

FOR LEASE

10 Philadelphia Avenue
Chambersburg, PA 17201

The logo for Century Realty. It features a large, stylized 'C' and 'R' in a dark blue font on the left, with 'CENTURY' stacked above 'REALTY' in a smaller, dark blue font. To the right of the stacked text, the word 'REALTY' is written in a larger, lighter gray font.

BRAND-NEW 9,000 SF RETAIL OPPORTUNITY WITH DUAL DRIVE-THRU LANES

Conceptual Rendering



PROPOSED FRONT ELEVATION



PROPERTY FEATURES:

- High visibility next to McDonald's
- Ideal for QSR, Coffee, Medical & More
- Modern Architecture - Now Pre-Leasing
- Flexible Footprint
- Ample parking with efficient site circulation
- Competitive Triple-Net structure
- Pizza use restriction in place - all other categories open
- Nearby retail includes Big Lots, Dollar Tree, GIANT, Ulta, and a variety of restaurants

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CR CENTURY
REALTY



Demographics	Greene Township
Population	18,741
Total Households	7,506
Avg. Household Income	\$88,963
Average Daily Traffic	13,710

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