The CLINICAL Group

VALUE-ADD NEIGHBORHOOD RETAIL INVESTMENT

46,670 SF

With Expansion Possibility

367-401

S. MAIN STREET

WILKES BARRE, PA

SOUTH MAIN PLAZA

Lizzack Horning

EXECUTIVE SUMMARY

The Clinical Group has been exclusively retained to offer for sale the fee simple interest in **367-401 S. Main Street, Wilkes-Barre, Pennsylvania (the "Property")**, a stabilized neighborhood retail investment with significant long-term upside.

The Property encompasses approximately **46,670 square feet across five buildings** strategically positioned along South Main Street, one of Wilkes-Barre's most traveled commercial corridors. Its central location provides convenient access to Interstates 81, Routes 11 and 309, while benefiting from close proximity to major retailers, office users, healthcare providers, and established residential neighborhoods.

The asset is 88% occupied and has consistently demonstrated strong leasing performance, supported by long-term tenant relationships and historically high occupancy levels. The current rent roll offers an attractive opportunity to increase future cash flow as below-market leases renew, while an approximately 11,000-square-foot expansion pad, complete with installed utilities and site preparation, provides additional development potential without significant upfront infrastructure costs.

Ownership has continued to invest in the Property through a series of recent capital improvements, including the replacement of two smaller building roofs and upgrades to the parking lot LED lighting in 2024, followed by the replacement of two larger building roofs and the patching, sealing, and re-striping of the parking lot in 2026. These improvements enhance the Property's condition and functionality while helping to reduce near-term capital requirements for a new owner.

The Property is located within a well-established retail trade area that continues to benefit from stable demographics, ongoing residential growth, and a diverse mix of national and local businesses. With a weighted average tenant tenure of 3.87 years and a proven record of full occupancy both before and after the pandemic, the Property has established itself as a durable and dependable investment.

Current in-place rents average approximately $12.47 PSF Modified Gross, providing meaningful upside when compared to competing properties in the market, where asking rents range from approximately $9.00 to $18.00 PSF NNN. This combination of stable in-place income, embedded rental growth, and future development potential presents investors with a compelling opportunity to generate both immediate cash flow and long-term value creation.

