



7.54 Acres of Commercial Land for Sale

Office Park at Montage Mountain

Preate Drive
Scranton, Lackawanna County, PA



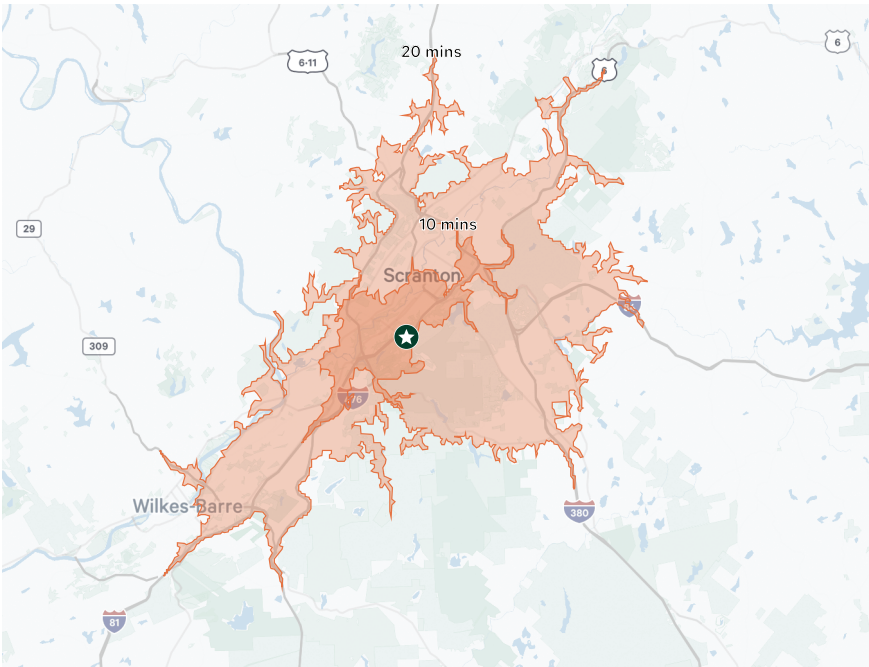
**Zoning: C-2 General
Commercial**

Potential Uses

- + Contracting Business
- + Machine Shop
- + Hotel/Motel
- + Office/Business
- + Repair Shop
- + Retail Stores
- + Restaurant
- + Drive Thru Commercial
- + Athletic Club
- + Assisted Living

Location Highlights

- + Located at Exit 182 (Davis Street) of I-81
- + Close to Montage Mountain & Glenmaura recreation/commercial & residential developments
- + Between Wilkes-Barre and Scranton, PA



Area Demographics

Population	10 Minute Drive		20 Minute Drive		30 Minute Drive	
2022 Population (Current Year Estimate)	54,321		201,600		395,271	
Household Income	10 Minute Drive		20 Minute Drive		30 Minute Drive	
2022 Households	22,267		84,902		165,264	
2022 Average Household Income	\$70,825		\$78,640		\$79,947	
Employment Status	10 Minute Drive		20 Minute Drive		30 Minute Drive	
2022 Civilian Population 16+ in Labor Force	25,772		98,885		193,769	
2022 Employed Civilian Population 16+	24,618	95.5%	94,753	95.8%	185,063	95.5%
2022 Unemployed Population 16+	1,155	4.5%	4,132	4.2%	8,706	4.5%
Place of Work	10 Minute Drive		20 Minute Drive		30 Minute Drive	
2022 Businesses	2,800		9,504		17,216	
2022 Employees	38,317		124,970		215,898	
Daytime Population	10 Minute Drive		20 Minute Drive		30 Minute Drive	
2022 Daytime Population	63,317		224,491		421,298	
Daytime Workers	33,585	53.0%	117,588	52.4%	212,104	50.3%
Daytime Residents	29,732	47.0%	106,903	47.6%	209,194	49.7%





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