

# 1015 S. WASHINGTON AVE.

Scranton, PA 18505



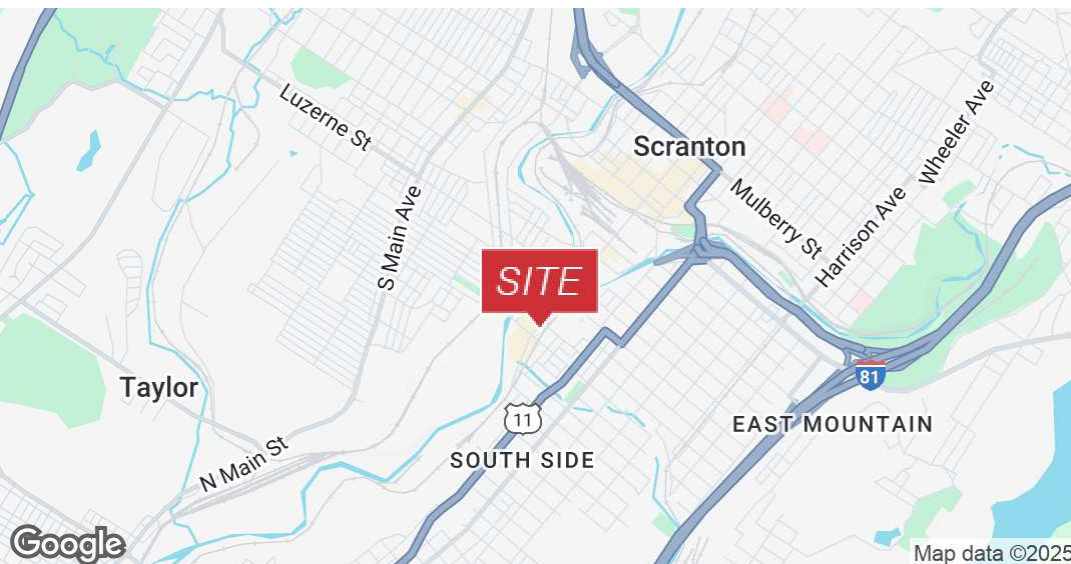
FOR SALE



RETAIL



6,900 SF



## PROPERTY DESCRIPTION

6,900 SF retail building located in Scranton's South Side, surrounded by national retailers and across from a grocery-anchored strip center. Adjacent to a densely populated residential area, the property benefits from strong local demographics and high visibility along a heavily traveled corridor. Three garage bays enhance the building's flexibility, supporting a variety of potential uses.

SALE PRICE:

**\$850,000**

## FOR MORE INFORMATION

**Chris Matus, CCIM, SIOR, PMP**

☎ 570.760.6411

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# NAI Mertz



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## PROPERTY HIGHLIGHTS

- Retail
- 6,900 square feet
- 0.33 acres
- 10' 10" to drop ceiling
- Power: 200 amp 3-phase
- (3) 30' deep garage bays with 9'10"h x 9'9"w overhead doors, one with alignment pit
- (1) 6'7"h x 4'9"w overhead delivery door
- Structure: concrete block, steel bar joists with corrugated metal roof decking
- Roof: insulated rubber
- Public water and sewer
- Natural gas forced air heat
- Airconditioned
- Recently paved parking lot
- Traffic exposure: 9,539 vehicles per day
- Pylon sign
- Zoning: C-N Neighborhood Commercial
- Dense local population with foot traffic

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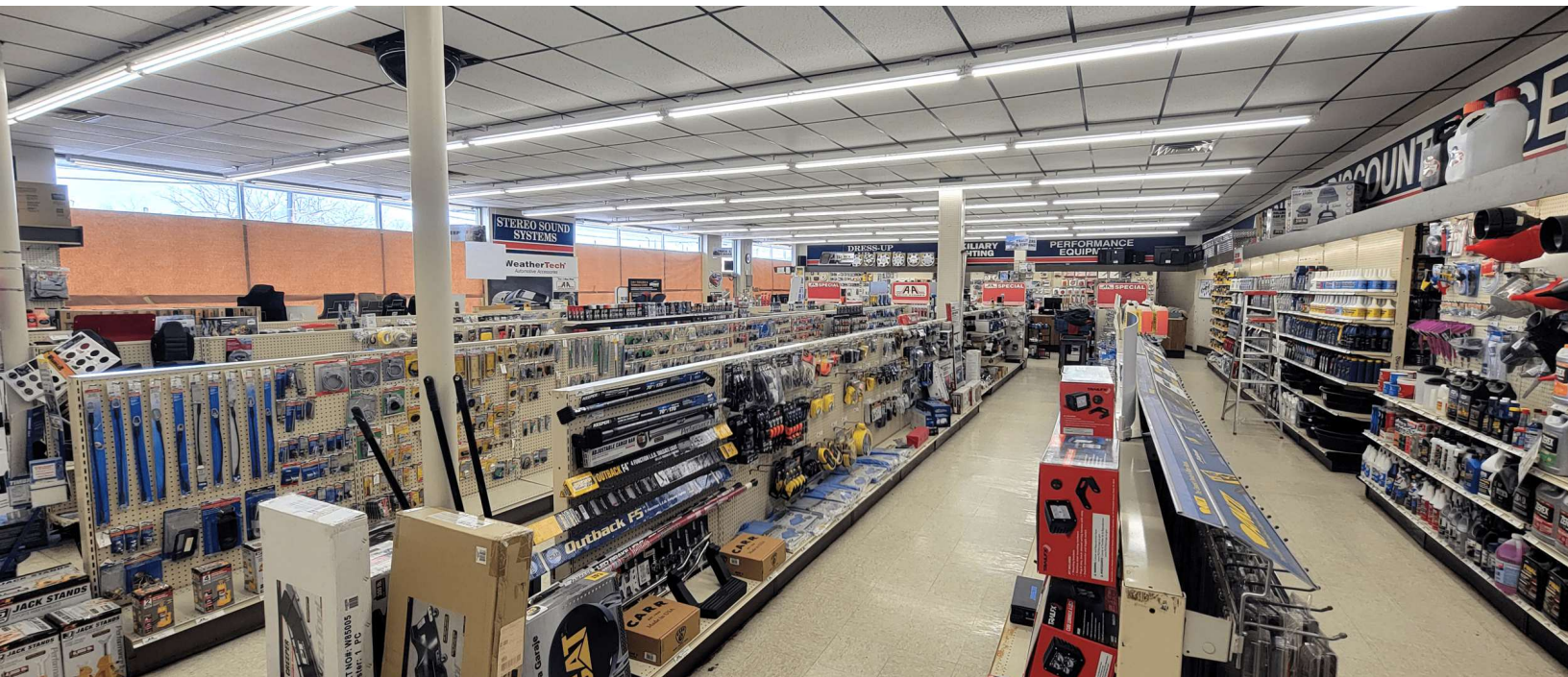
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## LOCATION OVERVIEW

