

FRANKLIN VILLAGE SHOPPING CENTER

WHLR

1 Franklin Village Mall
Kittanning, PA 16201

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

Size:
151,673 s.f.

Co-Tenants:

SHOP 'n SAVE

**TSC TRACTOR
SUPPLY CO**

**BIG
LOTS!**

DOLLAR GENERAL

**Advance
Auto Parts**

**ANYTIME
FITNESS**

McDonald's

**Rachel's
ROADHOUSE** **TACO
BELL**

Great Clips

**NORTHWEST
SAVINGS BANK**

Arby's



Traffic Counts:
15,310 AADT on
Franklin Hill Road

Additional Info:

Located at a signalized intersection, Franklin Village has good visibility and excellent highway access from US Rte. 422 and State Road 28.

1/2 mile from Franklin Village is Armstrong County Memorial Hospital, which is the area's largest employer.

Demographics*:

3 Miles 5 Miles 7 Miles



Population

13,341 21,930 26,595



Households

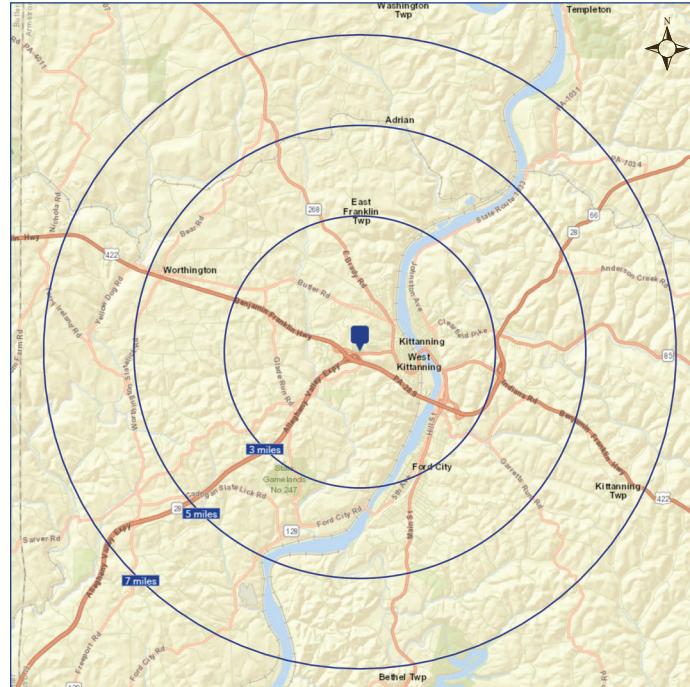
5,928 9,723 11,640



Average Household Income

\$77,141 \$76,919 \$78,854

* Based on 2010 Census & 2022 Estimates



www.wheelerrec.com

Raymond Hicks
mobile - 757.434.1168
rhicks@wheeler.us

Wheeler Real Estate Company • Riversedge North • 2529 Virginia Beach Blvd. • Virginia Beach, VA 23452

757.627.9088 • Toll Free: 866.203.4864 • Fax: 757.627.9081

Wheeler Real Estate Company, a subsidiary of WHLR REIT, is a full service commercial real estate firm which specializes in leasing and managing grocery anchored shopping centers in the Northeast, Mid-Atlantic, Southeast and Midwest regions. Our current portfolio includes almost 6 million square feet of gross leasable area and is comprised of nearly 800 tenants located in 11 states. This broad exposure regularly brings Wheeler Real Estate Company into contact with national, regional, and local tenants such as Walmart, Kroger, Publix, Harris Teeter, Food Lion, BI-LO, SHOP 'n SAVE, Big Lots, T.J. Maxx, Hobby Lobby, Starbucks, and Verizon.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof.

This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

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Suite	Tenants	S.F.
1	Shop N Save	32,527
1A	Shop N Save Gas	Pad
2	Dollar General	9,398
3 - 5	Anytime Fitness	5,800
7	Franklin Beverage	1,700
8	Gardners Candy	2,900
9	Valley Dairy	3,500
10	Phoenix Rehab	4,000
11	Great Clips	2,000
12	Rent-A-Center	4,000
13	PA Liquor	2,900
14A	Nails 99	2,020
14B	Sirena Pizza	2,206
15A	Life Choices	2,220
15B	Asian Green Restaurant	1,980
16	AVAILABLE	7,200
17	Atkinson Title & Notary	268
18	Atkinson Title & Notary	268
19	Big Lots	30,174
19A	Tractor Supply	23,876
20	Advance Auto Parts	6,256
21	Butler Healthcare	6,480
21A	Northwest Savings Bank	Pad
22	Rachel's Roadhouse	Pad
23	McDonald's	Pad
24	Taco Bell	Pad
26	Arby's	Pad
TOTAL CENTER SIZE		151,673

