



CUMMINGS & Co.  
REALTORS

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410.823.0033

## 200 Cambridge Blvd, New Freedom, Pennsylvania

Andrew Spangenberg | Justin Vogl



## Overview

Discover an exceptional leasing opportunity in the heart of New Freedom, where two newly constructed, versatile commercial units, 200-C and 200-D, are now available within the dynamic Franklin Square Community. Built in 2023 by Burkentine Builders, these units reside in a sleek, modern, mixed-use building that perfectly blends commercial energy with luxury residential living. With 4 commercial units on the ground level (two already leased) and high-end loft apartments on the upper two floors, this building is ideal for businesses looking to attract a vibrant community and benefit from on-site foot traffic.

Across the street, the sister building at 100 Cambridge Blvd houses the popular Vortex Brewing Co., anchoring the neighborhood as a growing destination for locals and visitors alike. Franklin Square's strategic location and modern amenities make it a prime choice for a range of businesses.

## Custom Build-Out Options

Both units are roughed-in, providing tenants with flexibility for a custom build-out tailored to their business's needs. Whether you envision a retail store, a modern office, or even a specialty dining concept, the builder/owner offers customizable finish options to fit your unique vision. This flexibility allows businesses to align the interior design with their branding and operational requirements.

## Local Landmarks & Destinations

Franklin Square's location is in the heart of historic New Freedom, with its charming mix of local businesses, restaurants, breweries, and attractions. It's also 350 feet to the NCR Trail, a popular destination for outdoor activities such as biking and walking, which brings additional foot traffic into the area.

## Dining & Shopping

The close proximity to various shopping hubs and local eateries, such as Shrewsbury Commons and Shrewsbury Plaza, makes Franklin Square an attractive option for businesses looking to tap into a steady flow of shoppers and diners.

Don't miss this opportunity to be part of the growing Franklin Square community! These well-positioned commercial spaces offer the perfect blend of modern amenities, high visibility, and prime location within a vibrant and bustling neighborhood.

For more details or to schedule a viewing, inquire today!

**200 Cambridge Blvd, New Freedom, PA 17349**

**Andrew Spangenberg** 717.683.0525 | **Justin Vogl** 717.719.7054

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**Modern Mixed-Use Design** Both units are located within a three-story building that marries contemporary architectural elements with community-friendly functionality. The building has two upper floors of fully leased luxury apartments, creating a built-in customer base for commercial tenants below.

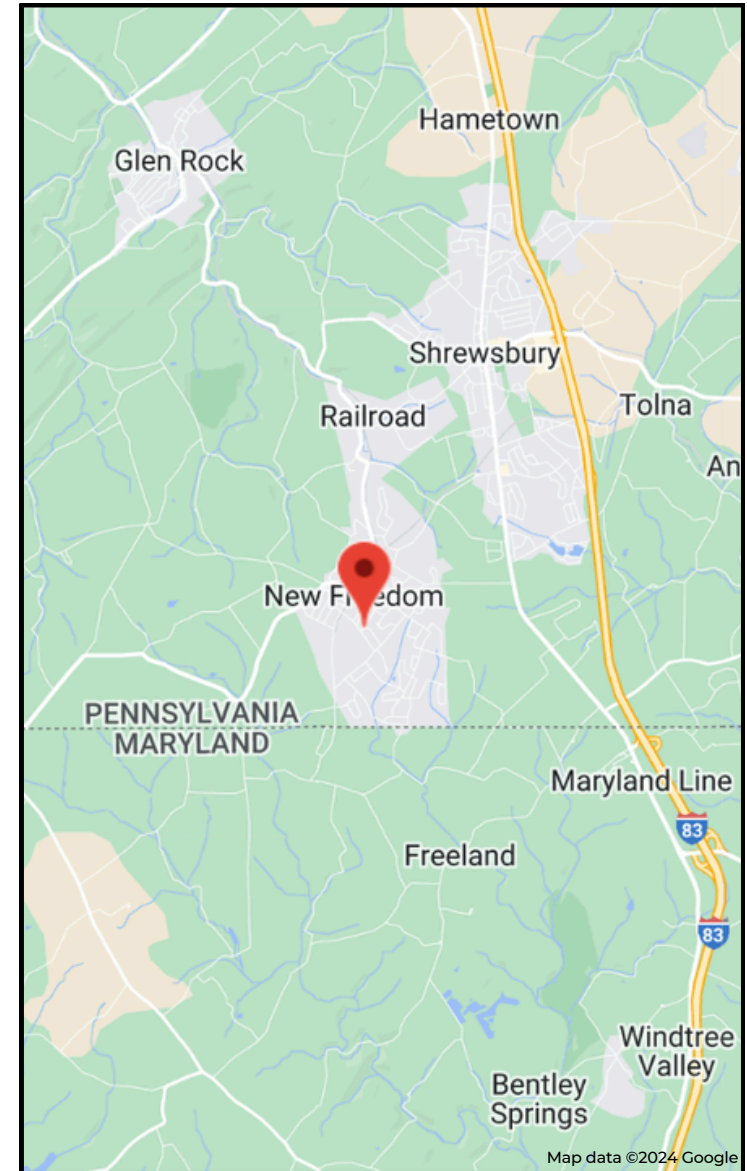
**High Visibility & Accessibility** Located at Franklin Square, these commercial units offer prime visibility in a high-traffic area, both from residents and visitors to the bustling neighborhood. The proximity to local amenities such as Vortex Brewing, shops, restaurants, and recreation offers a steady flow of potential customers.

