

# 444 - 446 WYOMING AVENUE

Kingston, PA 18704

 FOR SALE OR LEASE

 DEVELOPMENT

 0.71 ACRES



## PROPERTY DESCRIPTION


Prime 0.71-acre site with 177 feet of frontage on busy Route 11, offering high visibility with 22,691 vehicles passing daily. Located in a densely populated area with significant foot traffic, this property is zoned C2 Community Business, allowing for a wide range of development opportunities. The scarcity of available properties in this high-demand area makes it a valuable opportunity.

**SALE PRICE / LEASE RATE:**

**CONTACT AGENT FOR PRICING**

## FOR MORE INFORMATION

**Chris Matus, CCIM, SIOR**

 570.820.7700 x403

 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

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# NAI Mertz

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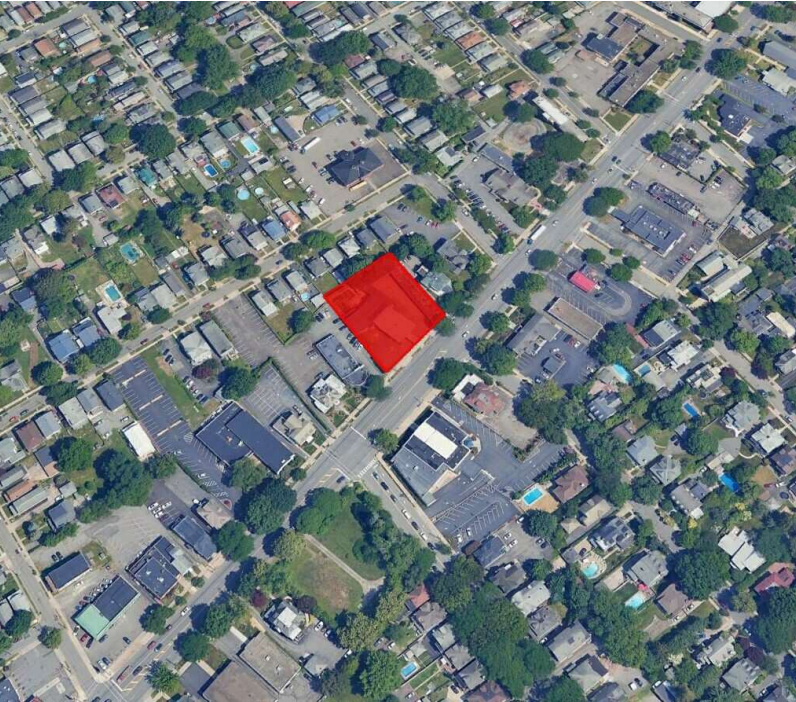
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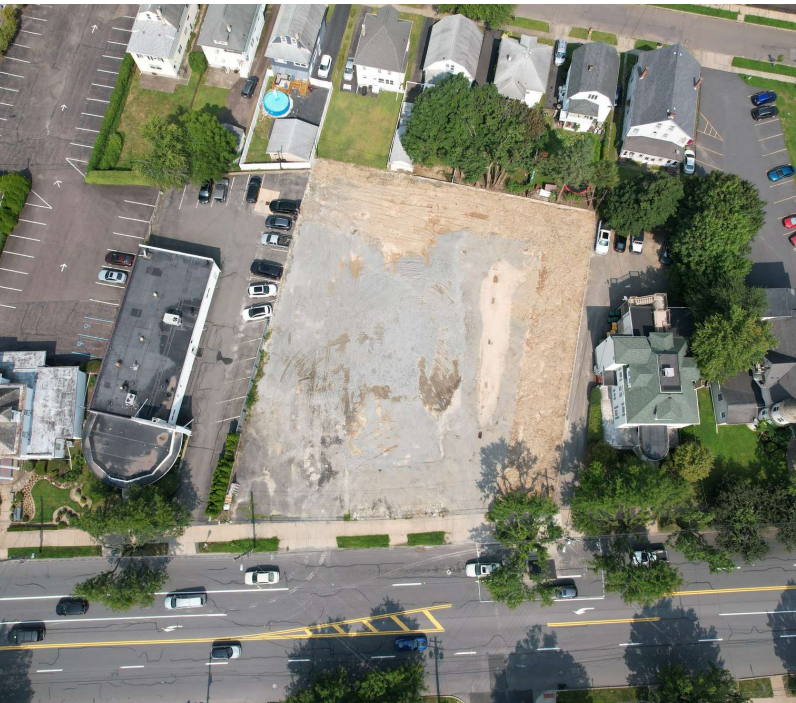
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## PROPERTY HIGHLIGHTS

- Development site
- 0.71 acres
- High visibility on busy route 11
- 22,691 vehicles per day
- 177 feet of frontage
- Densely populated area with foot traffic
- C2 Community Business Zoning - District allows for diverse uses
- Public utilities



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**United Penn Plaza**

- Subway
- Geriatric Hawk
- Dollar General
- Pizza Hut
- FNCB Bank
- Citizens Bank
- Walmart
- Wendy's
- Wendy's
- Wendy's

**Kingston Village Center**

- Subway
- Geriatric Hawk
- Dollar General
- Pizza Hut
- FNCB Bank
- Citizens Bank
- Walmart
- Wendy's
- Wendy's
- Wendy's

