

541 ROUTE 93

Conyngham, PA 18635

 FOR SALE OR LEASE

 RETAIL

 44,000 SF



PROPERTY DESCRIPTION

2.26 Corner Acreage along busy Rt. 93. Former site of the iconic Old Conyngham Builders Supply, a staple in the community for many years. Numerous uses for this property Flex space, Street Retail, Showroom, Warehouse, Distribution, Manufacturing, Storage Facility or Prime Redevelopment. Sheetz Gas station located on opposite corner. Traffic count 13,296 vpd.

OPPORTUNITY FOR REDEVELOPMENT

FOR MORE INFORMATION

Steve Cole, SIOR

 570.820.7700 x401


 steve.cole@naimertz.com

David Weaver, SIOR

 570.820.7700 x402

 david.weaver@naimertz.com

NAIMertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com

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LOCATION INFORMATION

Street Address	541 Route 93
City, State, Zip	Conyngham, PA 18635
County	Luzerne
Market	Northeast Pennsylvania
Sub-market	I-80 Corridor
Cross-Streets	Rock Glen Road

PROPERTY HIGHLIGHTS

- 2.26 Acre Site
- 44,000± SF Total
 - 23,600± SF Retail Building
 - 12,000± SF Covered Storage
 - 8,975± SF Metal Warehouse Storage w/ racking
- Ceiling Height 18.1'
- Fenced Lot
- Traffic Count 13,296 vpd
- Signalized Intersection

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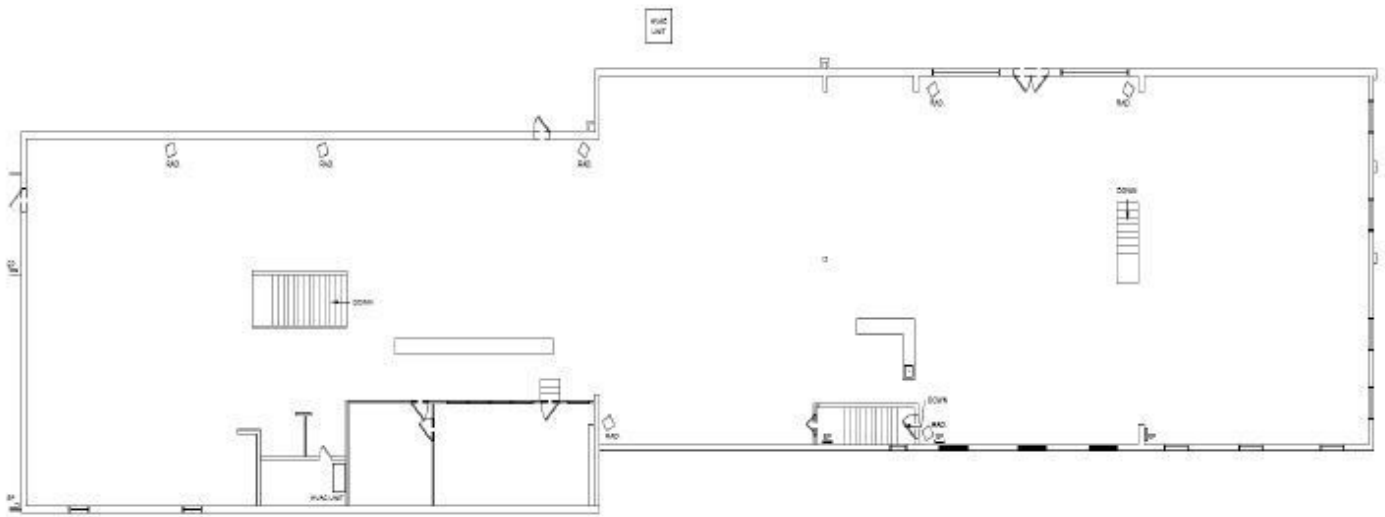
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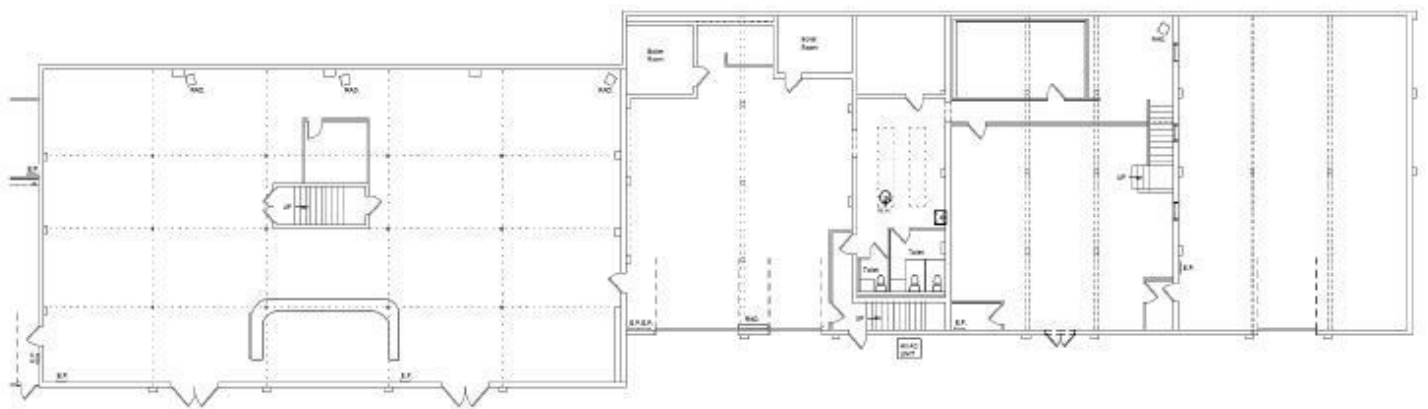
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Existing First Floor Plan
SCALE: 1/4" = 1'-0"
NOTES:
1. T.A.D.



