



# RETAIL PROPERTY FOR LEASE

## Park Center - Retail Spaces

1035 Commerce Blvd.  
Dickson City, PA 18519



**Terri Mickens, CCIM**

Broker/Owner

570.801.6170

570.242.3962

tmickens@ptd.net

# Park Center - Retail Spaces

1035 Commerce Blvd., Dickson City, PA 18519



## OFFERING SUMMARY

|                  |                   |
|------------------|-------------------|
| Lease Rate:      | Negotiable        |
| Building Size:   | 99,300 SF         |
| Available SF:    | 5,100 - 18,900 SF |
| Lot Size:        | 10.2 Acres        |
| Number of Units: | 11                |
| Zoning:          | C- Commercial     |
| Market:          | Lackawanna County |
| Submarket:       | Dickson City      |

## PROPERTY OVERVIEW

Available lease space along Commerce Boulevard in Dickson City PA. Approximately 100,000 sf center with end cap and in-line space ranging in size from 5,100 sf to 18,900. Access from a signalized intersection within minutes to Viewmont Mall and I 81. Adjoining tenants include Harbor Freight, Leslie Pools, Chuck E Cheese, Biotest, Basilico's Restaurant and China Palace. Site is next to a variety of major retailers including Home Depot, Walmart, Panera Bread, Red Robin, Texas Roadhouse, Taco Bell and others

## PROPERTY HIGHLIGHTS

- Excellent Visibility & Access
- On-Site Parking
- Central Retail District of Dickson City
- Busy Signalized Intersections
- Central Utilities

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## PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

Dominant corridor in heavily traveled Dickson City retail market. Shopping center is centered between several national retailers in a marketplace that serves Scranton and most of the surrounding areas. The Viewmont Mall is just minutes away. Highway access to Interstate 81, PA Route 11 and 6.



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## LOCATION INFORMATION

|                     |                             |
|---------------------|-----------------------------|
| Building Name       | Park Center - Retail Spaces |
| Street Address      | 1035 Commerce Blvd.         |
| City, State, Zip    | Dickson City, PA 18519      |
| County              | Lackawanna                  |
| Market              | Lackawanna County           |
| Sub-market          | Dickson City                |
| Signal Intersection | No                          |

## BUILDING INFORMATION

|                  |          |
|------------------|----------|
| Tenancy          | Multiple |
| Ceiling Height   | 12 ft    |
| Number of Floors | 1        |
| Free Standing    | No       |

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## LEASE INFORMATION

|              |                   |             |            |
|--------------|-------------------|-------------|------------|
| Lease Type:  | NNN               | Lease Term: | Negotiable |
| Total Space: | 5,100 - 18,900 SF | Lease Rate: | Negotiable |

## AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|------------|------------|-------------|
| 1015  | Available | 7,750 SF  | NNN        | Negotiable | -           |
| 1017  | Available | 18,900 SF | NNN        | Negotiable | -           |
| 1021  | Available | 5,100 SF  | NNN        | Negotiable | -           |
| 1029  | Available | 6,000 SF  | NNN        | Negotiable | -           |

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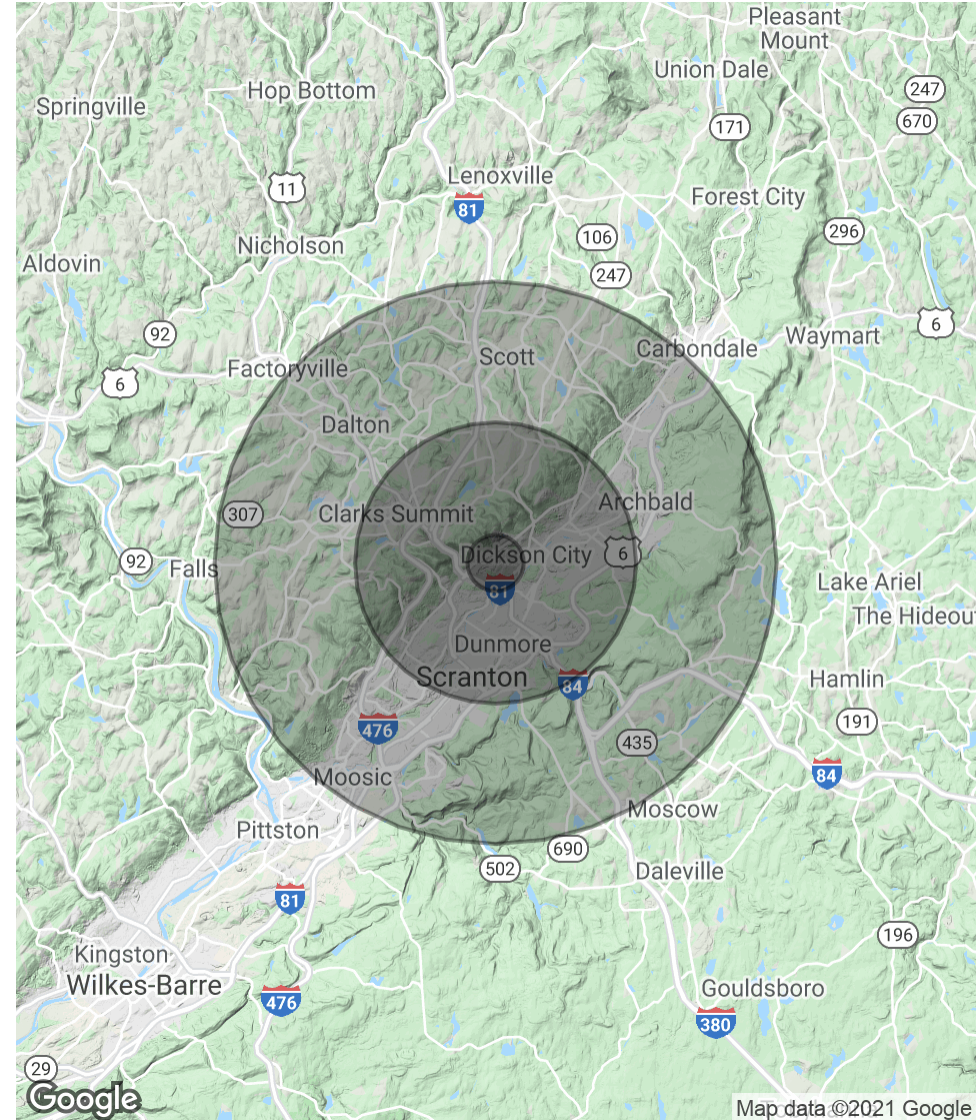
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| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 3,363     | 135,789   | 240,227   |
| Average age          | 39.8      | 40.5      | 41.4      |
| Average age (Male)   | 39.2      | 38.8      | 40.0      |
| Average age (Female) | 40.1      | 42.0      | 42.7      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households     | 1,462     | 53,516    | 96,883    |
| # of persons per HH  | 2.3       | 2.5       | 2.5       |
| Average HH income    | \$54,984  | \$55,559  | \$58,275  |
| Average house value  | \$204,373 | \$147,861 | \$162,015 |

\* Demographic data derived from 2010 US Census



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