

151-155 E MARKET ST & 36-40 W-B BLVD.

Wilkes-Barre, PA 18702



FOR SALE



TWO BLD. PACKAGE



143,200± SF



PROPERTY DESCRIPTION

Historic Stegmaier Brewing Co. Bottling House Building and adjacent six story Nelson Industrial building. A combined total of 143,200± SF. Zoned C-4 Commercial Heavy. These properties offer a wide variety for use and /or Redevelopment.

SALE PRICE:

PRICE UPON REQUEST

FOR MORE INFORMATION

Steve Cole, SIOR

570.820.7700

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David Weaver, SIOR

570.406.7428

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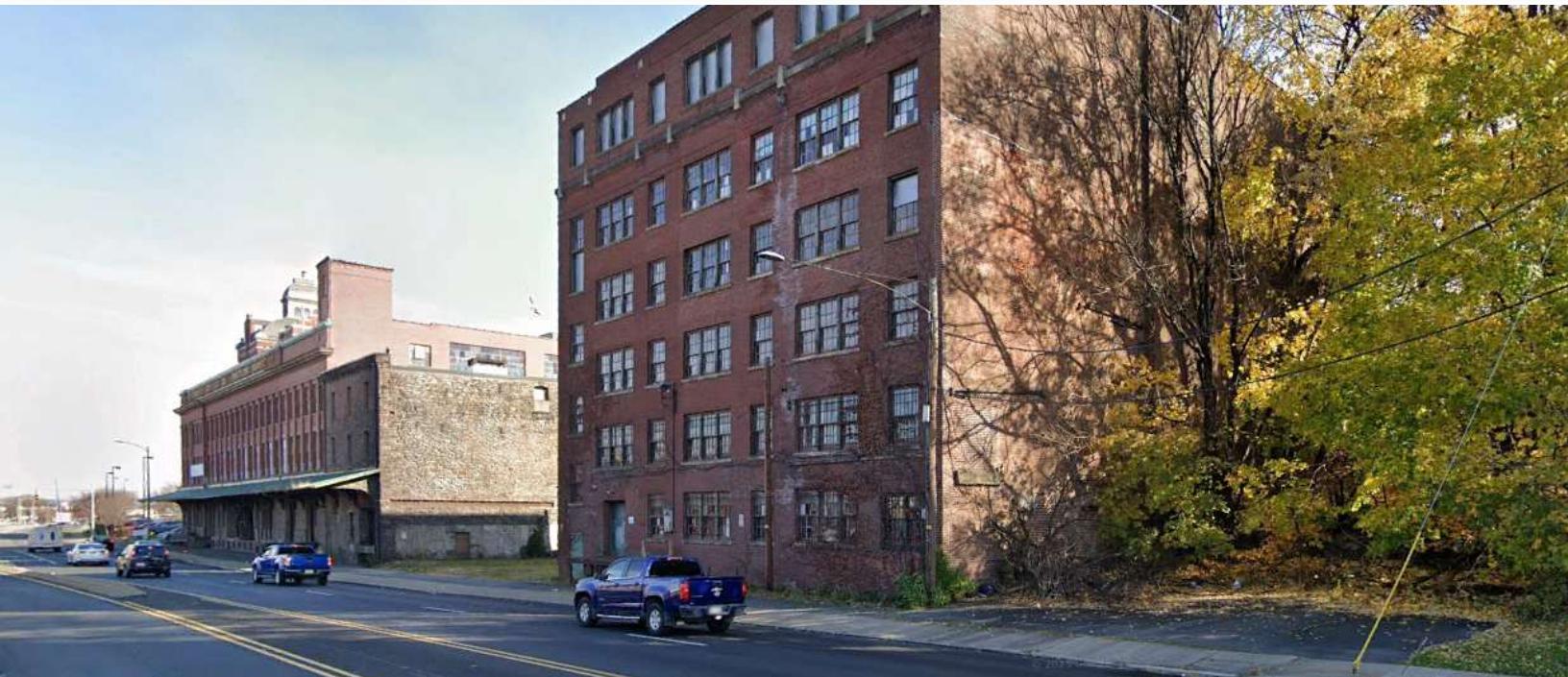
NAI Mertz | 350 Laird Street, Suite 110
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SALE PACKAGE

BUILDING	SIZE (SF)	DESCRIPTION
Bld. 1 - Stegmaier Bottling Co. 151-155 E Market	Available 97,200 SF	97,200± SF 0.69 Acres Four 24,300± SF Floors Varying 10'-12' Clear Height 20' x 20' Column Spacing 3 Loading-Docks 1 Freight Elevator Fully Sprinklered Renovated in 1997 Zoned C-4 Commercial, Heavy
Bld. 2 - Nelson Industrial 36-40 W-B Blvd.	Available 46,000 SF	46,000± SF 0.28 Acres Six 7,667± SF Floors 14' Clear Height Zoned C-4 Commercial, Heavy Situated along City Bus Route Access to I-81 & I-476 corridor within a few minutes.