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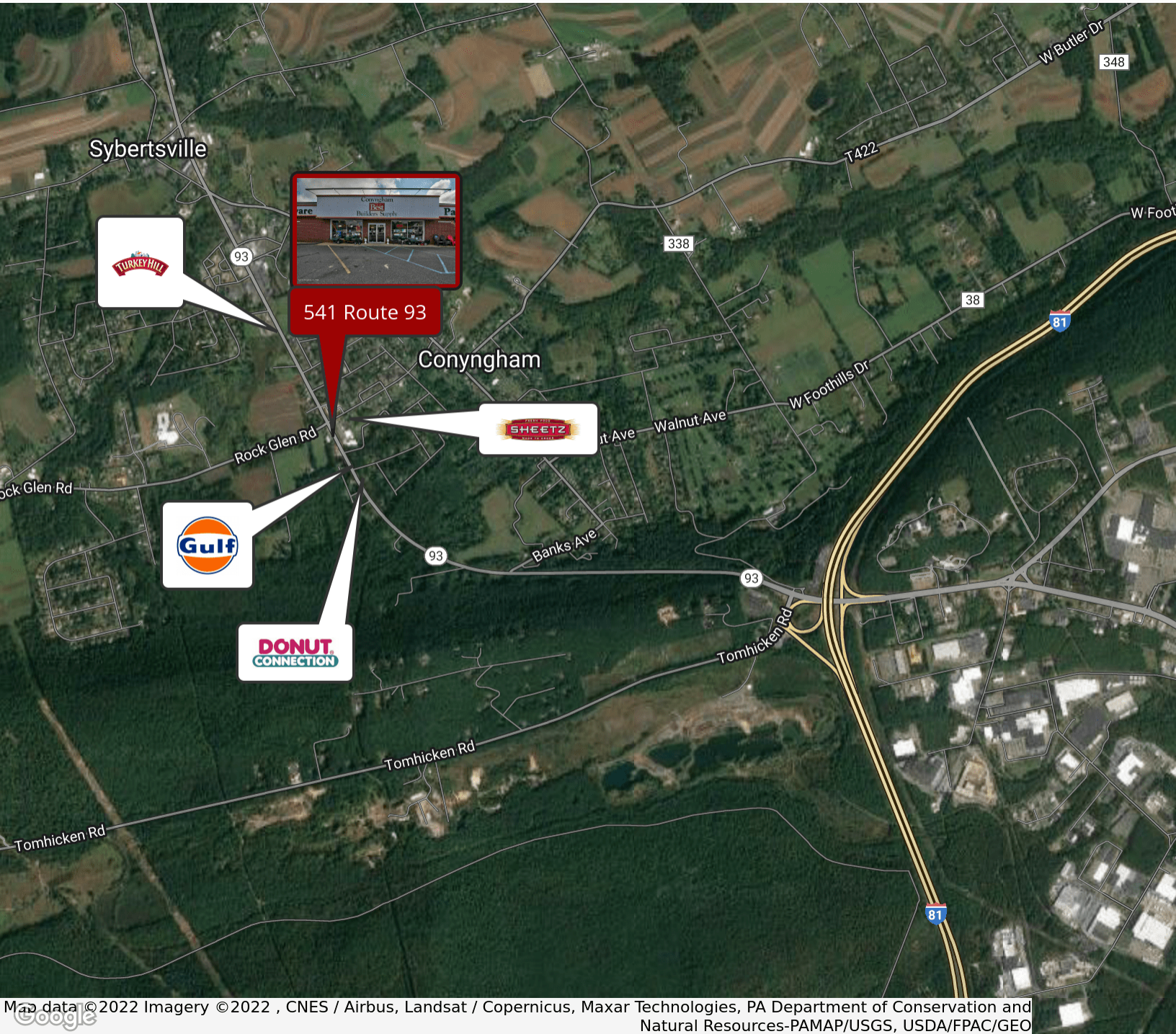
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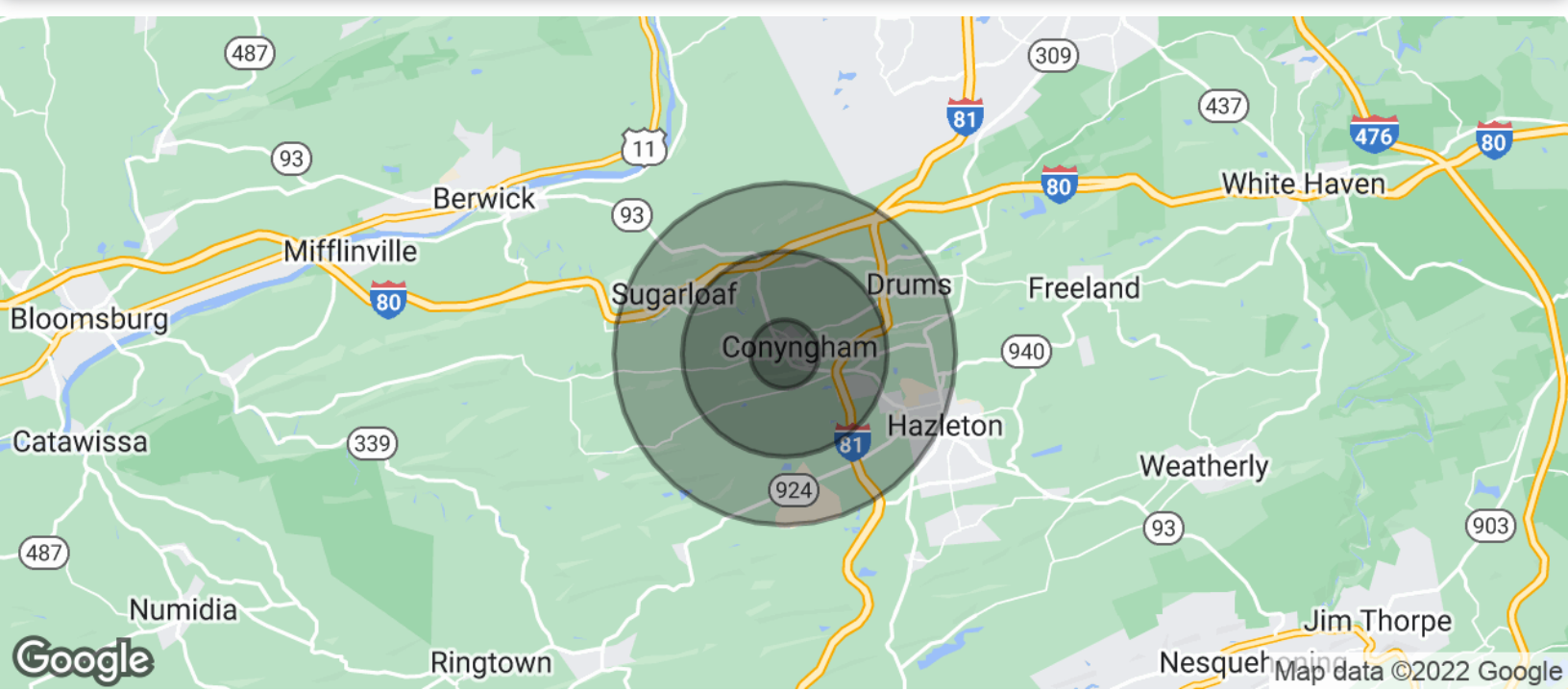
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,246	6,981	30,218
Average Age	48.3	46.4	42.3
Average Age (Male)	44.1	42.5	40.2
Average Age (Female)	50.5	47.8	43.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	977	2,938	13,363
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$88,777	\$82,680	\$57,877
Average House Value	\$185,868	\$192,179	\$139,861

TRAFFIC COUNTS

Rock Glen Road	13,296/day
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* Demographic data derived from 2020 ACS - US Census


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