PENNSWOOD COMMERCIAL REALTY LLC
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NOW LEASING

OLD TOWNE CENTER

9457 Lincoln Hwy (US Route 30) · Bedford, PA 15522 · Bedford County



REDEVELOPMENT 2027 — FIVE NEW SUITES, NEGOTIABLE RENTS. The center is being rehabbed with an all-new tenant mix. Five suites per the architect's demising plan, from ±828 SF to ±2,000 SF — lease now and open into the renewed center.

WHY OLD TOWNE CENTER

- **Lincoln Highway frontage** — direct frontage and visibility on US Route 30, Bedford County's main east–west commercial corridor
- **Five suites, flexible plan** — fresh demising per the architect's plan; adjacent suites combine to ±2,568 SF (Units 1+2) or ±1,656 SF (Units 3+4), + optional ±144 SF enclosure
- **End-cap opportunity** — Unit 1 can add windows/doors on its side wall per the plan: corner exposure, possible second entrance
- **Anchor suite** — Unit 5: ±2,000 SF under the widest storefront (43′-11½″)
- **Established neighbors next door** — Sherwin-Williams, Goodwill, Cricket Wireless and Twin Lakes Center (UPMC) in the adjacent building draw daily trips
- **Highway crossroads** — minutes west on US-30 to the I-99 / US-220 junction and the PA Turnpike's Bedford interchange via US-220

AVAILABLE SUITES — PROPOSED DEMISING PLAN

Unit	± SF	Frontage	Depth
Unit 1 — end cap	1,284	25′-5″	50′-4″
Unit 2	1,284	25′-5″	50′-4″
Unit 3	828	20′-8″	40′-1″
Unit 4	828	19′-10″	40′-1″
Unit 5	2,000	43′-11½″	±51′–60′
Total	6,224 SF	±139′ combined	

Rents: **negotiable** · Terms upon request
Timing: leasing now for the 2027 rehab and re-tenanting

Retail, restaurant, service, medical and office users all fit the new mix.

Robert L. Varner, Broker of Record · Pennswood Commercial Realty LLC · (814) 942-6300 · bvarner@pennswoodcommercial.com
Call for suite availability, the demising plan, and lease terms — rents are negotiable.

Information furnished is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price or rental, prior lease, or withdrawal without notice. Rendering and demising plan by CGA Architects are proposed and subject to change. Suite sizes are approximate (±) per the proposed demising plan dated July 9, 2025. Named neighboring tenants are located in the adjacent building and are not part of Old Towne Center. Prepared November 12, 2026.