CHAMBERSBURG STRIP

500 WALKER ROAD | CHAMBERSBURG, PA



100% OCCUPIED & NNN TENANTS | NATIONAL TENANTS- 3.5 YEAR WALT | ASPEN DENTAL RECENT RENEWAL

Marcus & Millichap
THE DOUGHERTY TEAM

MID ATLANTIC Real Estate Journal
TOP SALES BROKER TEAMS OF 2024

CoStar™
POWER BROKER AWARD

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MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | 1031 EXCHANGE

DEAL TEAM

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Gateway Center
ASHLEY
MOE's SOUTHWEST GRILL
Jersey Mike's SUBS
TEXAS ROADHOUSE
ALDI
Chambersburg Square
Olive Garden
LONGHORN STEAKHOUSE
MATTRESS Warehouse
AT&T
BJ's
STARBUCKS
Top 25% in Nation
Chick-fil-A
Top 5% in Nation
FIVE GUYS
Top 5% in Nation
SHEETZ
TOMMY'S EXPRESS CAR WASH
SONIC
TRUIST
Giant
TARGET
Michaels
PETSMART
KOHL'S
five BELOW
Red Robin
Top 10% in Nation
Panera BREAD
Top 15% in Nation
CHIPOTLE
Top 5% in Nation
NORLAND AVE
WELLSPAN HEALTH
WALKER RD. (6,990 VPD)
INTERSTATE 81
(35,003 VPD)
INTERSTATE 81
(35,003 VPD)
SUBJECT PROPERTY
500 Walker Road, Chambersburg, PA 17201
BUFFALO WILD WINGS


Franklin Center
DICK'S Clothing & Sporting Goods
T.J.maxx
OLLIE'S GOOD STUFF CHEAP
petco
ULTA BEAUTY
POPEYES
Gateway Center
ASHLEY
MOE'S SOUTHWEST GRILL
Jersey Mike's SUBS
TEXAS ROADHOUSE
WELLSPAN CHAMBERSBURG HOSPITAL
200+ BEDS
LINCOLN HWY E.
30
30
Ford
Quick Lane TIRE & AUTO CENTER
(35,003 VPD)
(35,003 VPD)
INTERSTATE 81
INTERSTATE 81
ALDI
SPRINGHILL SUITES MARRIOTT
COUNTRY INN & SUITES BY RADISSON
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$4,837,890
ASKING PRICE

6.65%
CAP RATE

$321,720
NOI

500 WALKER ROAD, CHAMBERSBURG, PA 17201

PROPERTY SPECIFICATIONS

Gross Leasable Area (GLA)	9,413 SF	**Year Built**	2016
Occupancy	100%	**Parking Spaces**	150
Number of Tenants	3	**Parking Ratio (Spaces/1,000 SF)**	15.94
WALT	3.4 Years	**Zoning**	DCH
Lot Size	0.96 Acres	**VPD**	35,003 (I-81)

INVESTMENT HIGHLIGHTS

CHAMBERSBURG STRIP // CHAMBERSBURG, PA

100% OCCUPIED | NATIONALLY RECOGNIZED CREDIT TENANTS

- Fully leased 9,413 SF retail strip anchored by Mattress Firm, Sport Clips, and Aspen Dental – three well-established national brands with strong consumer recognition

STRONG TENANT MOMENTUM | RECENT BRAND GROWTH & INVESTMENT

- **Mattress Firm's** $4.3B acquisition by Tempur Sealy (2025) formed Somnigroup International (NYSE: SGI), uniting the nation's largest mattress manufacturer and retailer
- **Aspen Dental** opened 21+ new practices in 2025 and continues aggressive 2026 expansion, now nearing 1,100 locations nationwide
- **Sport Clips** is targeting net-positive unit growth in 2026 after a period of portfolio optimization – renewed brand momentum

STRONG REAL ESTATE FUNDAMENTALS | PRIME INTERSTATE VISIBILITY | I-81 ACCESS

- Built in 2016 on a ~1-acre site, featuring 150 parking spaces and 9,400+ SF rentable building space
- Positioned along Walker Road (6,990 VPD) with immediate proximity to Interstate 81 (35,003 VPD), one of the primary north-south commercial corridors on the East Coast

THRIVING RETAIL CORRIDOR | HIGH-PERFORMING NATIONAL TENANTS

- Sports Clips at this site is in the top 25% in the U.S. and State
- Surrounded by top-tier national demand drivers including Panera Bread (Top 15% in the U.S.), Chipotle (Top 5% in the U.S.), Red Robin (Top 10% in the U.S.), Chick-Fil-A (Top 5% in the U.S.), Five Guys (Top 5% in the U.S.), and Starbucks (Top 25% in the U.S.)

