



OFFERING SUMMARY

Lease Rate:	\$13.95 SF/yr (NNN)
Building Size:	22,500 SF
Available SF:	4,500 SF
Lot Size:	0.18 Acres
Year Built:	1900
Renovated:	1993
Zoning:	Commercial
Submarket:	Snyderstown Township
County:	Northumberland County

PROPERTY OVERVIEW

Great opportunity for a turnkey retail lease on the ground floor of a highly appealing historic building in the heart of downtown Shamokin's shopping district. Space is built out as a retail location for a major value retailer. 4,500 SF of space with street frontage and signage that can be covered with a banner in the short term.

PROPERTY HIGHLIGHTS

- 4,500 sq. ft. turnkey retail space
- Versatile location for virtually any retail outlet
- On the ground floor of a historic building on downtown Shamokin's main shopping street

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225
61

Trevorton Road

Sixth Street

Mt Carmel Street

S 2nd Street

Market Street

125

61

SITE

JACK WILLIAMS
Tire & Auto Service Centers

DOLLAR GENERAL

M&T Bank

Fulton Bank

SUBWAY

CVS pharmacy

RITE AID

weis

NAPA

TurkeyHill

First National Bank

H&R BLOCK

TurkeyHill

LUZERNE
County Community College

Budget
ROOFING, INC.
570-648-4951

DUNKIN' DONUTS

THE SALVATION ARMY

Wendy's

metro
by T-Mobile

UNITED STATES POSTAL SERVICE

CITGO

Pool World Inc.
Splashing FUN for over 20 years!

