



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 Tractor Supply and Shop 'n Save, attracting a steady stream of customers.

OVERVIEW

1 Franklin Village Mall
Kittanning, PA 16201

For Lease
Type: Retail
Total SF: 151,821

RETAILERS INCLUDE



LEASING ASSOCIATE

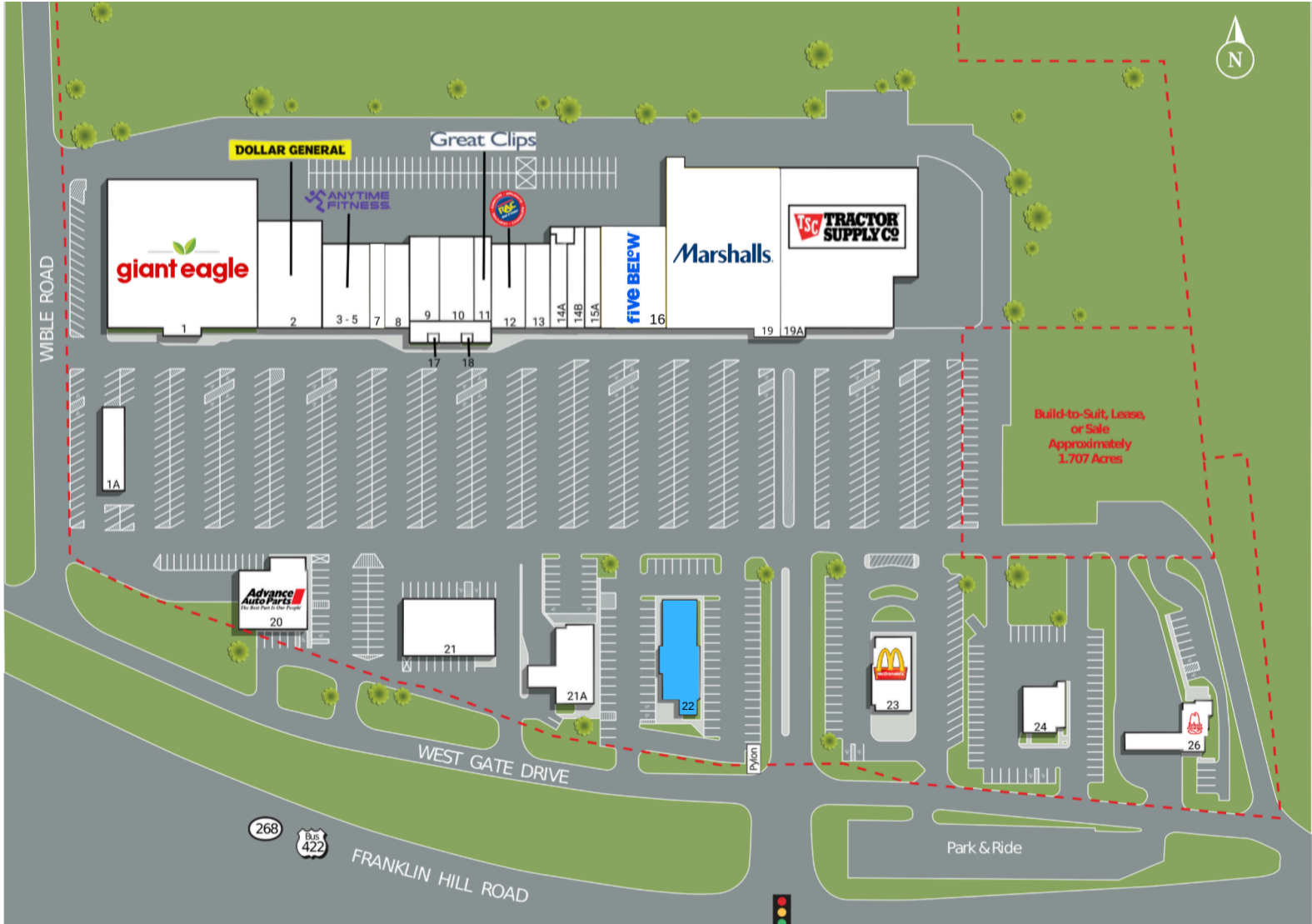


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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	13,547	21,891	35,628
HOUSEHOLDS	5,874	9,516	15,096
AVG. HH INCOME (\$)	\$66,428	\$64,070	\$68,602
MEDIAN AGE	46	46	47

