

PROPERTY INFORMATION SHEET

ADDRESS:

541 PIERCE STREET, KINGSTON, PENNSYLVANIA, 18704

GENERAL INFORMATION:

1. SPACE SIZE: First Floor : +/- 7583 SF (Financial Services/Bank Layout)
Second Floor: +/- 5,583 SF (General Office)
2. STREET: PIERCE STREET
3. COUNTY: LUZERNE
4. MUNICIPALITY: KINGSTON BOROUGH, PA
5. ZONING: C-3 COMMERCIAL/RETAIL
6. LIST PRICE: \$19 PSF NNN
7. NNN's: \$3.00 PSF (Estimated)
8. OWNER: RIVERSIDE REALTY ASSOCIATES LP
9. PRESENT CONDITION: FULL BUILD OUT – CAN BE DEMISED

HIGHLIGHTS

- HIGH VISIBILITY FROM PIERCE ST, EASY ACCESS TO WILKES BARRE AND "WEST SIDE" NEIGHBORHOODS. ½ MILE TO LUZERNE COUNTY COURTHOUSE
- CONVENIENT TO PA RTE 309, I-81 AND REGIONAL HIGHWAYS
- LARGE LIGHTED PARKING LOT – AMPLE PARKING FOR VARIOUS USES – 2 CURBCUTS ON PIERCE STREET WITH DRIVE THRU LANE AFFORDS CIRCULAR DRIVE PATTERN
- 2 STORY BUILDING – FLOORS CAN BE LEASED INDEPENDENTLY OR DEMISED
- GREAT DEMOGRAPHICS AND WALKABILITY SCORES
- EXPANSIVE WINDOW LINES, LOTS OF NATURAL LIGHT THROUGHOUT
- LARGE PYLON SIGN AND BUILDING FAÇADE SIGNAGE AVAILABLE
- C-3 ZONED – MANY POSSIBLE USES, OFFICE, MEDICAL, COMMERCIAL RETAIL
- MANY AMENITIES NEARBY INCLUDE GAS, GROCERY, CLEANERS, URGENT CARE, ETC
- PROFESSIONALLY MANAGED, WELL MAINTIANED PROPERTY

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