

**FOR SALE**

**VALUE-ADD OPPORTUNITY**

**233-239 NORTHERN BLVD**

**SOUTH ABINGTON, PA 18411**

**NORTHERN BLVD**  
•  ±23,000 VPD

**INTERSTATE 81** **US HWY 6** **INTERSTATE 81**

•  ±40,000 VPD

Image Landsat / Copernicus

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# VALUE-ADD OPPORTUNITY

## SOUTH ABINGTON, PA



**SALE PRICE**  
\$3,900,000



**CURRENT NOI**  
\$375,000.00



**CAP RATE**  
9.62%



**OCCUPANCY**  
±80%



**BUILDING SIZE**  
35,800

### INVESTMENT HIGHLIGHTS

- Prime office/retail location along Route 11
- Total building SF is 35,800
- Currently over 80% occupied
- In-place NOI of \$375,000.00
- Convenient access to I-476 and I-81
- Value-add opportunity with 7,100 SF of vacancy
- Minimal landlord responsibilities

### INVESTMENT SUMMARY

<b>LIST PRICE</b>	\$3,900,000
<b>CURRENT NOI</b>	\$375,000.00
<b>INITIAL CAP RATE</b>	9.62%
<b>LAND ACREAGE</b>	1.75
<b>YEAR BUILT</b>	1990
<b>BUILDING SIZE</b>	35,800 SF

### INVESTMENT OFFERING

Friedman Real Estate is pleased to present this value-add office/retail investment opportunity in South Abington, PA. This offering includes two well-positioned buildings totaling ±35,800 SF, situated along the highly trafficked Route 11 corridor with convenient access to both I-476 and I-81. Currently over 80% occupied, the properties generate an in-place NOI of \$375,000.00. With ±7,100 SF of vacancy, there is significant upside potential through lease-up and strategic management. This is an ideal opportunity for an investor to acquire a strong income-producing asset with room to add value in a desirable and accessible location.

# RENT ROLL



233	Sq. Ft	Lease Expiration Date
Unit 1: Studio U Fitness	2,700	8/31/2027
Unit 2: Vacant	4,400	
Unit 3: Longfrey	2,700	
Unit 4: BLE	2,600	9/30/2029
Unit 5: Bayada Nurses	3,400	12/31/2029
Unit 6: VetPetHouse (Huntington)	4,000	2/7/2031

239	Sq. Ft	Lease Expiration Date
Unit 1: One Main Financial	2,000	7/31/2027
Unit 2: Dr. Ira Krafchin	2,000	2/28/2026
Unit 3 / 4: Pediatric Dental Assoc	5,000	12/31/2029
Unit 5: Impact Physio	3,000	10/31/2027
Unit 6: Mountain View Dental	2,500	3/31/2028
Unit 7: Dr. Richard Jones (DMD)	1,500	4/30/2026

