

SOUTHGATE SHOPPING CENTER

Chambersburg, Pennsylvania



**133 West Catherine Street
Chambersburg, PA 17201**

PROPERTY DESCRIPTION

- Neighborhood shopping center located in the historic market of downtown Chambersburg, PA - 201,000 SF
- Situated along Route 30 with traffic counts in excess of 25,000 vehicles per day
- Anchors include Big Lots, Family Dollar and Rent-a-Center
- Small shop and anchor space available for lease
- Anchor space available for sale

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|----------------|----------|----------|----------|
| Population | 12,205 | 32,858 | 48,331 |
| Households | 4,735 | 13,299 | 19,243 |
| Avg. HH Income | \$55,963 | \$68,429 | \$72,653 |

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| UNIT | TENANT | SF |
|-------|---------------------|--------|
| 14 | AVAILABLE | 6,046 |
| 15 | Family Dollar | 8,954 |
| 16 | La Union Mercado | 6,000 |
| 17 | La Union Restaurant | 4,200 |
| 18 | La Union Mercado | 3,000 |
| 19A | Big Lots | 31,309 |
| 19B | AVAILABLE | 19,836 |
| 19C | AVAILABLE | 21,612 |
| 19D | AVAILABLE | 3,175 |
| 20-22 | Award Beauty | 5,900 |
| 23 | AVAILABLE | 1,200 |
| 24 | AVAILABLE | 2,400 |
| 25 | Rent-a-Center | 4,722 |

| UNIT | TENANT | SF |
|------|----------------------|--------|
| 2A | AVAILABLE | 22,103 |
| 2B | AVAILABLE | 33,547 |
| 3 | Caribbean Restaurant | 1,855 |
| 4 | AVAILABLE | 1,500 |
| 5 | AVAILABLE | 7,000 |
| 6 | AVAILABLE | 1,500 |
| 7 | AVAILABLE | 1,600 |
| 8 | AVAILABLE | 1,600 |
| 9 | China Wok | 1,600 |
| 10 | Metro PCS | 1,350 |
| 11 | AVAILABLE | 1,800 |
| 12 | AVAILABLE | 3,765 |
| 13 | AVAILABLE | 1,402 |

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