

# LEASE - 1ST YEAR RENT CONCESSIONS

## OFFERING SUMMARY

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**Available SF:** Suite 101: 1,500 +/- SF  
Suite 108: 1,500 +/- SF

**Lease Rate:** \$9-\$10/SF + Utilities

**Zoning:** C - Commercial

**Traffic Counts:** 9,597 +/- VPD

## PROPERTY OVERVIEW

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Retail strip center with two end-cap suites 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.

[www.foxspizza.com](http://www.foxspizza.com)



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.

## PROPERTY DETAILS

**Building SF:** 12,000 +/-  
**Available SF:** See table below  
**Space Type:** Retail  
**Signage:** Monument and building

**Lease Price:** \$9-\$10/SF + Utilities  
**Lease Term:** Negotiable, subject to buildout  
**Availability:** Immediate

## AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE RATE	AVAILABILITY
SUITE 101	1,500 +/-	\$9-\$10/SF + Utilities	Immediate
SUITE 108	1,500 +/-	\$9-\$10/SF + Utilities	Immediate

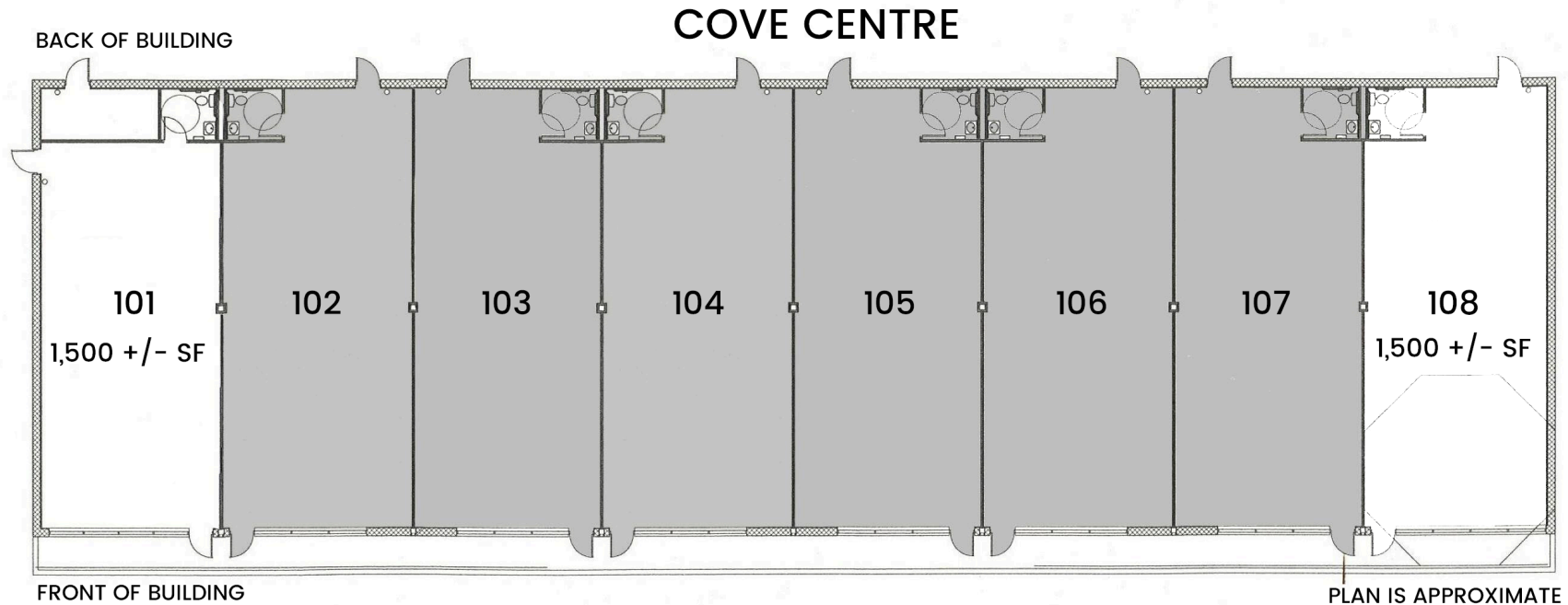
### Fox's Pizza Franchise Opportunity!

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.

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# PLAN



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1609 STATE ROAD, DUNCANNON



Susquenita  
School District



**SHEETZ**  
DEDICATED CARRIER

**DOLLAR GENERAL**

**ROHRER**

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