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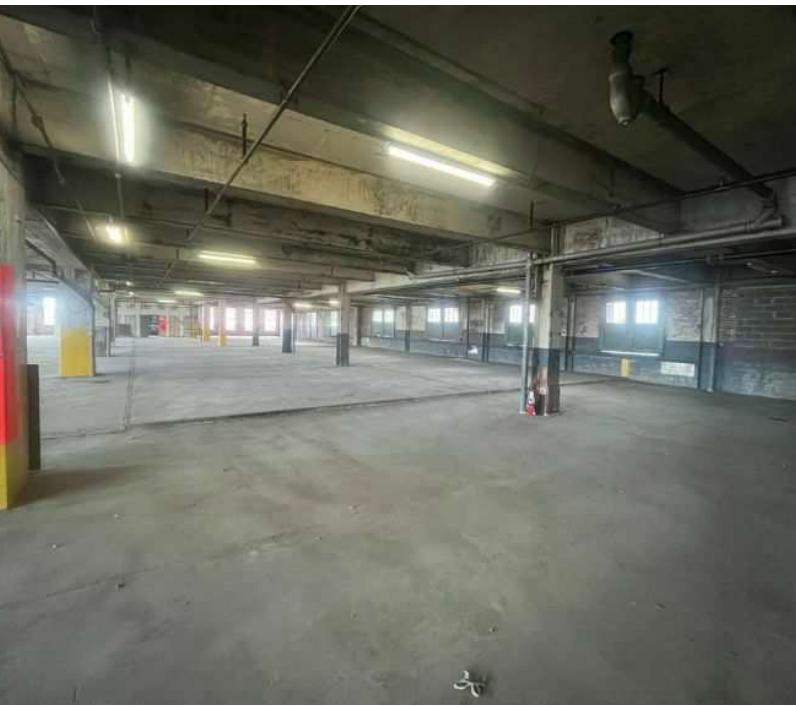
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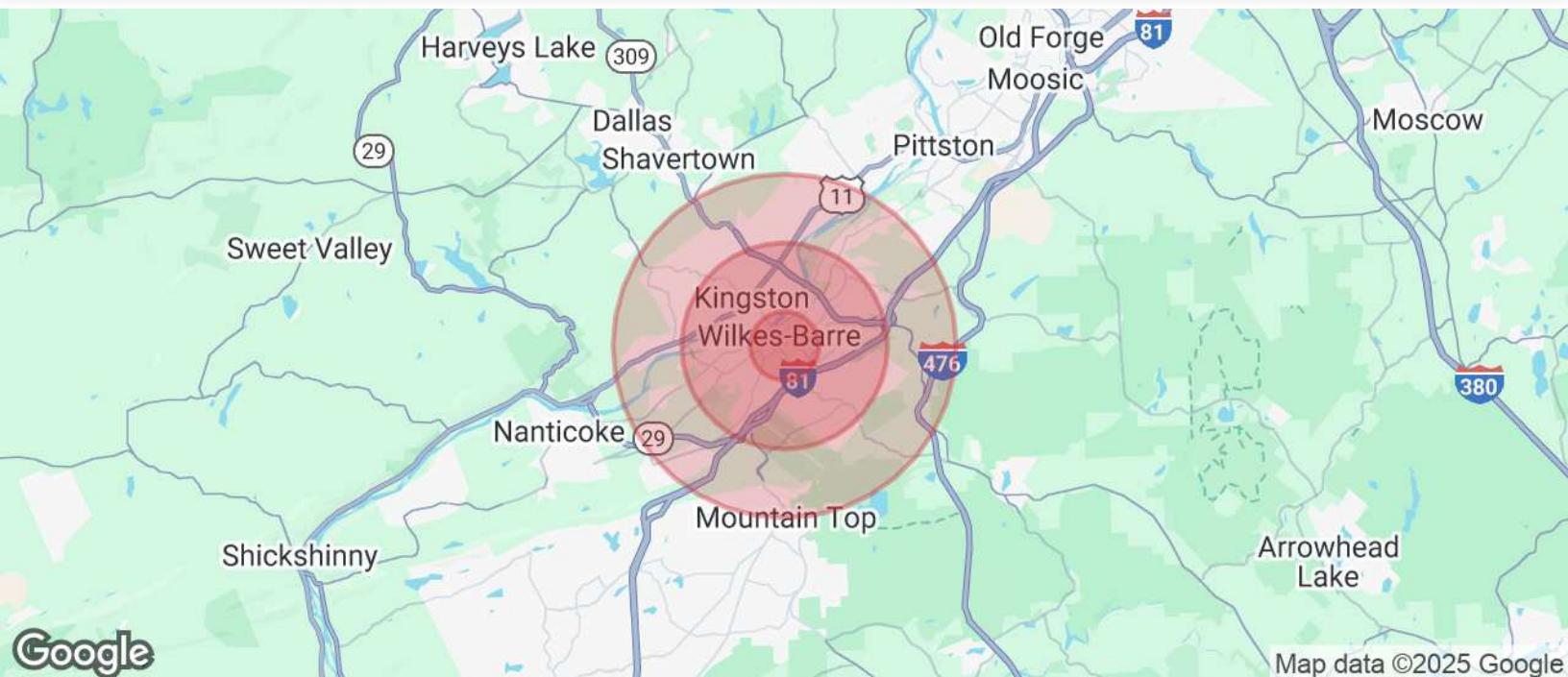
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	22,573	86,629	121,798
Average Age	38	41	43
Average Age (Male)	37	40	41
Average Age (Female)	40	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,459	36,235	51,982
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$53,224	\$70,435	\$73,848
Average House Value	\$113,879	\$146,776	\$154,837

TRAFFIC COUNTS

Wilkes-Barre Boulevard	17,543/day
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Demographics data derived from AlphaMap

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