NNN LEASE STRUCTURES WITH BONUS FEE INCOME | LIMITED LANDLORD EXPOSURE

- Leases are structured as NNN, with all tenants paying an admin fee layered on top of standard reimbursements – minimizing landlord expense exposure while adding incremental income

3.5 YEAR WALT | BUILT-IN NOI GROWTH

- Every tenant's renewal options carry a consistent 10% rental increase, providing a clear, contractual path to future income growth

AFFLUENT IMMEDIATE TRADE AREA | GROWTH MARKET

- Average household income of $117,679 within 1 mile
- 36,000+ residents within a 3-mile radius of the site
- Population within 3 and 5 miles is projected to grow by approximately 2% through 2030

STRONG SUBMARKET DRIVERS | SCHOOLS, HEALTHCARE & NEW DEVELOPMENT

- Chambersburg Area Senior High School (2,558 students)
- WellSpan Chambersburg Hospital (200+ beds & 1,500 employees)
- New Developments in the area including a new Wawa opened in Chambersburg in early 2025, and the Southgate Redevelopment is bringing a new Keystone Health medical facility to the borough



Unit	Tenant Name	Tenant Use	SF	GLA %	Start Date	End Date	Term Remaining	Term	Increase Date	Increase Date End	Rent/ SF	Monthly Rent	Annual Rent	% Increase	Options	Lease Type
1	Mattress Firm	Mattress Store	4,500 SF	47.8%	Mar-2017	Oct-2028	2.1 Years		Current	Oct-2028	$34.10	$12,788	$153,450	-	2, 5 Year	NNN (no MF)
								OPT	Nov-2028	Oct-2033	$37.51	$14,066	$168,795	10.0%		
								OPT	Nov-2033	Oct-2038	$41.26	$15,473	$185,675	10.0%		
2	Sports Clips	Barber Shop	1,413 SF	15.0%	Apr-2019	Mar-2029	2.5 Years		Current	Mar-2029	$29.98	$3,530	$42,362	-	2, 5 Year	NNN + 15% (no MF)
								OPT	Apr-2029	Mar-2034	$32.98	$3,883	$46,601	10.0%		
								OPT	Apr-2034	Mar-2039	$36.28	$4,272	$51,264	10.0%		
3	Aspen Dental	Dentist	3,500 SF	37.2%	Jan-2017	Jan-2032	5.4 Years		Current	Jan-2032	$39.27	$11,454	$137,445	-	2, 5 Year	NNN + 5% (no MF)
								OPT	Feb-2032	Jan-2037	$43.20	$12,600	$151,200	10.0%		
								OPT	Feb-2037	Jan-2042	$47.52	$13,860	$166,320	10.0%		
TOTAL SQUARE FOOTAGE:			**9,413**	**100%**									**ANNUAL BASE RENT:**	**$333,257**		

Available	-	0.0%
Occupied	9,413	100.0%
Triple Net Leases	9,413	100.0%
Weighted Average Lease Term	3.4 Years	

****Aspen Dental rent based on 2/1/2027 bump**

INCOME	CURRENT	$/SF
Base Rent[1]	$333,257	$35.40
Reimbursement Rent		
Real Estate Tax	$35,469	
Insurance	$7,323	
CAM	$20,493	
Management Fee & Admin Fee	$1,143	
Total Reimbursement Rent	$64,429	$6.84
Potential Gross Income	$397,685	$42.25
Vacancy Factor (3.0%)[2]	($1,271)	
EFFECTIVE GROSS INCOME	$396,414	$42.11

EXPENSES[3]		
Real Estate Taxes	$35,469	$3.77
Insurance	$7,323	$0.78
Common Area Maintenance		
Landscaping	$9,695	
Repairs & Maintenance	$8,491	
Utilities	$2,307	
Total CAM	$20,493	$2.18
Management Fee (3.0%)	$9,998	$1.06
Capital Reserves ($0.15)	$1,412	$0.15
Total Expenses	$74,695	$7.94
NET OPERATING INCOME	**$321,720**	**$34.18**

