	Phoenix Rehab	4,000	20	Advanced Auto Parts	6,256
11	Great Clips	2,000	20	Butler Healthcare	6,480
12	Rent-A-Center	4,000	21	Northwest Savings Bank	Pad
13	Brew House	2,900	22	Rachel's Roadhouse	Pad
14A	Nails 99	2,020	23	McDonald's	Pad
14B	Sirena Pizza	2,206	24	Taco Bell	Pad
			26	Arby's	Pad

Franklin Village

1 Franklin Village Mall
Kittanning, PA 16201



AADT: 6,355 (Franklin Hill Road)
Avg. Hourly Traffic: 432 (Franklin Hill Road)

DISCLAIMER

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