**West Side Mall**

- Primor's
- Rite Aid
- Petco
- Dollar Tree
- H&R Block
- Boost Mobile
- Bole
- Lowes
- Taco Bell
- Burger King
- Fidelity Bank
- First Keystone
- People's Security
- KFC
- DQ
- Kevin's
- Walgreens
- Verizon
- AutoZone
- CVS
- Starbucks
- Orange Theory Fitness
- Planet Fitness
- Cartridge World
- Thrift & Save
- Goodwill
- Sun Tan City
- UPS
- Family Dollar
- Grotto Pizza
- T-Mobile
- Metro PCS
- Firestone
- Walmart

**Gateway Shopping Center**

- Subway
- Planet Fitness
- Cartridge World
- Thrift & Save
- Goodwill
- Sun Tan City
- UPS
- Family Dollar
- Grotto Pizza
- T-Mobile
- Metro PCS
- Firestone
- Walmart


**LOCATION OVERVIEW**

Positioned on busy Route 11, this offering is strategically located within a densely populated retail corridor, directly across from the Pierce Street intersection. This prime location provides immediate access to both the east and west sides of the Susquehanna River, placing the property squarely within the thriving commercial area that includes the main shopping hub for the west side, featuring the Gateway Shopping Center and the Westside Mall.

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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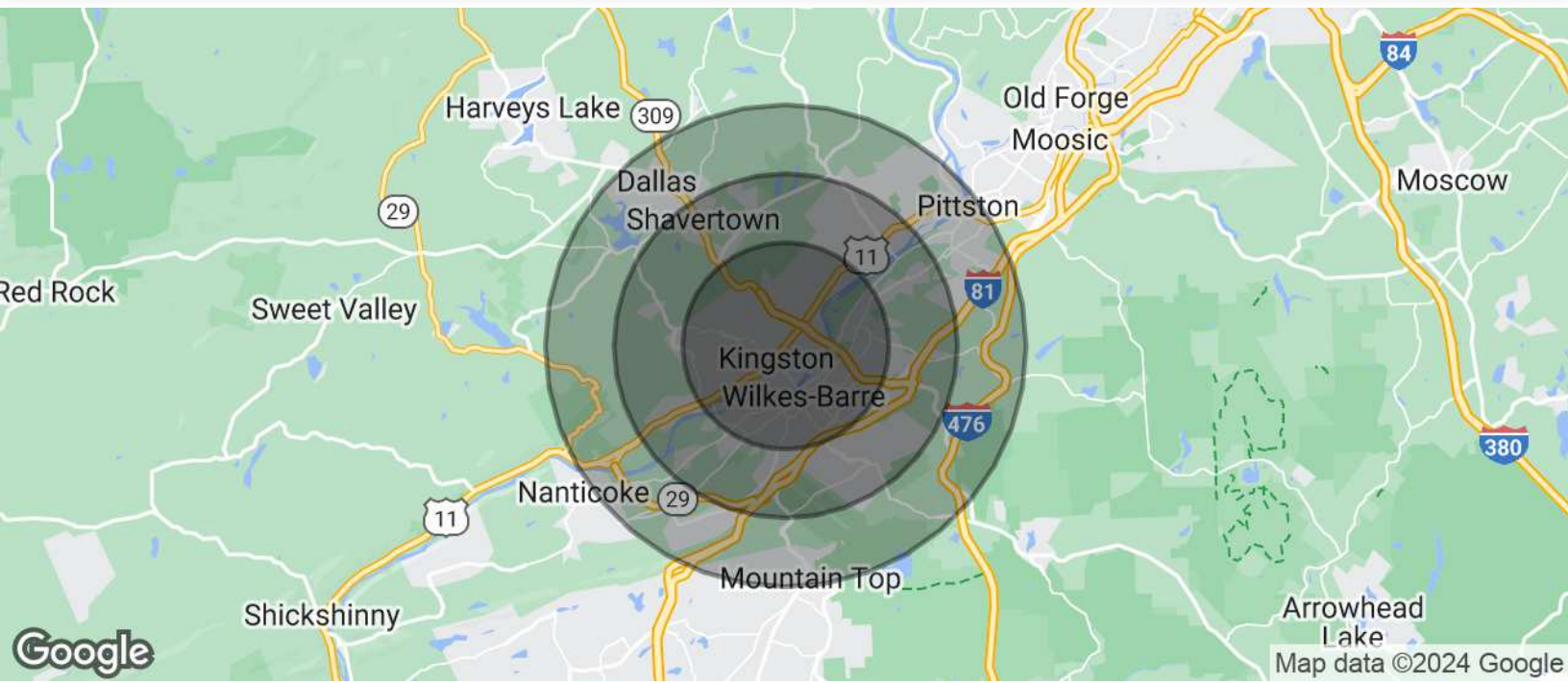
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## POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	84,759	124,206	163,929
Average Age	39.8	41.1	41.7
Average Age (Male)	37.8	39.2	39.8
Average Age (Female)	41.8	42.7	42.7

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	41,950	61,145	78,745
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$50,889	\$55,306	\$58,201
Average House Value	\$97,830	\$107,566	\$116,666

## TRAFFIC COUNTS

Route 11 & Reynolds Street 22,691/day

2020 American Community Survey (ACS)

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