(1) Base Rent: Reflective of 2027 rental schedule

(2) Vacancy Factor: Reflective of 3% of Base Rents - Excludes Aspen Dental, Mattress Firm

(3) Expenses: Reflective of prior year's operating expenses

(4) Management Fee: Reflective of 3% of Base Rents

(5) Capital Reserves: Reflective of $0.15/SF





MATTRESS FIRM®

Founded	1986
Locations	2,350+
Type	Public (NYSE: SGI)
Parent Company	Somnigroup International Inc.
Credit Rating	BB+ (S&P)
Headquarters	Houston, TX
Net Sales	$7.48B (2025)

- **Heritage:** Founded in 1986 by Harry Roberts, Paul Stork, and Steve Fendrich the group differentiated themselves by allowing customer to test out beds and offering same-day delivery.
- **Services:** Provides mattresses across price tiers and brands from in-house brands plus name brands.
- **Ownership:** Mattress Firm was acquired by Tempur Sealy for $5.1B in February 2025 later rebranding the parent company to Somnigroup International Inc. NYSE: SGI.
- **Scale:** Operates 2,350+ locations nationwide.
- **Growth:** Continues to optimize its store footprint.

Mattress Firm Expands Kingsdown® Wesley Collection Nationwide Following Strong Customer Response and Category-Leading Performance

CLICK HERE TO READ ARTICLE — ***Somnigroup: HOW IT PLANS TO DOMINATE THE MATTRESS MARKET***

CLICK HERE TO READ ARTICLE — ***S&P GLOBAL UPGRADES SOMNIGROUP RATING ON LOWER LEVERAGE***



AspenDental

Founded	1998
Locations	1,100+
Type	Private
Headquarters	Chicago, Illinois

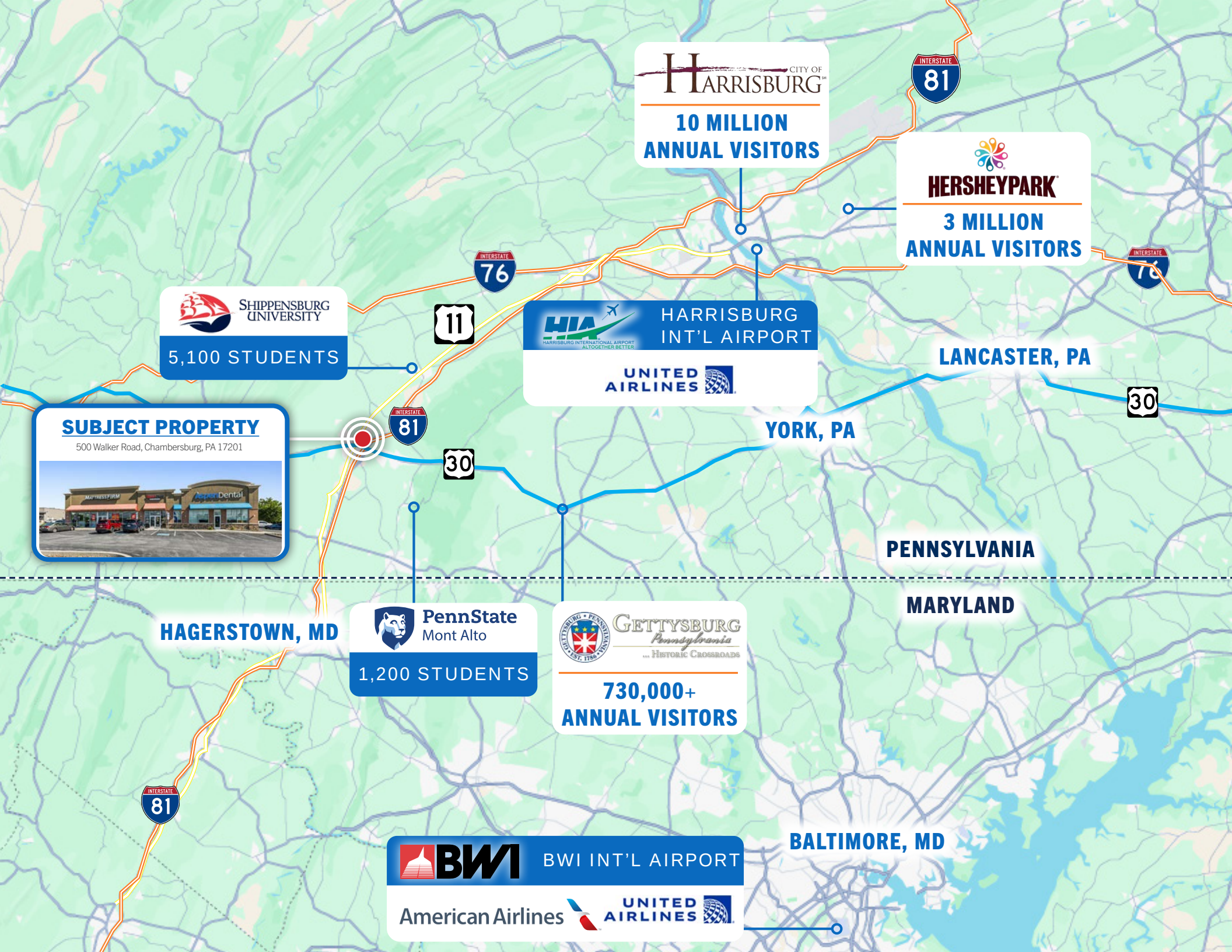
- **Heritage:** Founded in 1998 by Bob Fontana, Aspen Dental has grown into one of the largest branded dental care networks in the U.S.
- **Services:** Provides general dentistry, dentures, dental implants, emergency dental care, and other oral health services.
- **Ownership:** Aspen Dental practices are independently owned and operated by licensed dentists, with administrative and business support provided by The Aspen Group (TAG), headquartered in Chicago.
- **Scale:** Operates 1,100+ locations nationwide.
- **Growth:** Continues to expand geographically, strengthening its national footprint and accessibility.