PHOENIX

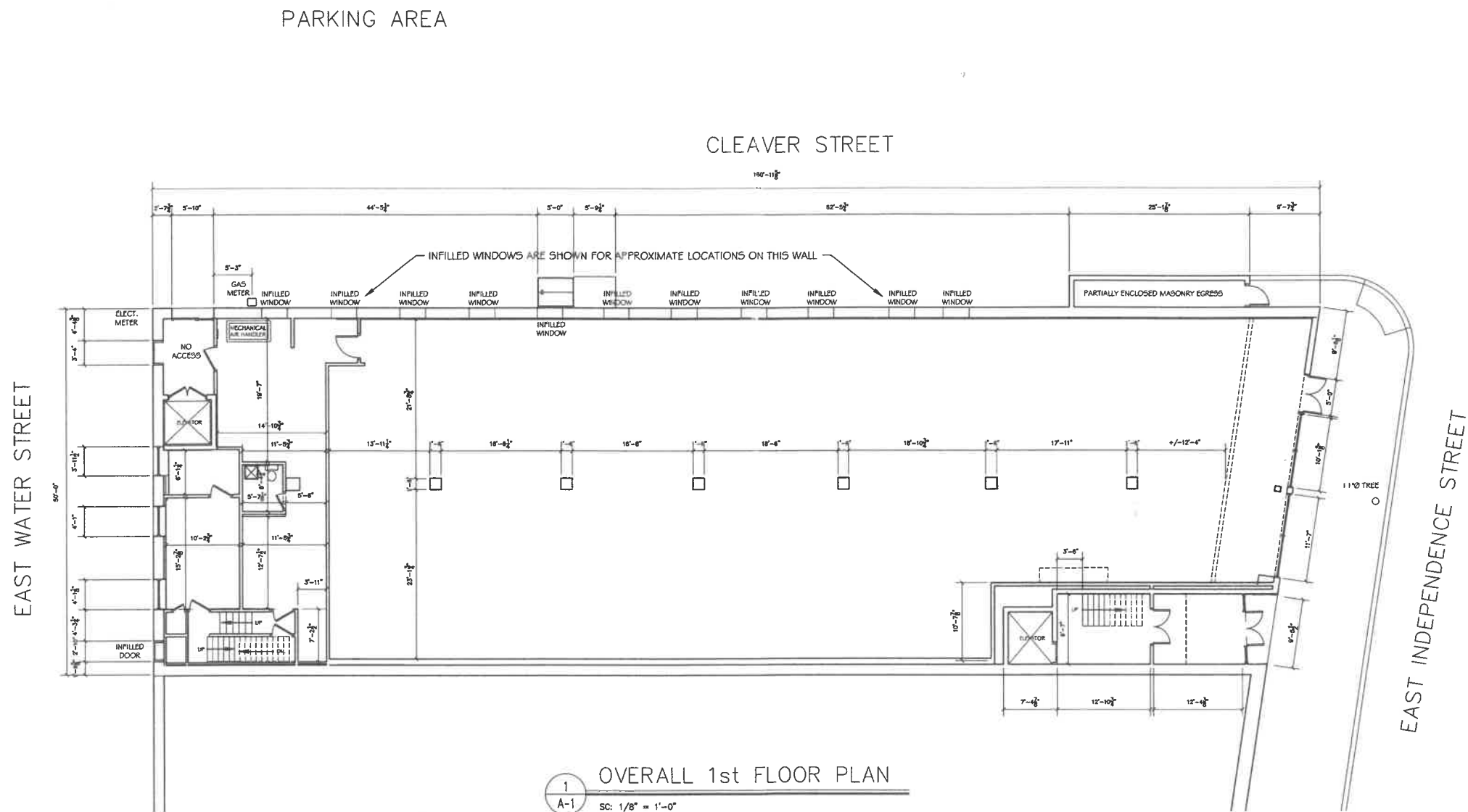
KID BOWL FREE
www.kidbowlfree.com

McDonald's

AutoZone

East End
AUTO SALES & SERVICE LLC

CHEVROLET
BUICK



1 OVERALL 1st FLOOR PLAN
A-1 SC: 1/8" = 1'-0"

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE SHOWN +/- DUE TO MATERIAL CLADDING OF PARTITION WALLS AND SEVERAL PARTITIONS MAY BE A SKEWED, INCLUDING DELAMINATED FINISHES AND/OR MISSING FINISH MATERIALS.
 2. IN MEASURING THIS STRUCTURE THERE IS A DEGREE OF DIMENSIONAL CREEP & DIMENSIONAL UNCERTAINTY IN MAKING A FLOOR PLAN DOCUMENT.

NOT FOR CONSTRUCTION - PROGRESS PRINT

DRAWINGS DEPICT THE GRAPHIC NATURE OF THE WORK TO BE PERFORMED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

CONTACT PERSON:
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REVISIONS:

PREPARED BY:
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KINGSTON TOWNSHIP, PA 18644
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F (570) 696-2844