PROPERTY **SUMMARY**

INVESTMENT HIGHLIGHTS

PROPERTY SIZE
46,670 SF

ACREAGE
5.12 AC

 # TENANTS
19

% LEASED
88

LEASE TERMS
Modified Gross /NNN

WALT
3.87 Years

PARKING
125 Surface Spaces

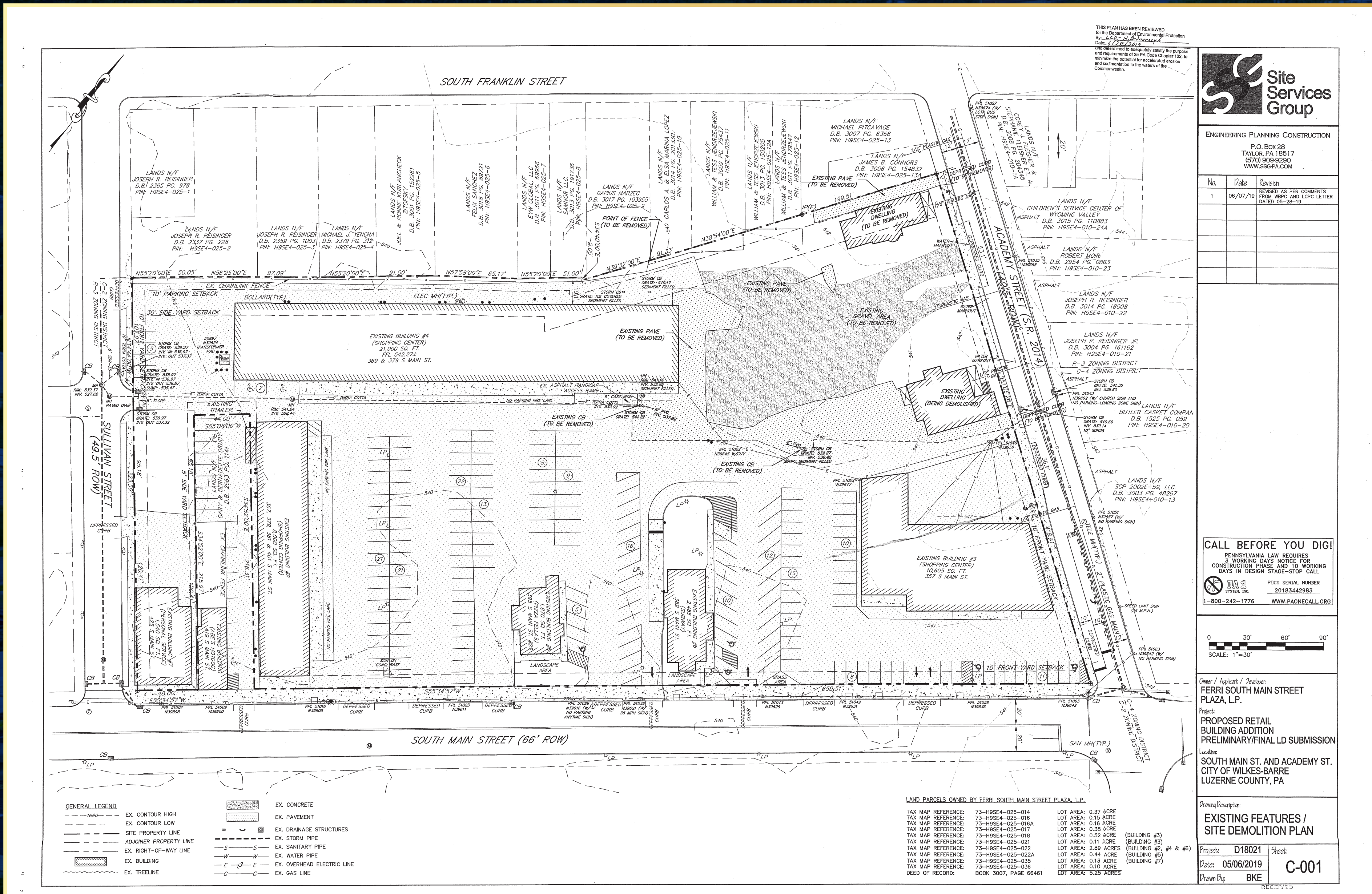
PARCEL ID
73-H9SE4 -025-037-000
73-H9SE4-025-022-001

