



For Lease

Franklin Commons Shopping Center

1,392-6,400 SF



Listed By:
Alex Fanjul
c - 757.597.8967
alex@aforealty.com

David Tunnicliffe
c - 757.580.2991
david@aforealty.com

SHOPPING CENTER OVERVIEW

- Walmart Supercenter anchored shopping center with strong sales
- Strong national tenant mix with local/regional tenants
- Growing market with new to market retailers like 7-Brew, Cookout, Dunkin, Wawa, Green Clean Car Wash and many more.
- **Second Generation Restaurant Available (+/- 1,392 SF)**
- Various sizes available & recent improvements to center
- Quick access to Route 58
- Tenants include Walmart, Cato Fashions, Shoe Show, Hibbett, Verizon and many more.
- Strong demographics from the City of Franklin and 15-20 Minute drive times coming from Southampton County.
- **1,392 – 6,400 SF Available – Contact Agent for Pricing**





Armory Drive - 12,000 VPD



AERIAL VIEW

Franklin Commons
Shopping Center

Walmart



EXXON



DUNKIN'



ANYTIME FITNESS



TSC TRACTOR SUPPLY CO

Armory Drive - 12,000 VPD

Route 58 - 17,000 VPD



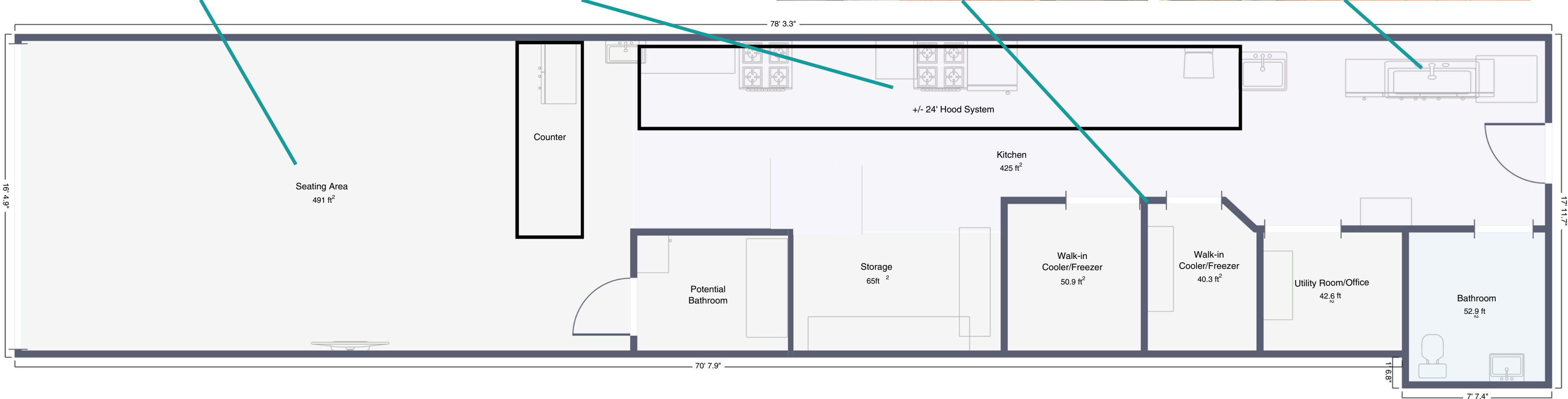
SITE PLAN



Tenant	Suite #	Size
Verizon	178	
Available	174	1,600 SF
Kiki's Grill	172	
Top Nails	168	
El Ranchero	164	
Royal Tobacco	156	
Manhattan	152	
Available	148	1,600 SF
Available	144	1,600 SF
Available	140	3,200 SF
Available*	136	1,392 SF
Available	132	1,600 SF
Hibbett	128	
Available	124	2,000 SF
Shoe Show	120	
Beauty Bank	116	
Available	108	1,600 SF
Cato Fashion	104	
*Second Gen Restaurant		

SECOND GENERATION RESTAURANT

SUITE 136



**Floor plans & measurements are approximate and should be confirmed in person by incoming tenant.

FRANKLIN IS GROWING WITH PEOPLE AND WITH JOBS...



The Summit

150 townhomes, of which about 100 are built and occupied to date

1 mile to Franklin Commons



Hunterdale Green

78 homes to be built, pre-sale starting September 2026

2 miles to Franklin Commons



Clay Meadows

9 homes to be built, with only 3 home sites remaining

2 miles to Franklin Commons



Proposed two-million square foot manufacturing and food processing facility.