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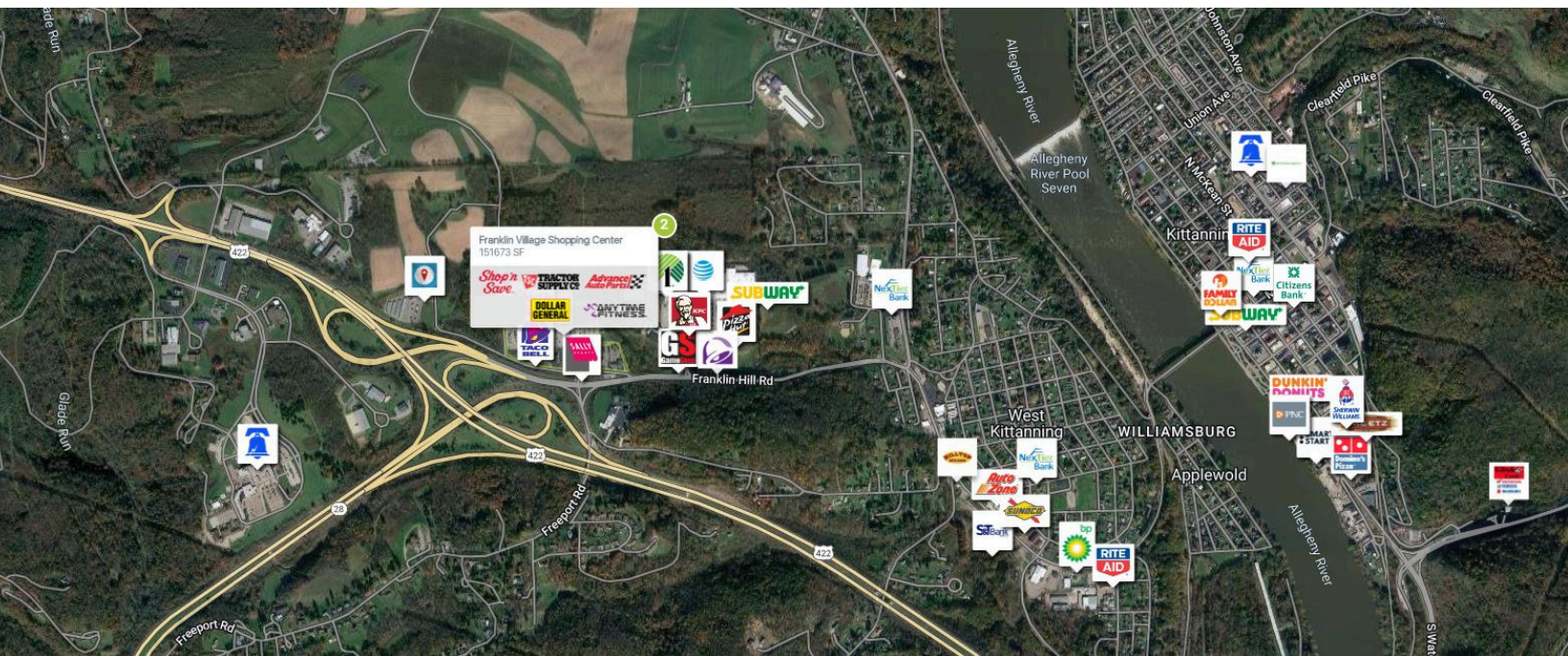


SUITE	TENANTS	S.F.	SUITE	TENANTS	S.F.
1	Giant Eagle	32,527	15A	Star Tobacco and Vape	2,220
1A	Giant Eagle Gas	Pad	16	Five Below	9,180
2	Dollar General	9,398	17	Atkinson Title & Notary	268
3 - 5	Anytime Fitness	5,800	18	Atkinson Title & Notary	268
7	Brazilian Jiu-Jitsu and Wrestling	1,700	19	Marshalls	30,174
8	Gardners Candy	2,900	19A	Tractor Supply	23,876
9	Valley Dairy	3,500	20	Advanced Auto Parts	6,256
10	Phoenix Rehab	4,000	21	Northwest Savings Bank	Pad
11	Great Clips	2,000	22	Rachel's Roadhouse	Pad
12	Rent-A-Center	4,000	23	McDonald's	Pad
13	Brew House	2,900	24	Taco Bell	Pad
14A	Nails 99	2,020	26	Arby's	Pad
14B	Sirena Pizza	2,206			

Suite 22 COMING AVAILABLE 3/1/2027

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

DISCLAIMER

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