



AYR TOWN SHOPPING CENTER

Ayr Township | Fulton County

360 South 2nd St. McConnellsburg, PA 17233

FOR LEASE

Grocery anchored shopping center along US Route 522 in McConnellsburg, PA.

GLA: 55,600 SF



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VASTGOOD PROPERTIES, LLC
Manager & Owner's Representative

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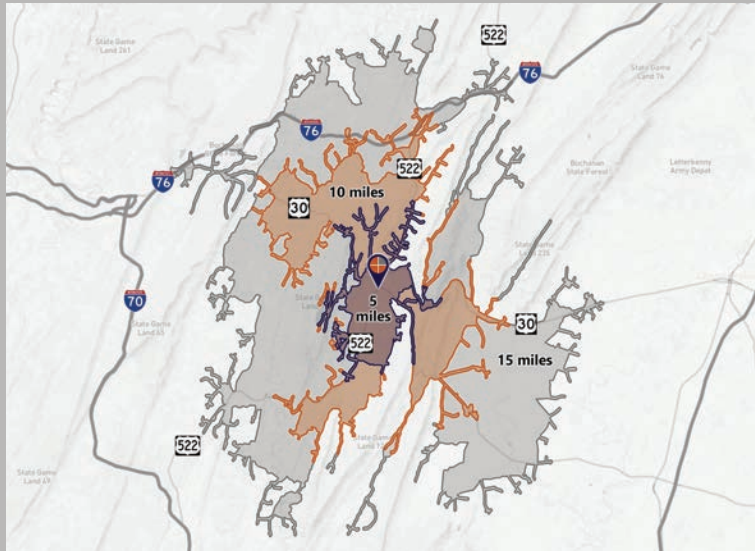


Ayr Town Shopping Center

DEMOGRAPHICS

Variable	Ayr Town Shopping Center 360 S. 2nd St. McCconnellsburg, PA 17233			
	Travel Distance from Site	5 miles	10 miles	15 miles
Total Population		2,748	5,885	16,276
Population Density (Pop per Sq. Mile)		159.2	80.0	69.4
Total Daytime Population		4,332	6,800	16,111
Total Households		1,266	2,502	6,485
Per Capita Income		\$25,677	\$26,027	\$25,930
Average Household Income		\$57,298	\$61,452	\$64,402
Average Disposable Income		\$46,507	\$49,404	\$51,795
Aggregate Disposable Income		\$58,878,050	\$123,608,452	\$335,891,806
Total (SIC01-99) Businesses		201	292	581
Total (SIC01-99) Employees		2,847	3,822	7,094
Total (SIC01-99) Sales (\$000)		\$249,721	\$351,920	\$710,305
Annual Budget Expenditures		\$63,456,581	\$133,750,234	\$361,718,146
Retail Goods		\$20,195,717	\$42,408,174	\$114,434,485

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Space available in this neighborhood shopping center anchored by a 50,000 SF successful and well-established Giant Food Store with fuel. The shopping center is located along US Route 522 and is in close proximity to the population of McCconnellsburg, which is the hart of Fulton County. It is also near the Fulton County Medical Center, government offices and the local high school.

Join the Fine Wine & Good Spirits store, along with a newly built Tractor Supply in the adjoining parcel. This center is an ideal opportunity for food users, medical, health/wellness, and service oriented businesses.

Property is professionally managed.

PROPERTY DETAILS

- Gross Leaseable Area:.....55,600 SF
- Lease Rate/Terms:Negotiable
- Available:Immediately
- Parking:.....On-Site, Paved, Shared