\$121 M Invested (projected)

100 + full time jobs



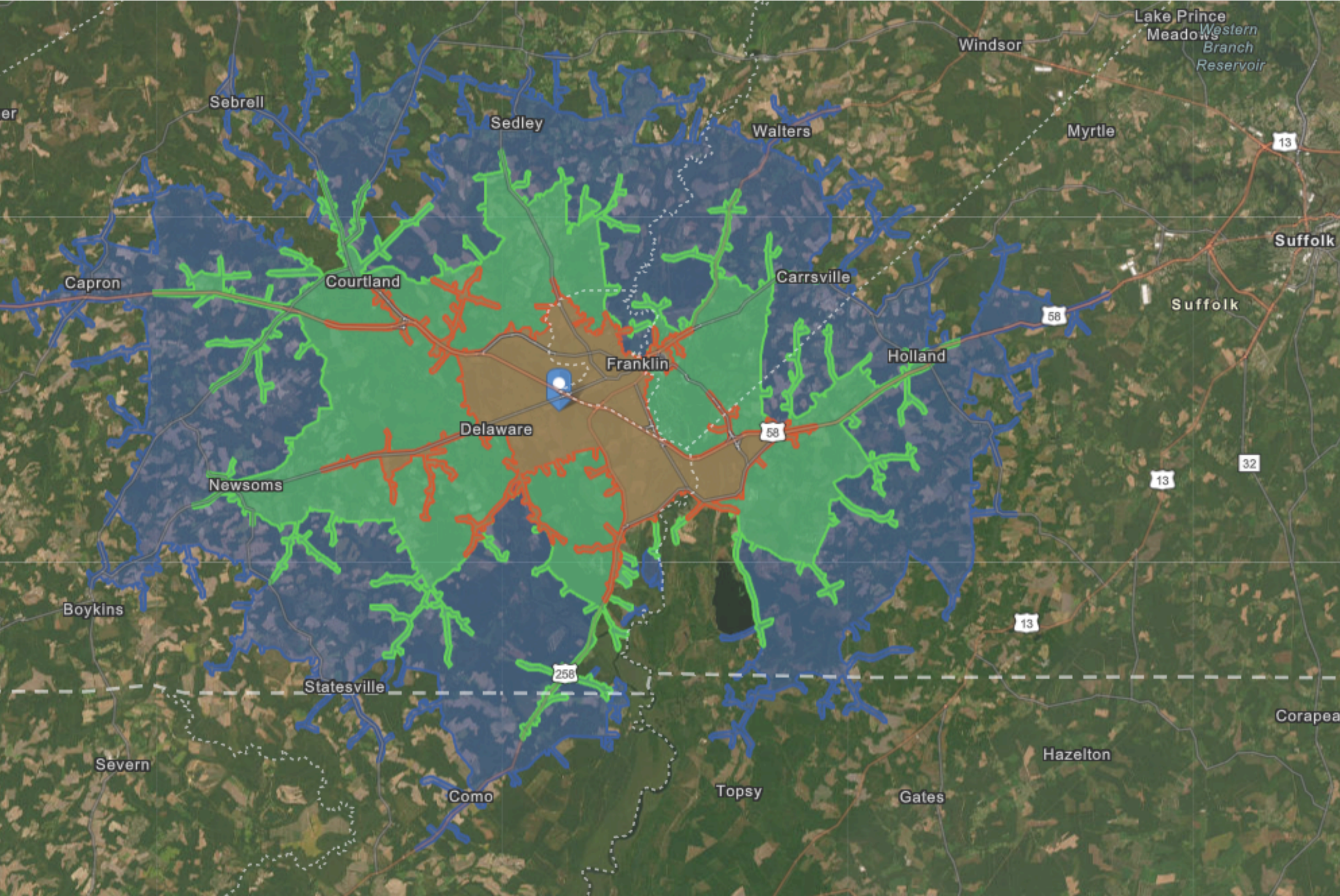
A trusted provider of a comprehensive portfolio of disposable medical supplies and devices, designed to support healthcare providers in delivering high-quality care.

Adding manufacturing facility to complement distribution. Estimated 15-20 additional jobs.



Additional 60,000 SF being developed less than ½ mile away from Franklin Commons.

DEMOS



DEMOS	10 Minute Drive Time	15 Minute Drive Time	20 Minute Drive Time
Population	8,604	16,016	23,197
Projected Annual Growth	.10%	.13%	.18%
Daytime Population	8,998	16,981	21,860
Average Income	\$78,823	\$84,230	\$88,014
# of Households	3,554	6,734	9,733
Occupation			
White Collar	50.1%	53.5%	53.6%
Blue Collar	24.8%	22.9%	23.9%
Services	25.1%	23.5%	22.4%
Diversity Index	55.5	57.4	56.5
Education (High School +)	86.7%	88.6%	89.1%



AFO REALTY
SALES | LEASING | INVESTMENTS

Alex Fanjul

c - 757.597.8967

alex@aforealty.com

David Tunnicliffe

c - 757.580.2991

david@aforealty.com

AFO Realty, LLC

PO Box 212 | Franklin, VA 23851

AFO Realty is a licensed firm in the Commonwealth of Virginia and North Carolina. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.