

AVAILABLE RETAIL & OFFICE SPACE



LEASE PRICE: \$12.00/SF NNN

Unit 3



Unit 4

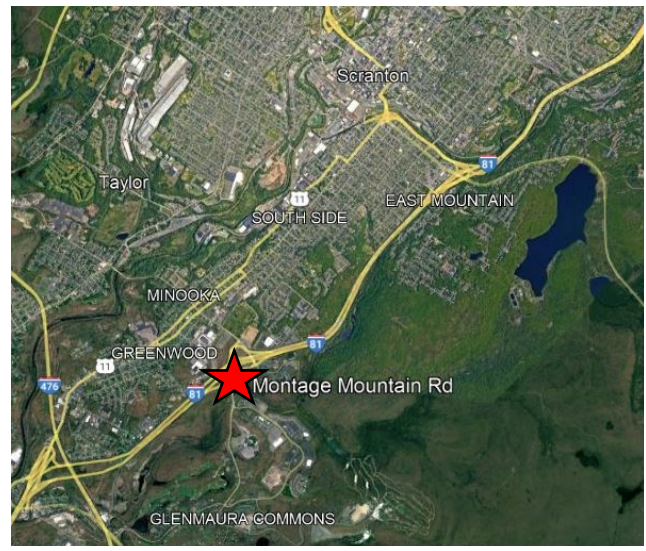
3 MONTAGE MOUNTAIN ROAD, MOOSIC, PA 18507

LATITUDE: 41.368781 LONGITUDE: -75.686074

Two units available immediately for Lease in this multi-unit strip center. Unit 3 is a 1,650 SF retail space and Unit 4 is a 1,650 SF office space. Other tenants include a convenience store/gas station, Beerworks beverage store, Cold Stone Creamery and Burger King. Tenant pays all expenses.

PROPERTY DETAILS:

- 1,650 SF (Unit 3 - Retail Available)
- 1,650 SF (Unit 4 - Office Available)
- PIN: 1770302000110
- 2.35 Acres
- Block Exterior
- Shingle Roof
- 284 ft. Frontage
- Public Utilities
- 9 ft. Ceiling Heights
- Gas Hot Air Heat
- Central A/C
- 60+/- Parking Spaces on Property
- Zoned C-2 (General Commercial)
- AADT - 14,807 Davis Street (PennDOT TIRe 2021)
- AADT - 5,345 Montage Mtn Rd (PennDOT TIRe 2020)



For Information Contact:

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2024 DEMOGRAPHICS	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
POPULATION	2,977	50,635	131,036
HOUSEHOLDS	1,347	20,869	54,757
MEDIAN HH INCOME	\$66,120	\$55,097	\$56,842
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