**Proximity to Major Transit Routes** Situated just 5 minutes from I-83 via the Shrewsbury exit, your business will enjoy easy access to local and regional transportation hubs, drawing customers from nearby towns and beyond. The area's seamless connectivity to Shrewsbury Commons, Market Square, and Shrewsbury Plaza increases accessibility, making it a convenient destination for both locals and out-of-town visitors.

**Vibrant Community Setting** Franklin Square is a new construction, mixed-use community filled with townhomes and apartments, offering a lively, walkable environment for residents and commercial tenants. With the NCR Trail nearby, businesses benefit from outdoor enthusiasts and weekend traffic in addition to daily neighborhood activity.

**Off-Street Parking** Convenient off-street parking is available for both tenants and customers in the Franklin Square parking lot, ensuring easy access for clients, customers, and employees.

**Zoning Flexibility** The units are located in New Freedom Borough's Central Business District (CBD) zoning area, allowing for a broad range of uses, including retail, professional services, medical offices, specialty shops, boutiques, restaurant concepts, and more. Special exemptions may be possible for unique or creative business models.



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## Unit 200-C

Size 1,302SF Rate \$20/SF

This interior unit offers a contemporary storefront with large expansive windows, providing excellent visibility and allowing for abundant natural light. The bright, open layout offers a perfect canvas for retail displays, office setups, or a welcoming customer-facing space.

\*Example Photos below of Coffee Cafe 3-D Rendered





## Unit 200-D

Size 1,388SF Rate \$20/SF

As an end-unit, 200-D features corner positioning with floor to ceiling on two sides, providing unmatched exposure and a more open, airy feel. Ideal for businesses that benefit from a more inviting, open space, this unit would be perfect for a high-traffic retail environment, a boutique showroom, or a professional office with a dynamic interior atmosphere.

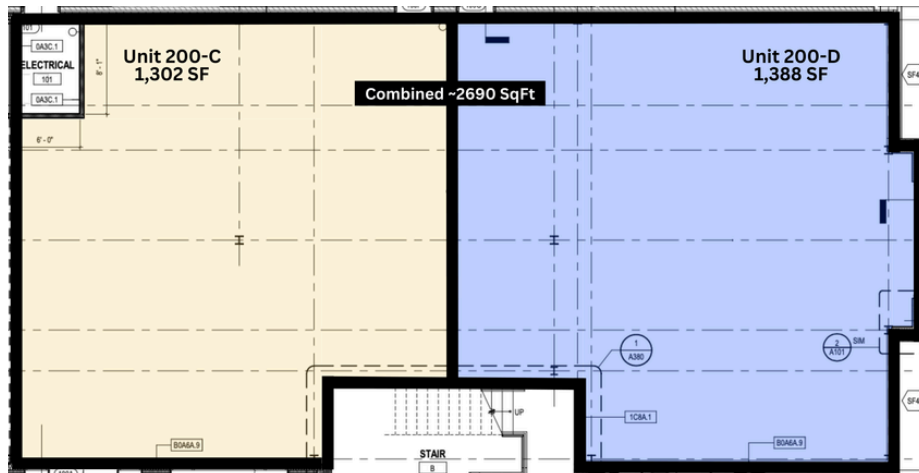
\*Example Photos below of Chiropractor Office 3-D Rendered



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\*Example Photos below of Brokerage Office 3-D Rendered

## Unit 200-C&D

Size 2,690SF Rate \$20/SF

This combined 2,690 sq. ft. space joins Units 200-C and 200-D into a bright, open layout featuring floor-to-ceiling windows along the storefront and corner. The roughed-in interior allows for complete customization, making it ideal for retail, office, or dining concepts. With a modern design and flexible layout, this space adapts to a variety of business needs.