367-401 S. MAIN STREET
WILKES-BARRE, PA 18702

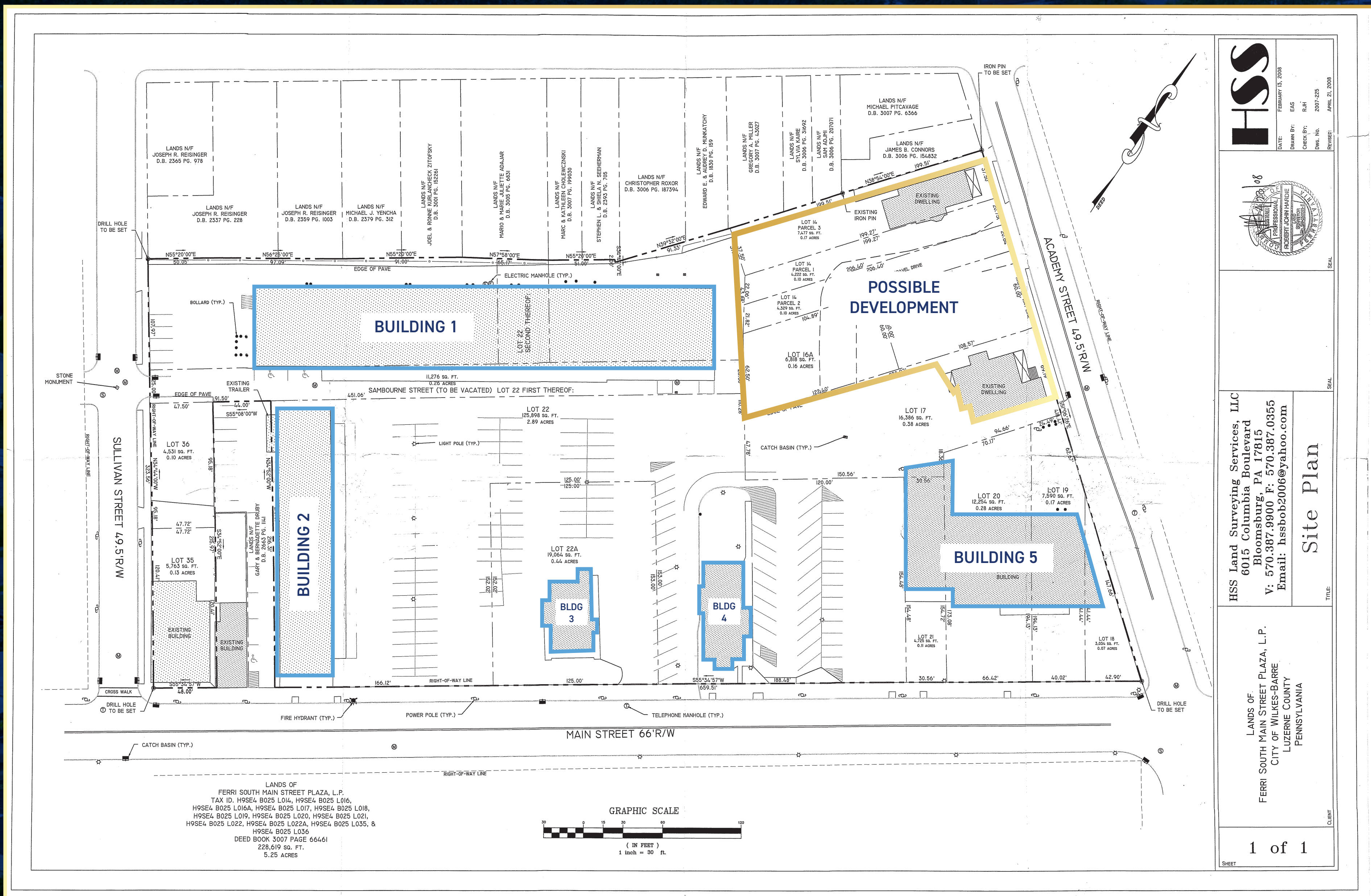
Information contained in this document is derived from sources deemed reliable but is not guaranteed by The Clinical Group and its affiliates for accuracy or completeness.

The CLINICAL Group

EXISTING SITE PLAN



PROPOSED ADDITION



LOCATION **SUMMARY**

LOCATION HIGHLIGHTS

Prime South Main Street Location

with excellent visibility and daily traffic.

- ***Easy access to*** I-81, Route 11, and Route 309 for regional connectivity.
- ***Surrounded by*** retail, medical, office, and residential uses.
- ***Located in Wilkes-Barre's established commercial district*** with strong daytime activity.
- ***Large surrounding customer base*** supported by strong local demographics.