- Spaces Available
- Key Code 3..... 1,600 SF
- Out Parcel.....TBD

TRAFFIC COUNTS

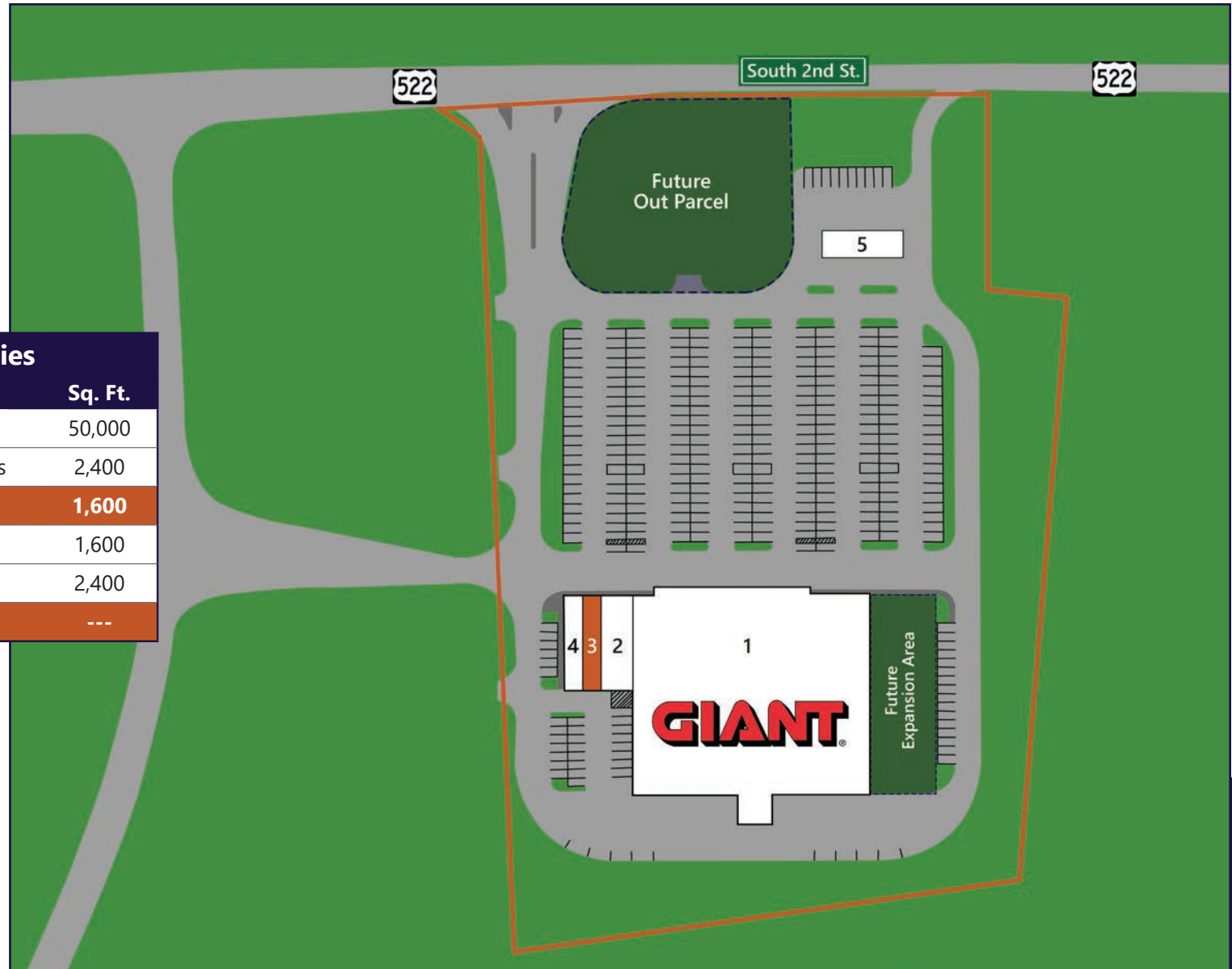
- S. 2nd St./US Route 522:..... 3,108 VPD



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AYR TOWN CENTER - SITE PLAN



Tenants & Availabilities		
Key Code	Tenant	Sq. Ft.
1	Giant Food Store	50,000
2	Fine Wine & Good Spirits	2,400
3	AVAILABLE	1,600
4	T-Mobile	1,600
5	Giant Fuel	2,400
Out Parcel	AVAILABLE	---

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ESTABLISHED REGIONAL COMPETITION MAP



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AERIAL PHOTOS & BUILDING PHOTOS



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