SportClips HAIRCUTS

Founded	1993
Locations	1,788
Type	Private
Headquarters	Georgetown, TX
Revenue	$702 Million (2025)

- **Heritage:** Founded by Gordon Logan in 1993 in Georgetown, Texas, the brand was engineered to fill a major gap in the hair-care market.
- **Services:** The brand operates on a no-appointment, walk-in system anchored by its signature “MVP Experience.” This bundle includes a precision haircut, a hot steamed towel treatment, a massaging shampoo, and a relaxing neck and shoulder massage, alongside flat-screen TVs playing live sports at every cutting station
- **Ownership:** Sport Clips is a privately held, family-owned franchise system. Approximately 1,702 franchised and 86 company-owned
- **Scale:** The franchise has roughly 1,800 storefronts across all 50 U.S. states and parts of Canada. This massive physical network makes it one of the largest specialized haircut chains in North America
- **Growth:** Expansion relies heavily on multi-unit franchise agreements rather than corporate-owned store rollouts.


CITY OF HARRISBURG
10 MILLION ANNUAL VISITORS
HERSHEYPARK
3 MILLION ANNUAL VISITORS
SHIPPENSBURG UNIVERSITY
5,100 STUDENTS
HIA HARRISBURG INT'L AIRPORT
UNITED AIRLINES
LANCASTER, PA
SUBJECT PROPERTY
500 Walker Road, Chambersburg, PA 17201
YORK, PA
PENNSYLVANIA
MARYLAND
HAGERSTOWN, MD
PennState Mont Alto
1,200 STUDENTS
GETTYSBURG Pennsylvania ... Historic Crossroads
730,000+ ANNUAL VISITORS
BALTIMORE, MD
BWI BWI INT'L AIRPORT
American Airlines
UNITED AIRLINES
INTERSTATE 81
INTERSTATE 76
11
30