DEMOGRAPHICS

5 MILE RADIUS

Total Households	Total Population	Average HH Income
49,603	117,269	$70,431

SURROUNDING NATIONAL RETAILERS MAP

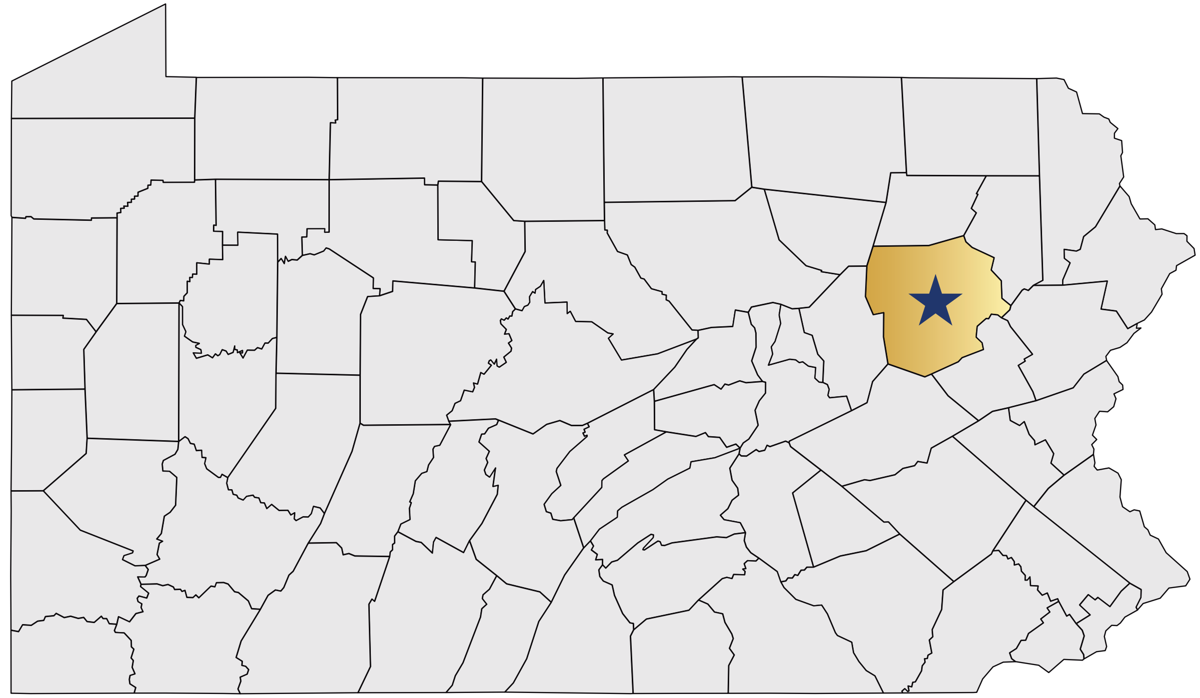
MARKET INSIGHTS

PA UNEMPLOYMENT RATE
4.1%

YTD LEASING ACTIVITY
155,131 SF

2Q 2026 VACANCY RATE
2.8%

12 MOS. SALES VOLUME
$157.9M



Vacancy in the I-81 Corridor Retail submarket at the end of the second quarter of 2026 was 2.8% and has remained below 3.0% since the third quarter of 2025. The submarket has been very active with leasing and to-date for 2026, there have been 38 retail leases signed accounting for over 155,000 square feet of space leased. On average in the last 5 years, there has been over 380,000 square feet leased each year. Average asking rates ended the second quarter of 2026 at $13.79 per square foot, down about 5% from one year prior. In the last 12 months, there have been over 285 sale transactions with a volume over $157 million and an average price per square foot of $102.

Investors have been especially active in the capital markets in the I-81 Corridor submarket, making it one of the most heavily traded submarkets in the region over the past several years. Annual sales volume has averaged over $113 million over the past 5 years. Retail cap rates have averaged around 7.1% in the last 2 years. In comparison, all sales transactions for all properties in this submarket have averaged 7.9% in the last 2 years. Retail transactions in 2025 made up 45% of all sale transactions in the I-81 submarket.

