



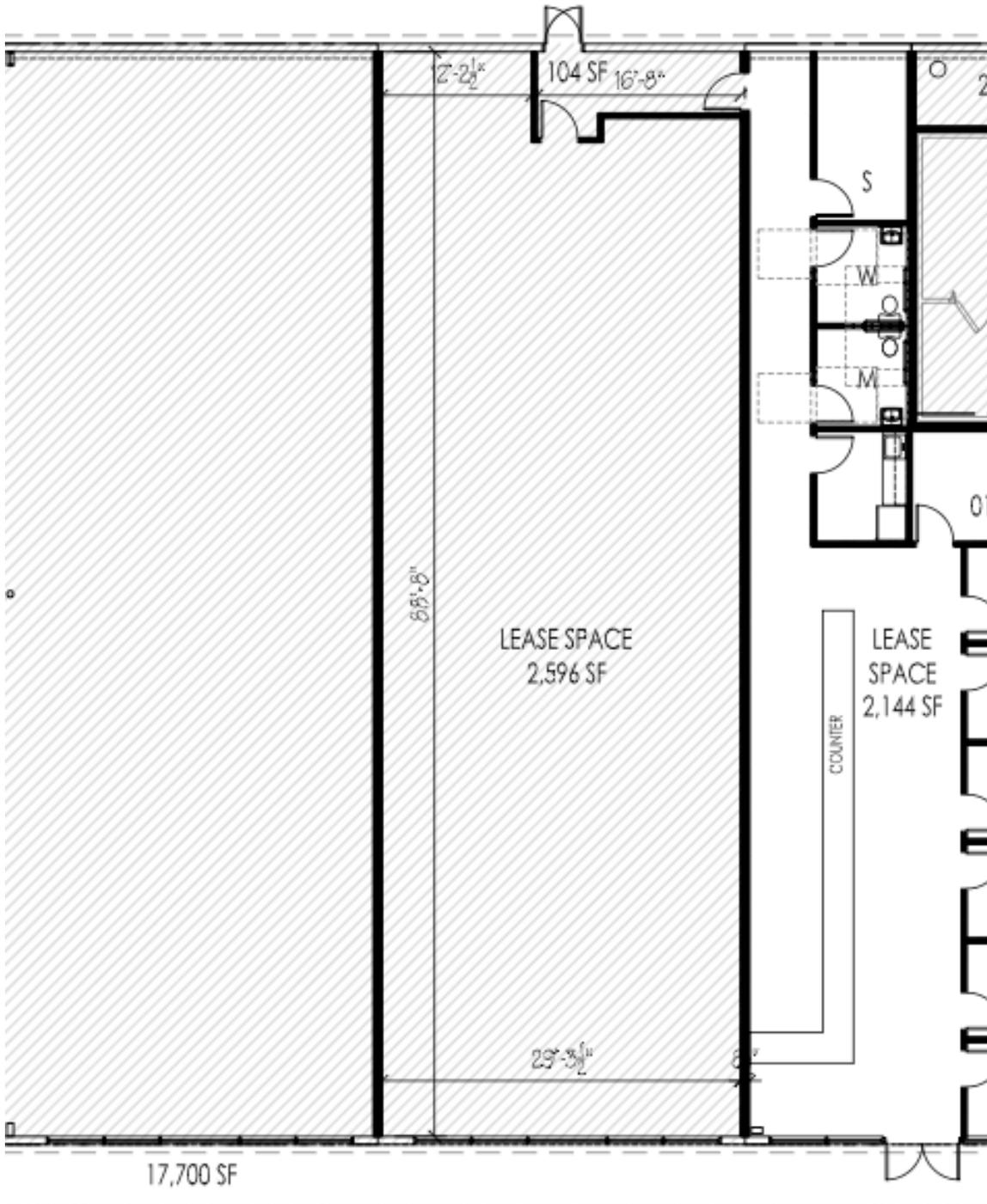
Retail/Office Available for Lease

ADDRESS	1331 PA-315, Plains, Luzerne County, PA 18702			
LOCALE	Property is located along Route 315 in Plains Township, just north of the main entrance to the Mohegan Sun Casino.			
PARCEL	<u>Unit</u>	<u>Space Location</u>	<u>Square Feet</u>	<u>Prior Use</u>
	1	Various	±2,596	New Construction
PARCEL AREA	± 2.54 Acres.			
DELIVERY	Cold Dark Shell.			
UTILITIES	Electric, Natural Gas, Public Water and Public Sewer.			
SPRINKLERS	Building has a 6" feed to accommodate sprinklers, if needed.			
PARKING	± 86 shared, paved, and striped spaces.			
TRAFFIC VOLUME	Route 315 - 18,156 ADT (November 2017).			
ZONING	B-3: Highway Commercial District (Plains Township).			
RENT/TERM	Negotiable base on Tenant delivery conditions plus \$3.25/SF for NNN (estimated), separate utilities. Trash removal is Tenant's responsibility.			
REMARKS	± 2,596 SF of retail/office space available for lease at 1331 PA-315 in Plains Township. Ample parking available for tenant and customer use. Co-Tenants include The Resilient Athlete, Break Boss, and Toastee Bagels. The lease rate reflects a cold dark shell and does not include utilities, property expenses or building services. Landlord will consider a build to suit option for Tenant.			

1331 PA-315 - Info

2/23/2026

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