DEMOGRAPHICS

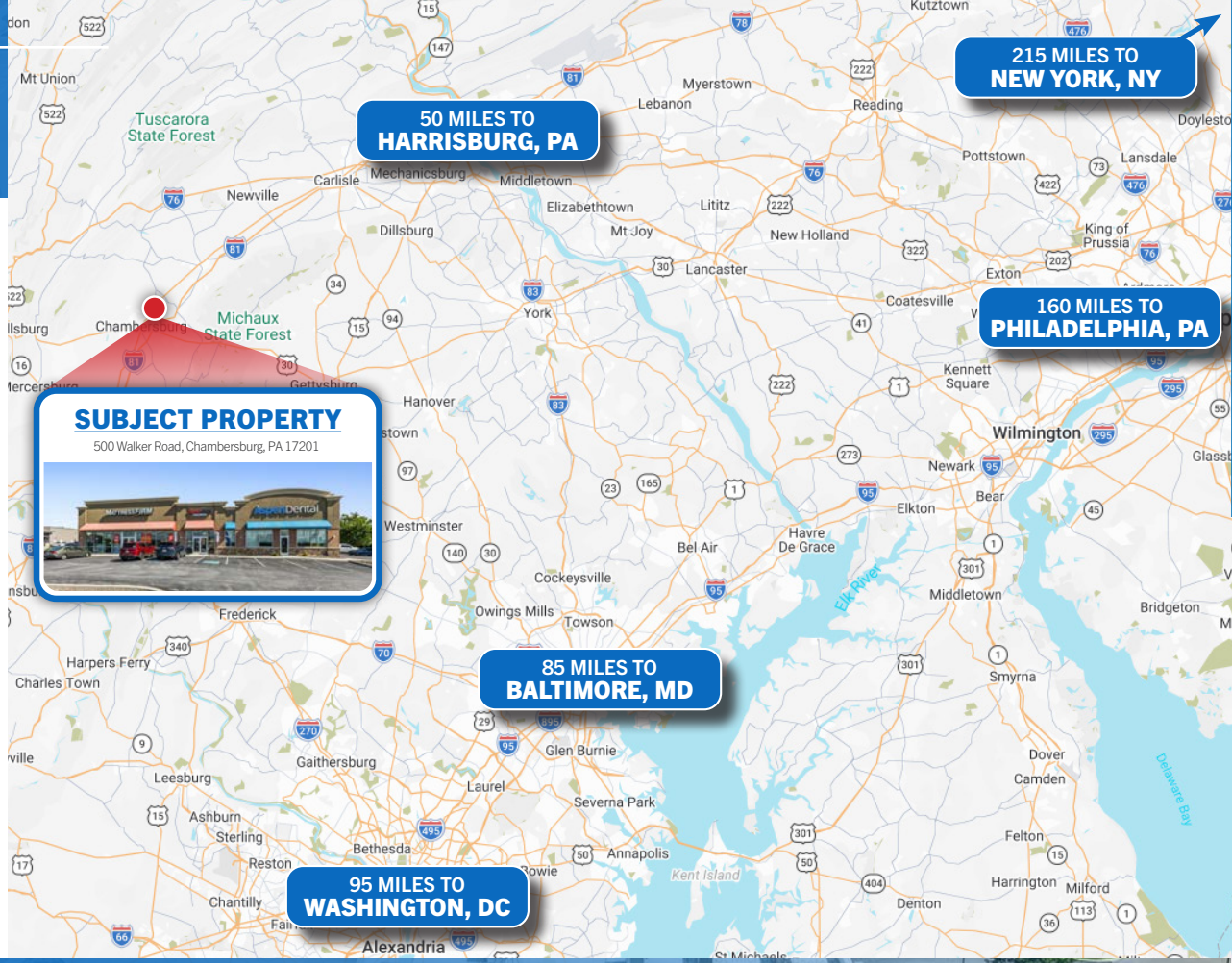
CHAMBERSBURG STRIP // CHAMBERSBURG

POPULATION	1-MILE	3-MILE	5-MILES
2025 Population	2,021	36,522	56,565
2030 Population Est.	2,060	37,291	57,705
Population Growth (%)	1.9%	2.1%	2.0%

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2025 Households	871	14,823	22,633
2030 Household Est.	886	15,125	23,084
Household Growth (%)	1.7%	2.0%	2.0%