FINANCIAL **SUMMARY**

RENT ROLL

Tenant / Suite	SF	Lease Start	Lease Expiration	Current Monthly Base Rent	Current Annual Base Rent	Rent PSF/Yr	Next Increase – New Monthly Rent	Recovery Type	Tenancy	Renewal Options
China Queen	1,600	3/1/2009	5/31/2027	$1,687.50	$20,250	$12.66	$1,750	Modified Gross	17 years	1 x 5 year
H&R Block	800	10/1/2002	4/30/2029	$950.00	$11,400	$14.25	-	Modified Gross	23 years	Long Term Tenacy
Nathy's Services	800	7/1/2020	2/28/2031	$1,000.00	$12,000	$15.00	$1,050	Modified Gross	6 years	Long Term Lease
Las Delicias El Paraiso	800	6/1/2016	6/30/2029	$970.00	$11,640	$14.55	$1,020	Modified Gross	10 years	3 x 3 year
PA Nails	800	10/1/2006	12/31/2027	$950.00	$11,400	$14.25	-	Modified Gross	20 years	Long Term Tenacy
Tropic Pet Center	3,200	11/1/1994	5/31/2027	$2,750.00	$33,000	$10.31	$3,000	Modified Gross	31 years	7 x 2 year
Yavatino Mini Mart	6,000	6/1/2023	5/30/2043	$6,000.00	$72,000	$12.00	$6,500	Modified Gross	3 years	1 x 20 year
Mimi's Beauty Supply Store	1,200	1/1/2016	2/28/2026	$1,000.00	$12,000	$10.00	-	Modified Gross	10 years	Renewal in progress
Taqueria El Paraiso	2,400	2/1/2018	12/31/2028	$2,400.00	$28,800	$12.00	$2,600	Modified Gross	8 years	1 x 5 year
Convenience Corner	1,200	4/1/2011	3/31/2029	$1,250.00	$15,000	$12.50	$1,300	Modified Gross	15 years	1 x 3 year
Amigon Bakery	2,400	11/1/2015	12/31/2036	$2,200.00	$26,400	$11.00	$2,400	Modified Gross	10 years	Long Term Lease
Clipperheads Barber Shop	1,200	5/1/2018	6/30/2038	$1,275.00	$15,300	$12.75	$1,300	Modified Gross	8 years	Long Term Lease
Mamasushi Restaurant	4,000	5/12/2025	5/31/2028	$3,900.00	$46,800	$11.70	$4,000	NNN	1 year	3 x 3 year
Upstairs Vacant Suite (Lease-Up)	4,000	-	-	$3,800.00	$45,600	$11.40	-	NNN	-	Vacant
Little Stars Day Care	1,600	-	-	$1,853.00	$22,236	$13.90	-	NNN	-	Vacant
Subway	2,370	1/1/2013	3/4/2028	$1,857.64	$22,292	$9.41	$1,913	NNN	13 years	Long Term Tenacy
Seasons Restaurant	2,000	12/1/2021	11/30/2026	$2,200.00	$26,400	$13.20	$2,300	Modified Gross	4 years	3 x 5 year
Crown Fried Chicken	1,300	11/1/2007	3/31/2028	$1,673.75	$20,085	$15.45	-	Modified Gross	18 years	Long Term Tenacy
Smoker's Choice	1,200	3/1/2005	3/31/2029	$1,265.00	$15,180	$12.65	$1,391	Modified Gross	21 years	1 x 5 year
Spots Laundromat	4,000	6/1/2011	6/30/2031	$3,800.00	$45,600	$11.40	-	Modified Gross	15 years	Long Term Lease
D&N Furniture	3,800	9/1/2013	8/31/2028	$2,800.00	$33,600	$8.84	$2,900	Modified Gross	13 years	1 x 5 year
Expansion Space (Proposed)*	11,500	-	-	$14,518.75	$174,225	$15.15	-	Modified Gross	-	-
TOTAL/WEIGHTED AVG.	46,670	WALT: 3.87 Years			$721,208	$12.47				

*See base rent schedule for increases
*Expansion space excluded from total weighted average SF

