

LEASE - 1ST YEAR RENT CONCESSIONS

OFFERING SUMMARY

Available SF: Two suites, 1,500 +/- each

Lease Rate: \$9.00/SF + Utilities

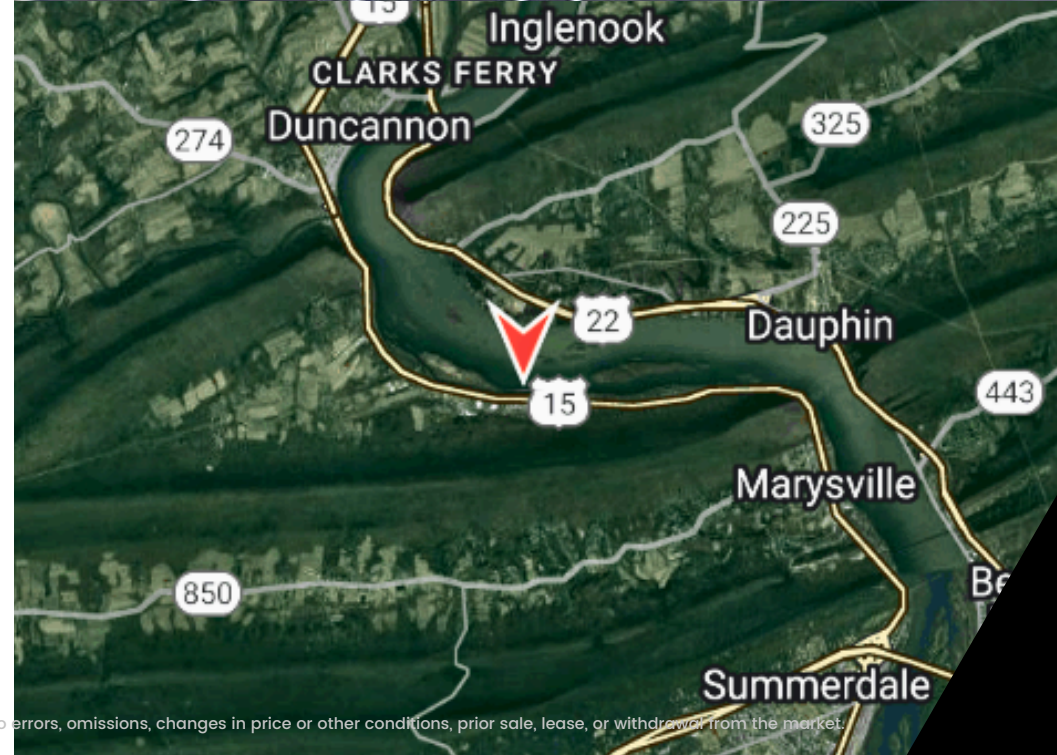
Zoning: C - Commercial

Traffic Counts: 9,597 +/- VPD

PROPERTY OVERVIEW

Retail strip center with two end-cap suites for lease. Located on Route 11/15, between Duncannon and Marysville. Suites 101 was previously occupied as a restaurant with full bar. Zoning offers various retail and office uses.

Opportunity to own Fox's Pizza franchise.
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.



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PROPERTY DETAILS

Building SF: 12,000 +/-
Available SF: Two suites 1,500 +/- each
Space Type: Retail
Signage: Monument and building

Lease Price: \$9.00/SF + Utilities
Lease Term: Negotiable, subject to buildout
Availability: Immediate

AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE RATE	AVAILABILITY
SUITE 101	1,500 +/-	\$9.00/SF + Utilities	Immediate
SUITE 108	1,500 +/-	\$9.00/SF + Utilities	Immediate

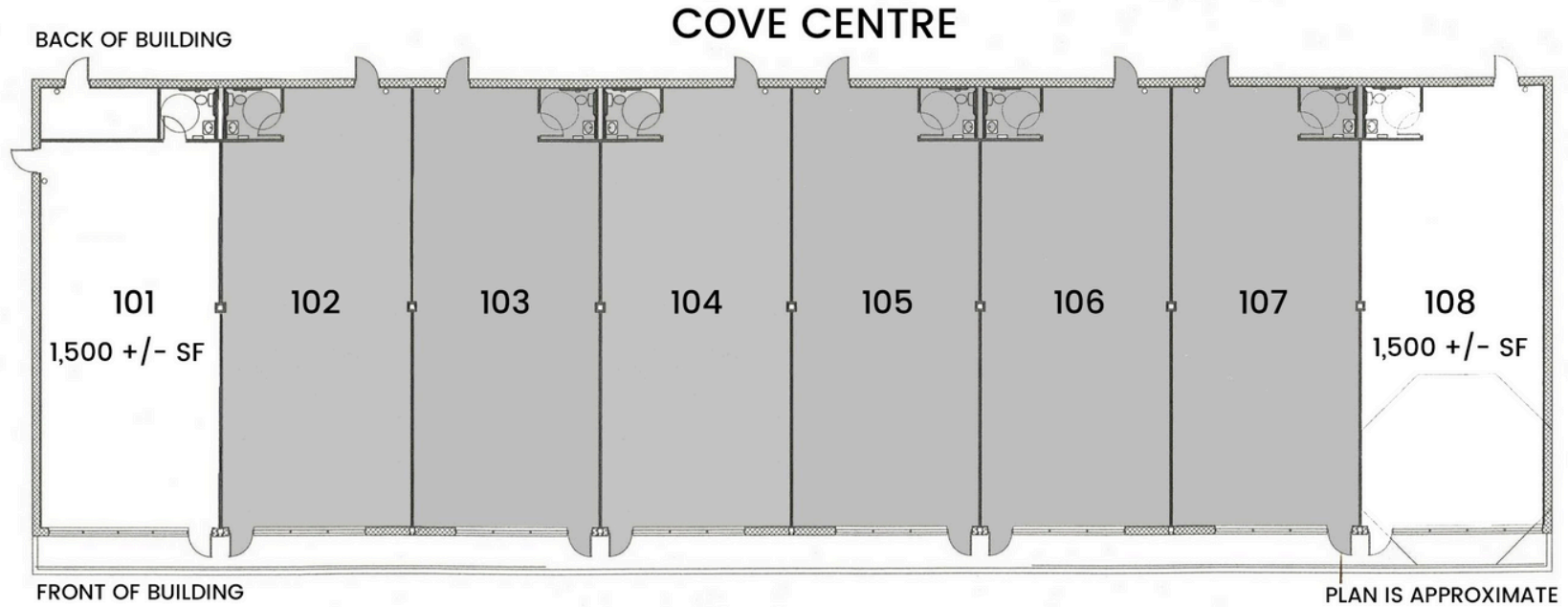
Fox's Pizza Franchise Opportunity!

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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