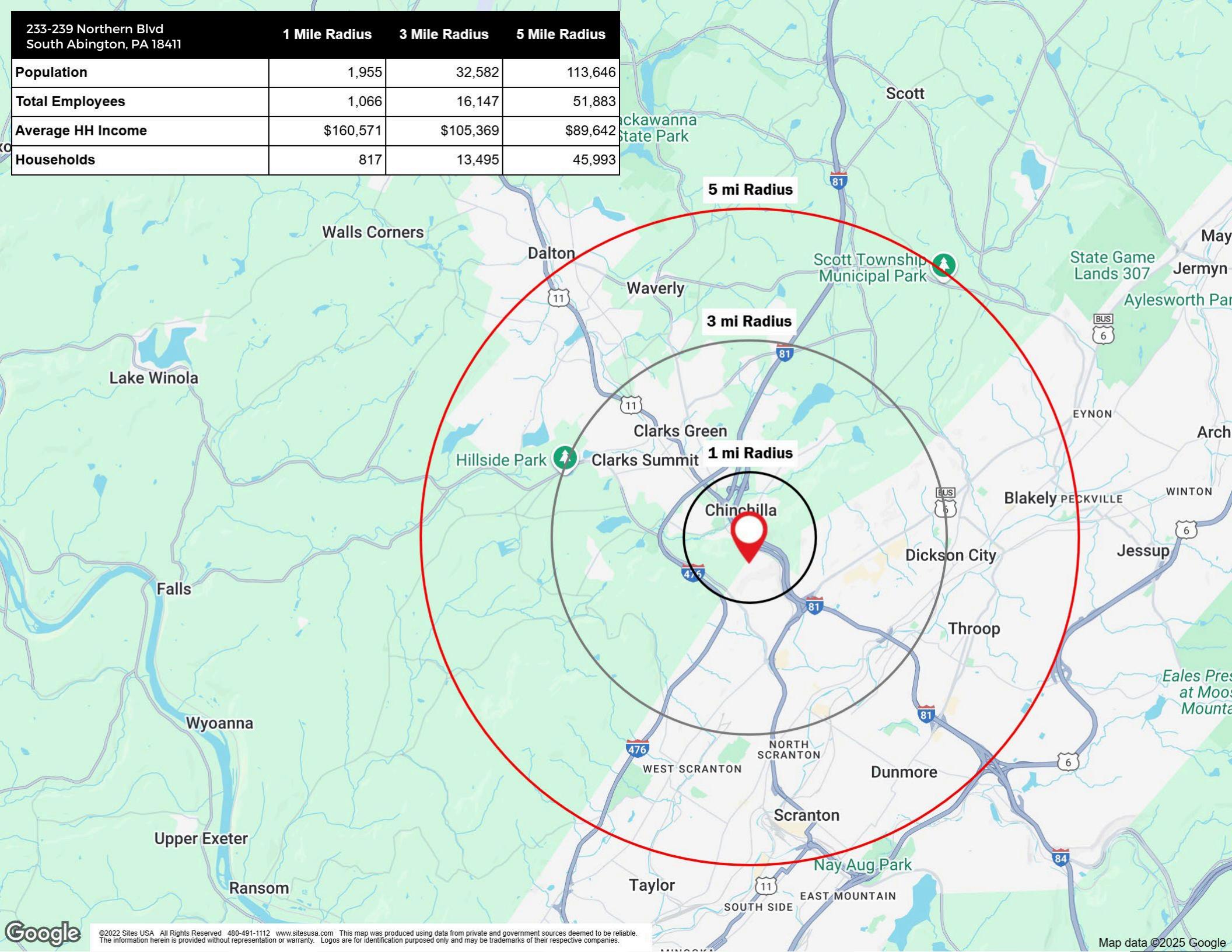
# NEARBY AMENITIES



# NEARBY MEDICAL FACILITIES



<b>Population</b>	1,955	32,582	113,646
<b>Total Employees</b>	1,066	16,147	51,883
<b>Average HH Income</b>	\$160,571	\$105,369	\$89,642
<b>Households</b>	817	13,495	45,993



# South Abington

PA

★ Designed by TownMa



## SOUTH ABINGTON, PA

South Abington Township, located in the heart of Lackawanna County, offers an excellent opportunity for businesses seeking to establish a presence in a thriving suburban community. Known for its scenic surroundings and strong community spirit, South Abington provides a welcoming environment with a mix of residential, commercial, and recreational spaces. With easy access to major transportation routes, including the Pennsylvania Turnpike Northeast Extension (I-476), this location is highly accessible for both local residents and visitors from surrounding areas. The township's combination of small-town charm and proximity to larger urban centers makes it an ideal spot for medical retail establishments looking to serve a growing and engaged community.

The area is home to a well-established and highly rated educational system, including the Abington Heights School District, making it an attractive location for families. South Abington Park, with its ample recreational facilities, enhances the quality of life for residents and contributes to the area's overall appeal. This makes the location not only ideal for businesses but also for individuals who value convenience, accessibility, and a high quality of life. With strong community ties and a positive growth outlook, this site offers a promising opportunity for a medical retail establishment looking to build lasting connections in a thriving area.

## SOUTH ABINGTON, PA

EST POPULATION (2024)	±9,398
AVERAGE HH INCOME (2024)	±\$148,881
HOUSEHOLDS (2024)	±3,924

# CREATING **VALUE** BEYOND **REAL** **ESTATE**



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