BASE RENT SCHEDULE

Tenant / Suite	SF	Year 1 (2027)	Year 2 (2028)	Year 3 (2029)	Year 4 (2030)	Year 5 (2031)	Year 6 (2032)	Year 7 (2033)	Year 8 (2034)	Year 9 (2035)	Year 10 (2036)	Year 11 (2037)	Year 12 (2038)	Year 13 (2039)	Year 14 (2040)	Year 15 (2041)
China Queen	1,600	$20,250	$21,000	$21,000	$21,000	$21,000	$21,000	$21,630	$22,279	$22,947	$23,636	$24,345	$25,075	$25,827	$26,602	$27,400
H&R Block	800	$11,400	$11,400	$11,400	$11,742	$12,094	$12,457	$12,831	$13,216	$13,612	$14,021	$14,441	$14,874	$15,321	$15,780	$16,254
Nathy's Services	800	$12,000	$12,600	$12,600	$12,600	$12,978	$13,367	$13,768	$14,181	$14,607	$15,045	$15,496	$15,961	$16,440	$16,933	$17,441
Las Delicias El Paraiso	800	$11,640	$11,640	$12,240	$12,240	$12,240	$13,080	$13,080	$13,080	$13,920	$13,920	$13,920	$14,338	$14,768	$15,211	$15,667
PA Nails	800	$11,400	$11,742	$12,094	$12,457	$12,831	$13,216	$13,612	$14,021	$14,441	$14,874	$15,321	$15,780	$16,254	$16,741	$17,244
Tropic Pet Center	3,200	$33,000	$33,000	$33,000	$33,000	$36,000	$36,000	$36,000	$36,000	$36,000	$39,000	$39,000	$39,000	$39,000	$39,000	$40,170
Yavatino Mini Mart	6,000	$72,000	$78,000	$78,000	$78,000	$78,000	$78,000	$84,000	$84,000	$84,000	$84,000	$84,000	$90,000	$90,000	$90,000	$90,000
Mimi's Beauty Supply Store	1,200	$12,000	$12,360	$12,731	$13,113	$13,506	$13,911	$14,329	$14,758	$15,201	$15,657	$16,127	$16,611	$17,109	$17,622	$18,151
Taqueria El Paraiso	2,400	$28,800	$31,200	$31,200	$31,200	$31,200	$31,200	$32,136	$33,100	$34,093	$35,116	$36,169	$37,254	$38,372	$39,523	$40,709
Convenience Corner	1,200	$15,000	$15,000	$15,600	$15,600	$15,600	$16,068	$16,550	$17,047	$17,558	$18,085	$18,627	$19,186	$19,762	$20,354	$20,965
Amigon Bakery	2,400	$26,400	$28,800	$28,800	$28,800	$28,800	$28,800	$28,800	$30,000	$30,000	$30,000	$30,900	$31,827	$32,782	$33,765	$34,778
Clipperheads Barber Shop	1,200	$15,600	$15,900	$16,200	$16,500	$16,800	$17,100	$17,400	$17,700	$18,000	$18,000	$18,000	$18,540	$19,096	$19,669	$20,259
Mamasushi Restaurant	4,000	$46,800	$48,000	$49,200	$50,400	$51,600	$52,800	$54,000	$55,200	$56,400	$57,600	$58,800	$60,000	$61,200	$62,400	$63,600
Upstairs Vacant Suite (Lease-Up)	4,000	$0	$45,600	$46,968	$48,377	$49,828	$51,323	$52,863	$54,449	$56,082	$57,765	$59,498	$61,283	$63,121	$65,015	$66,965
Little Stars Day Care	1,600	$0	$22,903	$23,590	$24,298	$25,027	$25,778	$26,551	$27,347	$28,168	$29,013	$29,883	$30,780	$31,703	$32,654	$33,634
Subway	2,370	$22,292	$22,960	$23,649	$24,359	$25,089	$25,842	$26,617	$27,416	$28,238	$29,086	$29,958	$30,857	$31,783	$32,736	$33,718
Seasons Restaurant	2,000	$27,600	$27,600	$27,600	$27,600	$27,600	$30,000	$30,000	$30,000	$30,000	$30,000	$30,900	$31,827	$32,782	$33,765	$34,778
Crown Fried Chicken	1,300	$20,085	$20,688	$21,308	$21,947	$22,606	$23,284	$23,983	$24,702	$25,443	$26,206	$26,993	$27,802	$28,636	$29,495	$30,380
Smoker's Choice	1,200	$15,180	$15,180	$16,692	$16,692	$16,692	$16,692	$16,692	$17,193	$17,709	$18,240	$18,787	$19,351	$19,931	$20,529	$21,145
Spots Laundromat	4,000	$45,600	$45,600	$45,600	$45,600	$46,968	$48,377	$49,828	$51,323	$52,863	$54,449	$56,082	$57,765	$59,498	$61,283	$63,121
D&N Furniture	3,800	$33,600	$34,800	$36,000	$36,000	$36,000	$36,000	$36,000	$37,080	$38,192	$39,338	$40,518	$41,734	$42,986	$44,275	$45,604
Expansion Space (Proposed)*	11,500	$0	$174,225	$179,452	$184,835	$190,380	$196,092	$201,975	$208,034	$214,275	$220,703	$227,324	$234,144	$241,168	$248,403	$255,855
TOTAL	58,170	$480,647	$740,198	$754,924	$766,360	$782,839	$800,387	$822,646	$842,126	$861,749	$883,753	$905,090	$933,989	$957,538	$981,757	$1,007,839

