

1609 STATE RD, DUNCANNON

**1,500± SF
RETAIL SUITE**



CAMPBELL
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OFFERING SUMMARY

AVAILABLE SPACE

Retail strip center with a 1,500+/- SF end-cap suite for lease. Located on Route 11/15, between Duncannon and Marysville. Zoning offers various retail and office uses. Opportunity to own Fox's Pizza franchise location: www.foxspizza.com

Available SF	1,500+/-
Lease Rate	\$9 - \$10/SF
Lease Term	NEGOTIABLE, SUBJECT TO BUILDOUT
Tenant Pays	UTILITIES
Availability	IMMEDIATE

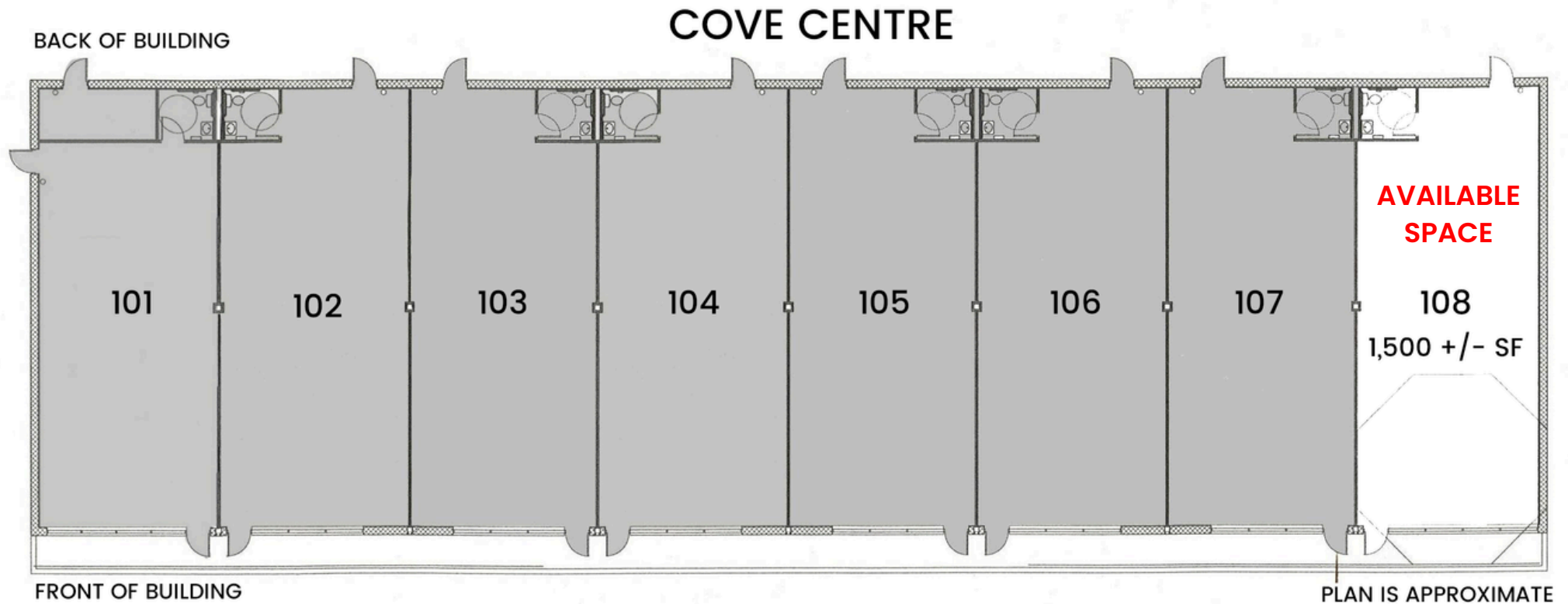
Fox's Pizza Franchise Opportunity!
With over 200 operating franchises across the US, Fox's Pizza is consistently ranked as one of the top pizza and sandwich franchises in the country.
Contact agent for more details.

PROPERTY OVERVIEW

County	Perry
Municipality	Penn Township
Zoning	C - Commerical
Signage	Monument and building
Parking	70+/- spaces; including 4 handicapped
Traffic Count	9,597+/- VPD

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

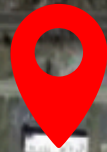
FLOOR PLAN



VICINITY MAP



Susquenita
School District



SHEETZ

DEDICATED CARRIER

DOLLAR GENERAL

ROHRER