



CONFIDENTIAL OFFERING
**RETAIL STRIP
FOR SALE**

**4,545 SF SPACE
FOR LEASE**

**302-306 S. BLAKELY ST.
DUNMORE, PA**



**6,610 SF SIGNALIZED
PRIME CORNER PROPERTY**

FACTS

- 6,610 sf building on .57 acres (adjacent residential property is also for sale)
- This is a prime corner property at the intersection of South Blakely Street and Green Ridge Street
- Signalized intersection with multiple access points into property. Redevelopment options available.
- Rite Aid, Verizon, and AT&T are on opposite corners.
- 4,545 sf. fully equipped restaurant space can be delivered “as is”. Space can be vacated and leased in whole or in part.
- Zoning: City Neighborhood Mixed Use. (Rear parking lot is zoned residential)
- 2,650 SF Leased to HR Block

IDEAL USES

- Convenience Store
- Medical and other office , business and professional use
- Restaurants
- Spa and personal service establishments
- Mixed Use Retail/Apartments

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	14,132	77,308	121,604
2029 Population Projection	14,016	77,332	121,006
Change (%)	-0.16%	0.01%	-0.10%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	5,936	31,583	50,390
2029 Households Projection	5,988	32,186	51,059
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Average HH Income	\$90,856	\$77,095	\$79,627

PROPERTY TAXES: \$13,638
RENT: \$23 PSF
SALE PRICE: CALL FOR QUOTE





GRAND RIDGE PLAZA
GIANT.
DOLLAR TREE
planet fitness

MIRACLE SHOPPING CENTER
MARKET BY FOLIES CHOPPERS
McDonald's
Wendy's

DUNMORE SHOPPING CENTER
BIG LOTS!
Advance Auto Parts

McDonald's

verizon

SITE

RITE AID

Wendy's

AT&T
Pizza Hut

COOPER'S Seafood House EST. 1948
The Office
GIFT SHOP



CLOSE IN AERIAL

S BLAKELY ST

POTTER ST

H&R
BLOCK

2,065 SF

AVAILABLE

4,545 SF

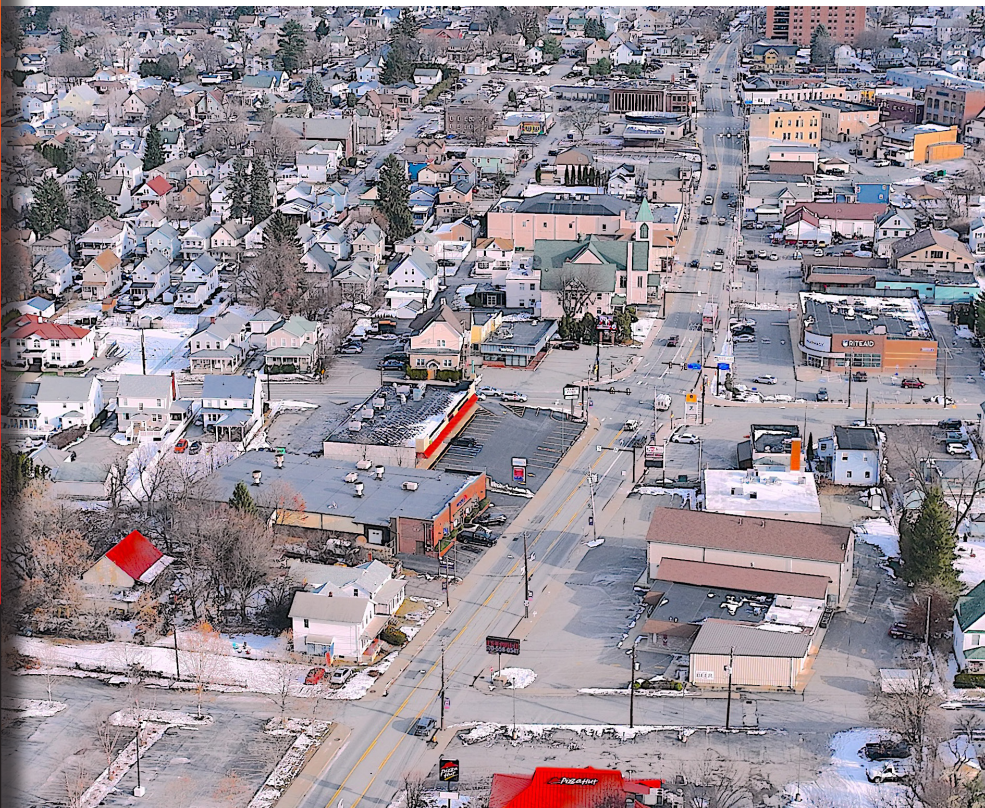
SITE

verizon

Pizza Hut
AT&T

RITE
AID









**FOR MORE INFORMATION PLEASE CONTACT:
JOEL DICKER, FIRST VICE PRESIDENT**
908.610.8488 | JOEL@BENNETTREALTYLLC.COM



BENNETT REALTY & DEVELOPMENT
LICENSED REAL ESTATE BROKERS
NJ, NY, CT, PA

NEW JERSEY
51 E. MAIN STREET
HOLMDEL, NJ 07733

PH 732.837.4060
FAX 732.963.2433
W BENNETTREALTYLLC.COM

Although all information regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales, lease or financing, or withdrawal without notice.