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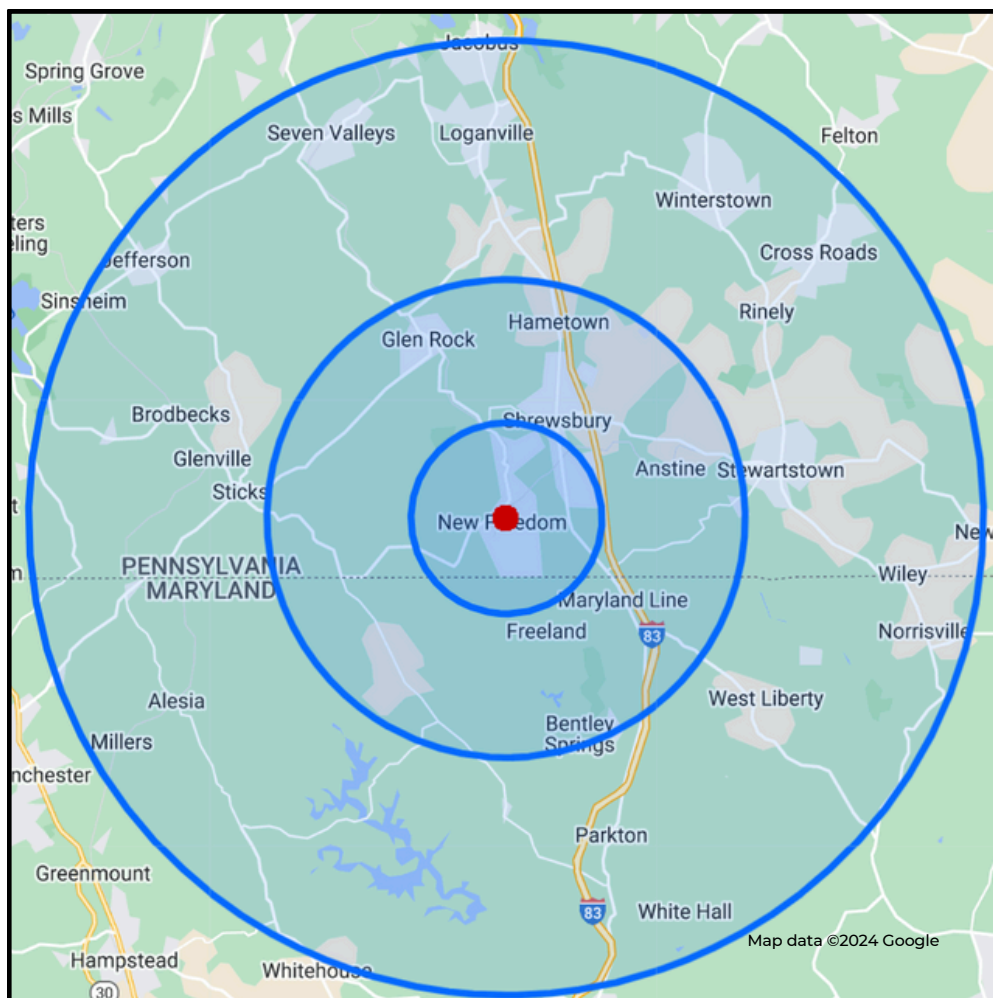
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**Demographics Overview**

The area around Franklin Square is a growing and vibrant community with a strong mix of residents and daytime workers. Household incomes are solid and continue to rise, making this a promising location for businesses looking to serve a stable and prosperous customer base. The combination of a growing population and a steady flow of daytime activity creates opportunities for businesses like retail shops, restaurants, and service providers to thrive. With both income and population projected to grow in the coming years, this area offers a great environment for businesses to succeed and meet the increasing demand for goods and services.

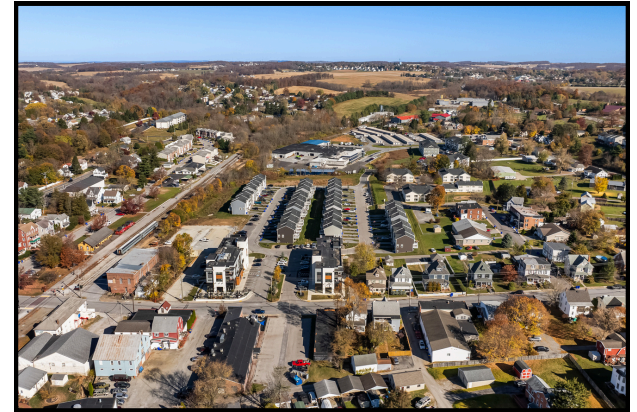
Statistic	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population	5,149	20,596	102,980
Total Daytime Population	4,800	19,200	96,000
Daytime Worker Population	2,200	8,800	44,000
Daytime Population Density	2,400/sq mi	1,920/sq mi	960/sq mi
Daytime Residential Population	2,600	10,400	52,000
Population Density	2,574/sq mi	2,059/sq mi	1,030/sq mi
Average Household Income	\$105,000	\$95,000	\$90,000
2023-2028 Household Income Growth Rate	4.20%	3.80%	3.50%
2023-2028 Per Capita Income Growth Rate	3.70%	3.30%	3.00%
2023-2028 Population Growth Rate	2.10%	1.80%	1.60%