Situated in the South Side of Scranton along a heavily traveled corridor of National Brand tenants and across from a grocery anchored Strip Center.

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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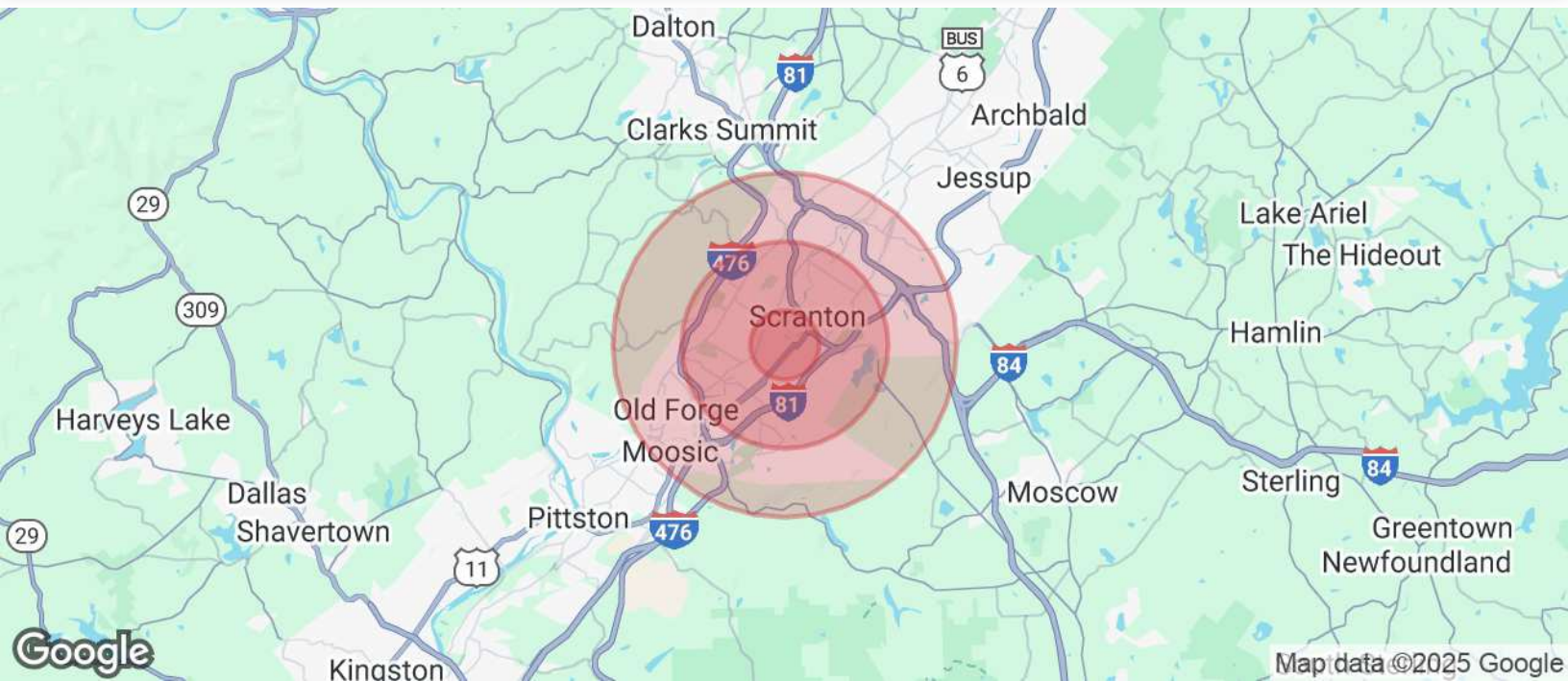
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,393	87,018	120,424
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	40	43	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,840	34,838	49,421
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$64,235	\$75,168	\$79,735
Average House Value	\$141,909	\$178,389	\$190,397

## TRAFFIC COUNTS

Maple Street	9,539/day
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Demographics data derived from AlphaMap

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