PROJECT:
**PROPOSED FIVE-STORY RENOVATION
30-36 EAST INDEPENDENCE STREET**
SHAMOKIN, PENNSYLVANIA 1

FIRST FLOOR PLAN

DATE: 10-25-19

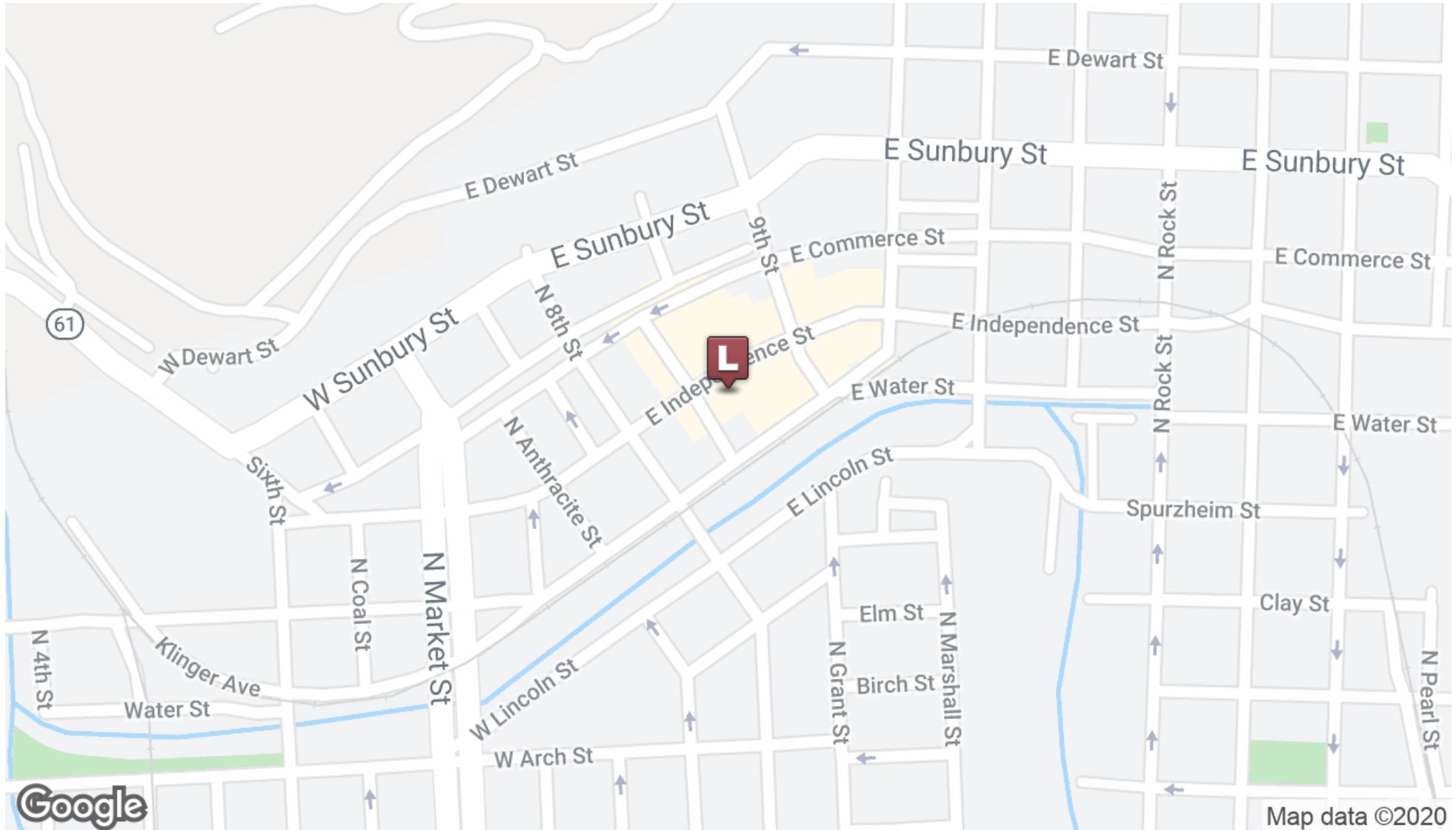
CHECKED BY: LNK

COMM. NO.: 2019-21

SCALE: AS NOTED

DWG. NO.

A-1
2 OF 6



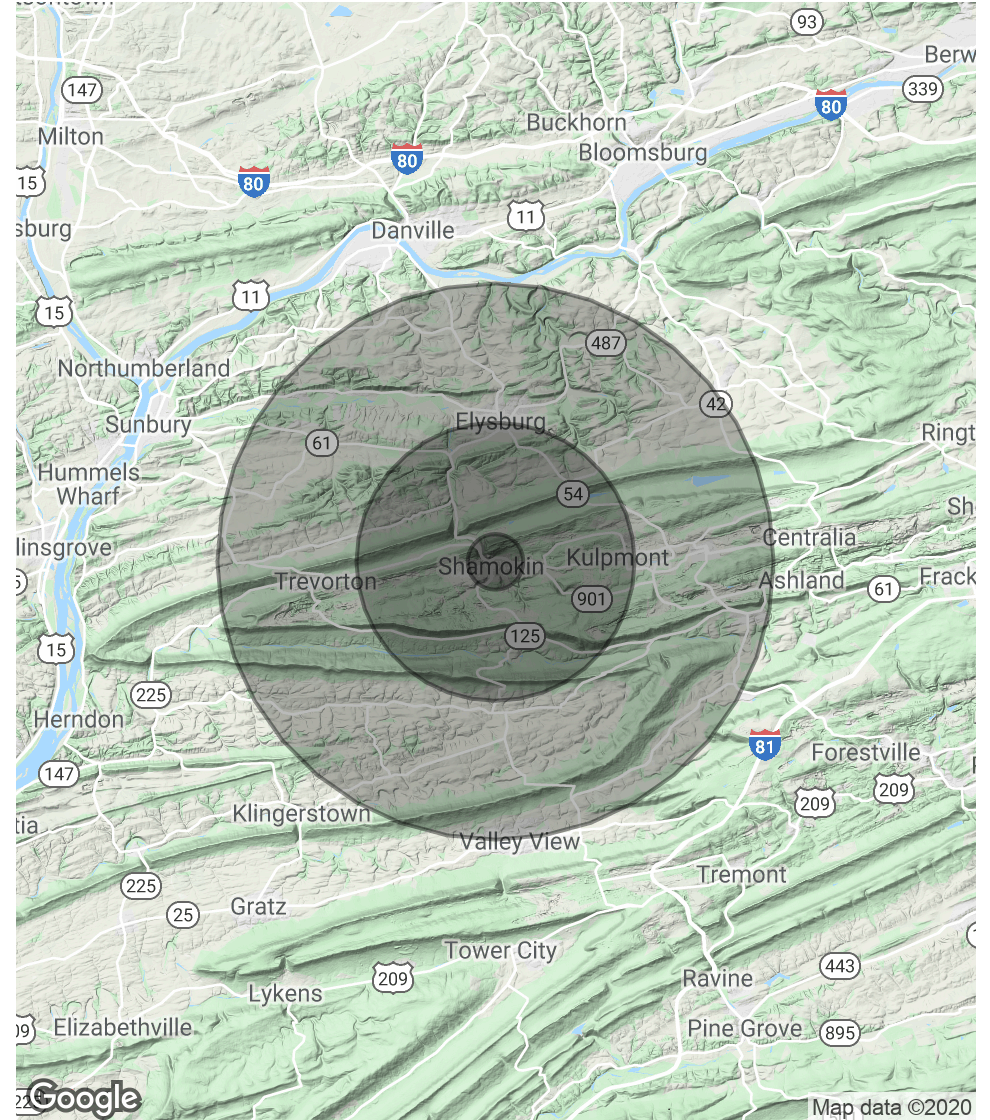
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	750	13,467	39,695
Median age	40.0	42.2	44.3
Median age (Male)	36.9	39.4	42.3
Median age (Female)	49.3	48.7	47.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	197	4,292	15,257
# of persons per HH	3.8	3.1	2.6
Average HH income	\$42,336	\$50,514	\$54,123
Average house value	\$74,822	\$76,936	\$109,462

* Demographic data derived from 2010 US Census



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