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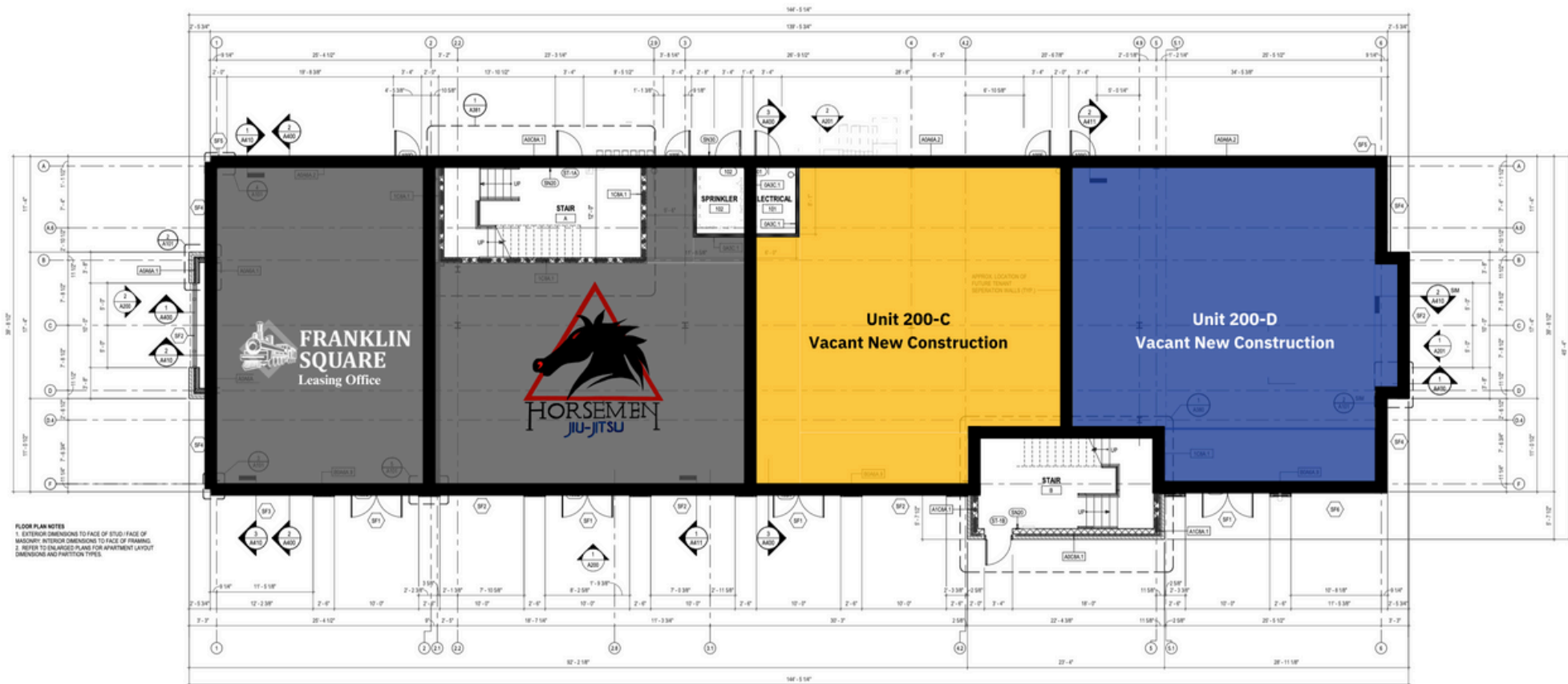
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**FLOOR PLAN NOTES**  
 1. EXTERIOR DIMENSIONS TO FACE OF STUDY/FACE OF MASONRY. INTERIOR DIMENSIONS TO FACE OF FRAMING.  
 2. REFER TO ENLARGED PLANS FOR APARTMENT LAYOUT DIMENSIONS AND PARTITION TYPES.

**FIRST FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"