

700 E. MAIN ST

Larksville, PA 18651

 FOR LEASE

 RETAIL

 6,000 - 10,400 SF



PROPERTY DESCRIPTION

Available for immediate lease: commercial building situated on 1.1 acres located on Route 11, in the B-2 Highway Business District of Larksville, PA. With 280 feet of road frontage, this site captures significant attention with a traffic count of 17,961 vehicles daily. Prospective lessees can benefit from an immediate 6,000 SF of space with the potential to expand up to 10,400 SF in total. Designed for utility, the property features potential drive-thru garage bays and a showroom with drive-in access. Ample off-street parking, coupled with a 1,600 SF second-floor storage area, adds to its operational convenience. Modern utilities, from natural gas heating to 3-phase electric service, support varied business needs. With its zoning and versatile infrastructure, this location is ideal for retail endeavors, vehicle/equipment sales, or repair services.

LEASE RATE:
NEGOTIABLE

FOR MORE INFORMATION


Chris Matus, CCIM, SIOR

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NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
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PROPERTY HIGHLIGHTS

- Retail or Service/Repair space for lease
- Rate: negotiable
- 6,000 SF immediately available
- Up to 10,400 SF total available
- 1.1 Acres
- 280 feet of road frontage
- Superior traffic exposure of 17,961 vehicles per day
- Drive thru garage bays
- Showroom area with drive in door access
- Indoor paint booth
- Walk-in cooler
- Plenty of room for off street parking and vehicle storage
- 2nd floor storage area (1,600 SF)
- Natural gas forced air heat
- 3 phase electric service
- Public sewer and water
- Zoning: B-2 Highway Business District
- Suitable for many uses including retail or vehicle/equipment sales and repairs

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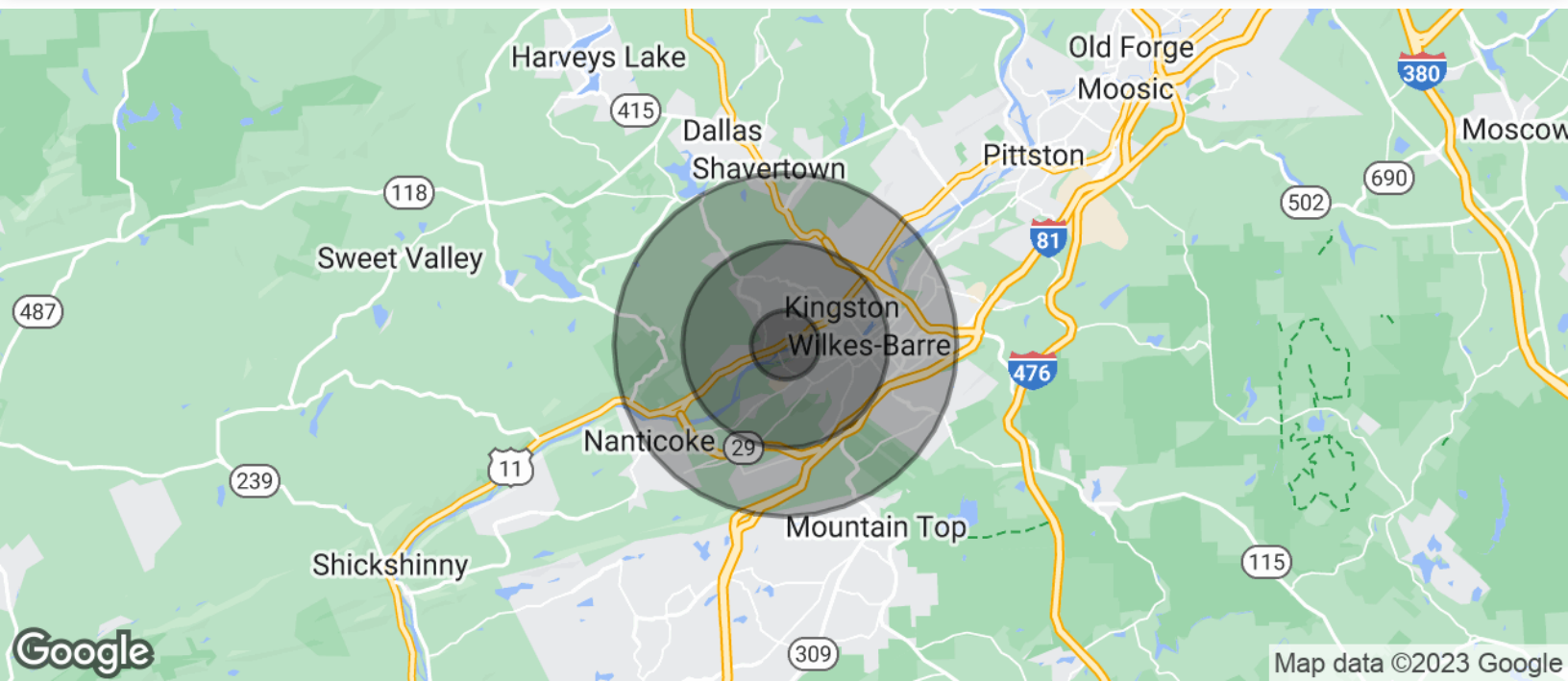
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,176	68,491	115,624
Average Age	48.2	38.7	40.4
Average Age (Male)	50.1	37.2	38.9
Average Age (Female)	46.5	40.4	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,042	33,755	56,289
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$51,646	\$49,899	\$52,430
Average House Value	\$92,965	\$91,801	\$99,957

TRAFFIC COUNTS

Narrows Rd. (Route 11)	17,961/day
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* Demographic data derived from 2020 ACS - US Census

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