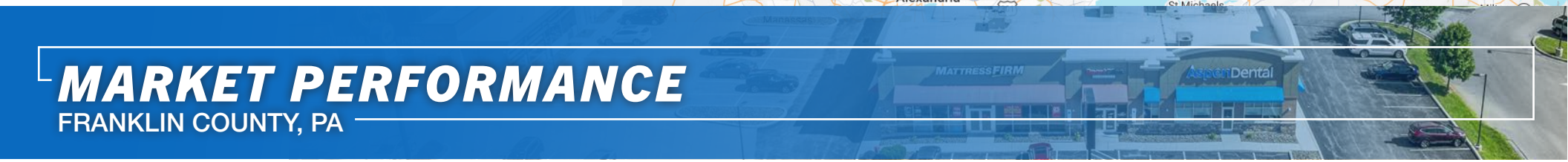
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2025 Average HH Income	$117,679	$85,315	$90,710
2025 Median HH Income	$80,435	$66,013	$71,337

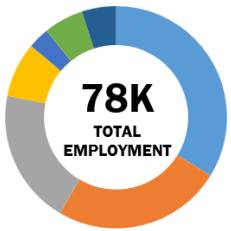
EMPLOYMENT	1-MILE	3-MILE	5-MILE
Businesses	866	3,015	3,617



MARKET PERFORMANCE

FRANKLIN COUNTY, PA

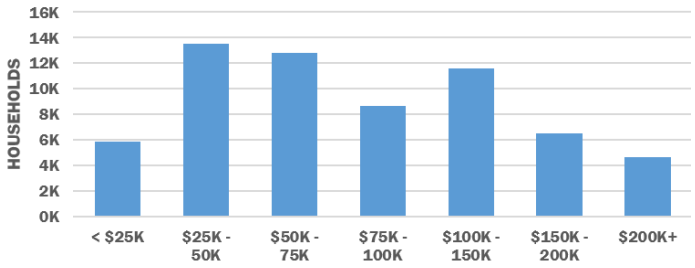




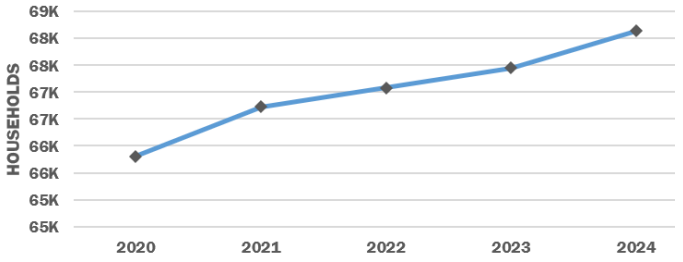
TOP INDUSTRIES

- (34%) TRADE, TRANSPORTATION, & UTILITIES
- (25%) EDUCATION & HEALTHCARE
- (20%) PROFESSIONAL & BUSINESS SERVICES
- (8%) LEISURE & HOSPITALITY
- (3%) FINANCIAL ACTIVITIES
- (6%) CONSTRUCTION
- (5%) GOVERNMENT

HOUSEHOLD INCOME



HOUSEHOLD GROWTH



FRANKLIN COUNTY, PA

STRONG WORKFORCE

The county boasts a skilled and dedicated workforce, with a strong work ethic and diverse skillsets. The presence of several colleges and universities in the region ensures a steady pipeline of talent for businesses seeking to expand or relocate.

STRATEGIC LOCATION

Franklin County enjoys a prime location, situated along major transportation corridors like Interstate 81 and within close proximity to major metropolitan areas like Baltimore, Washington D.C., and Philadelphia. This accessibility makes it an attractive hub for businesses seeking efficient distribution and logistics solutions.

GROWING ECONOMY

The county's economy is diverse and resilient, with key sectors including manufacturing, healthcare, agriculture, and tourism. Recent investments in infrastructure and technology have further strengthened the county's economic prospects, making it an attractive destination for investors seeking long-term growth opportunities.

Employment

EMPLOYER	EMPLOYEES
WellSpan Health (Chambersburg Hosp)	3,600+
Letterkenny Army Depot	2,800+
Walmart	2,500+
Chambersburg Area School District	1,100-1,200
Volvo Construction Equipment	800+

Construction Equipment

Transportation

ROADWAY	TRAFFIC COUNTS (VPD)
I-81	70,000+
US 30	20,000+
US 11	20,000+
PA 997	10,000 - 20,000
PA 16	15,000+

Education

SCHOOL	STUDENTS
Shippensburg University of Pennsylvania	6,500
Chambersburg Area High School	2,348
Waynesboro Area High School	1,439
Shippensburg Area High School	12,032
Penn State Mont Alto	1,200



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