



## Commercial Space for Lease

BUILDING NAME:	Price Rite Marketplace
SPACE:	7,000 SF, Wet Sprinklered space with (1) rear loading dock with internal dock leveler.
LOT SIZE:	4.65 Acres – Shopping Plaza anchored by Price Rite Market with NAPA Auto Parts, Little Ceasars & Subway. Zoned H-C (Highway Commercial)
ADDRESS:	609-615 Luzerne St. West Scranton 18504.
CONSTRUCTION:	Block exterior
INTERIOR FINISH:	Formerly a Rite Aid Drug Store. Space is an open floorplan with storage, office, and restrooms located in the rear. 12' ceiling height. Main: 45'w x 112'd; Rear: 45'w x 27'd.
HVAC:	Separate Gas fired forced warm air roof mounted systems.
ELECTRICAL:	Separate 200-600 Amp service.
LIGHTING:	Fluorescent
LAVATORIES:	(1) each Men's & Women's
PARKING:	Parking for 309 vehicles
PRICE:	<b>\$16.00 SF NNN + CAM (\$3/00 SF) + Utilities</b>
COMMENTS:	Located in the West Scranton (Bellevue) section of Scranton. Less than 1 mile to I-81, Downtown Scranton and the Central Scranton Expressway. Luzerne St. daily traffic count is approximately 12,000 per PennDOT (2024). All public utilities are available on the property. Owner is open to providing buildout at an amortized cost with a minimum Five (5) year lease or allowing tenants to do so at their cost with a minimum three (3) year lease upon written approval of proposed plans. Covenants and Restrictions available for review upon request.

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