**Expansion space excluded from total weighted average SF*

REIMBURSEMENT SCHEDULE

Tenant / Suite	Lease Type	Year 1 (2027)	Year 2 (2028)	Year 3 (2029)	Year 4 (2030)	Year 5 (2031)	Year 6 (2032)	Year 7 (2033)	Year 8 (2034)	Year 9 (2035)	Year 10 (2036)	Year 11 (2037)	Year 12 (2038)	Year 13 (2039)	Year 14 (2040)	Year 15 (2041)
China Queen	Modified Gross	$1,262	$1,262	$1,262	$1,262	$1,262	$1,262	$1,262	$1,262	$1,262	$1,262	$1,262	$1,262	$1,262	$1,262	$1,262
H&R Block	Modified Gross	$631	$631	$631	$631	$631	$631	$631	$631	$631	$631	$631	$631	$631	$631	$631
Nathy's Services	Modified Gross	$104	$104	$104	$104	$104	$104	$104	$104	$104	$104	$104	$104	$104	$104	$104
Las Delicias El Paraiso	Modified Gross	$960	$960	$960	$960	$960	$1,020	$1,020	$1,020	$1,080	$1,080	$1,080	$1,112	$1,146	$1,180	$1,216
PA Nails	Modified Gross	$104	$104	$104	$104	$104	$104	$104	$104	$104	$104	$104	$104	$104	$104	$104
Tropic Pet Center	Modified Gross	$417	$417	$417	$417	$417	$417	$417	$417	$417	$417	$417	$417	$417	$417	$417
Yavatino Mini Mart	Modified Gross	$775	$775	$775	$775	$775	$775	$775	$775	$775	$775	$775	$775	$775	$775	$775
Mimi's Beauty Supply Store	Modified Gross	$155	$155	$155	$155	$155	$155	$155	$155	$155	$155	$155	$155	$155	$155	$155
Taqueria El Paraiso	Modified Gross	$2,836	$2,836	$2,836	$2,836	$2,836	$2,836	$2,836	$2,836	$2,836	$2,836	$2,836	$2,836	$2,836	$2,836	$2,836
Convenience Corner	Modified Gross	$429	$429	$429	$429	$429	$429	$429	$429	$429	$429	$429	$429	$429	$429	$429
Amigon Bakery	Modified Gross	$313	$313	$313	$313	$313	$313	$313	$313	$313	$313	$313	$313	$313	$313	$313
Clipperheads Barber Shop	Modified Gross	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mamasushi Restaurant	NNN	$11,640	$11,873	$12,110	$12,352	$12,600	$12,852	$13,109	$13,371	$13,638	$13,911	$14,189	$14,473	$14,762	$15,058	$15,359
Upstairs Vacant Suite (Lease-Up)	NNN	$0	$4,800	$4,896	$4,994	$5,094	$5,196	$5,300	$5,406	$5,514	$5,624	$5,736	$5,851	$5,968	$6,088	$6,209
Little Stars Day Care	NNN	$0	$1,958	$1,998	$2,038	$2,078	$2,120	$2,162	$2,205	$2,250	$2,295	$2,340	$2,387	$2,435	$2,484	$2,533
Subway	NNN	$3,600	$3,672	$3,745	$3,820	$3,897	$3,975	$4,054	$4,135	$4,218	$4,302	$4,388	$4,476	$4,566	$4,657	$4,750
Seasons Restaurant	Modified Gross	$256	$256	$256	$256	$256	$256	$256	$256	$256	$256	$256	$256	$256	$256	$256
Crown Fried Chicken	Modified Gross	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Smoker's Choice	Modified Gross	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Spots Laundromat	Modified Gross	$519	$519	$519	$519	$519	$519	$519	$519	$519	$519	$519	$519	$519	$519	$519
D&N Furniture	Modified Gross	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Expansion Space (Proposed)	Modified Gross	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL		$24,001	$31,064	$31,510	$31,965	$32,430	$32,964	$33,446	$33,938	$34,501	$35,013	$35,534	$36,100	$36,678	$37,268	$37,868

ASSUMPTIONS/NOI & OCCUPANCY SNAPSHOT

ASSUMPTIONS

GENERAL	
Property Name	South Main Plaza
Analysis Commencement Date	1/1/27
Analysis / Hold Period (Years)	15
Total Rentable SF (Rent Roll)*	58,170
Capital Reserve ($/SF/Year)	$0.15

**This includes the possible expansion/pad site*

GROWTH & EXPENSE ASSUMPTIONS		
Default Contractual Rent Escalation (%/yr)	3.0%	Applied to tenants without a stated dollar bump
Expense Inflation Rate (%/yr)	2.0%	Applied to opex line items and expense reimbursements
Vacancy & Credit Loss (% of GPI)	5.0%	General/frictional allowance on top of modeled physical vacancy
Additional Asset Mgmt / Oversight Fee (% of EGI)	1.0%	On-site property management is separately budgeted at $25,000/yr in Opex Schedule
Capital Reserve ($/SF/Year)	$0.15	Replacement reserve, deducted to reach unlevered cash flow

