



SHOPPING CENTER SPACE FOR LEASE

In-Line Units located in
Wilkes-Barre, PA

PROPERTY NAME	South Penn Plaza		
SPACE TYPE	Retail or Office		
ADDRESS	146 and 150 S Pennsylvania Avenue, Wilkes-Barre, PA 18701		
LOCALE	2 in-line units located in a neighborhood strip center across from Holy Redeemer High School; surrounding traffic generators include Starbucks, McDonald's, Curry Donuts, Domino's and Citgo.		
SPACE	<u>Unit</u>	<u>Square Feet Available (+/-)</u>	<u>Base Rent</u>
	146	1,400	\$14.00/SF
	150	2,200	\$10.00/SF
CONSTRUCTION	Cinderblock building construction, concrete floor, slab on grade.		
INTERIOR FINISH	Vanilla box with 9' drop ceilings, emergency lighting, central heat and air conditioning, plumbing and electrical in good repair with LVT flooring.		
BATHROOMS	One private restroom		
HVAC	Heating (gas) and Air Conditioning (RTU)		
PARKING	± 59 Paved and Striped Spaces		
TRAFFIC VOLUME	9,831 ADT on S Pennsylvania Avenue (PennDOT ITMS May 2023)		
ZONING	C-1 Commercial, Offices		
RENT/TERM	\$10.00-14.00 per Square Foot NNN (\$3.31/SF NNN), Negotiable Term		
REMARKS	Two points of ingress and egress from S Pennsylvania Avenue. Current tenants in the shopping center include Penn Ave Laundromat, Lyons Photography, Eagle Home Medical, Caribbean Paradise, VIP Barbershop, Eddie Day Pashinski State Representative, Futuristic Innovative Graphics.		

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