NOI & OCCUPANCY SNAPSHOT					
	Year 1 (2027)	Year 3 (2029)	Year 5 (2031)	Year 10 (2036)	Year 15 (2041)
Net Operating Income	$284,001	$541,320	$560,428	$636,291	$731,968
Physical Occupancy %	88%	100.0%	100.0%	100.0%	100.0%
NOI per SF	$4.88	$9.31	$9.63	$10.94	$12.58

NET OPERATING INCOME SUMMARY (15-YEAR PRO FORMA)

($ unless noted)	Year 1 (2027)	Year 2 (2028)	Year 3 (2029)	Year 4 (2030)	Year 5 (2031)	Year 6 (2032)	Year 7 (2033)	Year 8 (2034)	Year 9 (2035)	Year 10 (2036)	Year 11 (2037)	Year 12 (2038)	Year 13 (2039)	Year 14 (2040)	Year 15 (2041)
Total Base Rent Revenue	$480,647	$740,198	$754,924	$766,360	$782,839	$800,387	$822,646	$842,126	$861,749	$883,753	$905,090	$933,989	$957,538	$981,757	$1,007,839
Total Expense Reimbursement Income	$24,001	$31,064	$31,510	$31,965	$32,430	$32,964	$33,446	$33,938	$34,501	$35,013	$35,534	$36,100	$36,678	$37,268	$37,868
Other Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Gross Potential Income (GPI)	**$504,648**	**$771,262**	**$786,434**	**$798,325**	**$815,269**	**$833,351**	**$856,092**	**$876,064**	**$896,250**	**$918,766**	**$940,624**	**$970,089**	**$994,216**	**$1,019,025**	**$1,045,706**
Less: Vacancy & Credit Loss	-$25,232	-$38,563	-$39,322	-$39,916	-$40,763	-$41,668	-$42,805	-$43,803	-$44,813	-$45,938	-$47,031	-$48,504	-$49,711	-$50,951	-$52,285
Effective Gross Income (EGI)	$479,416	$732,699	$747,112	$758,409	$774,506	$791,684	$813,287	$832,260	$851,438	$872,827	$893,593	$921,585	$944,505	$968,074	$993,421
Operating Expenses (Opex Schedule)	$190,620	$194,432	$198,321	$202,287	$206,333	$210,460	$214,669	$218,962	$223,342	$227,809	$232,365	$237,012	$241,752	$246,587	$251,519
Additional Asset Mgmt / Oversight Fee	$4,794	$7,327	$7,471	$7,584	$7,745	$7,917	$8,133	$8,323	$8,514	$8,728	$8,936	$9,216	$9,445	$9,681	$9,934
Total Operating Expenses	**$195,414**	**$201,759**	**$205,792**	**$209,872**	**$214,078**	**$218,377**	**$222,802**	**$227,285**	**$231,856**	**$236,537**	**$241,301**	**$246,228**	**$251,197**	**$256,268**	**$261,453**
NET OPERATING INCOME (NOI)	**$284,001**	**$530,940**	**$541,320**	**$548,537**	**$560,428**	**$573,307**	**$590,485**	**$604,975**	**$619,582**	**$636,291**	**$652,293**	**$675,357**	**$693,308**	**$711,806**	**$731,968**
Occupied SF	42,670	58,170	58,170	58,170	58,170	58,170	58,170	58,170	58,170	58,170	58,170	58,170	58,170	58,170	58,170
Physical Occupancy %	88%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
NOI per Square Foot	$4.88	$9.13	$9.31	$9.43	$9.63	$9.86	$10.15	$10.40	$10.65	$10.94	$11.21	$11.61	$11.92	$12.24	$12.58
NOI Growth (Year-over-Year %)	-	86.9%	2.0%	1.3%	2.2%	2.3%	3.0%	2.5%	2.4%	2.7%	2.5%	3.5%	2.7%	2.7%	2.8%

PROPERTY **PHOTOS**

PROPERTY PHOTOS - AERIAL

PROPERTY PHOTOS - EXISTING

For more information

Darren M. Lizzack, MSRE
Principal
201 906 4376
dlizzack@theclinicalgroup.com

Randy Horning, MSRE, SIOR
Principal
201 739 9311
rhorning@theclinicalgroup.com

Lizzack Horning

Peter O. Hanson, SIOR
Broker of Record

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

855-CLINGRP
TheClinicalGroup.com
info@TheClinicalGroup.com
@TheClinicalGroup