

# THE SHOPPES AT YALICK FARMS

3500 Route 415 Dallas, PA 18612



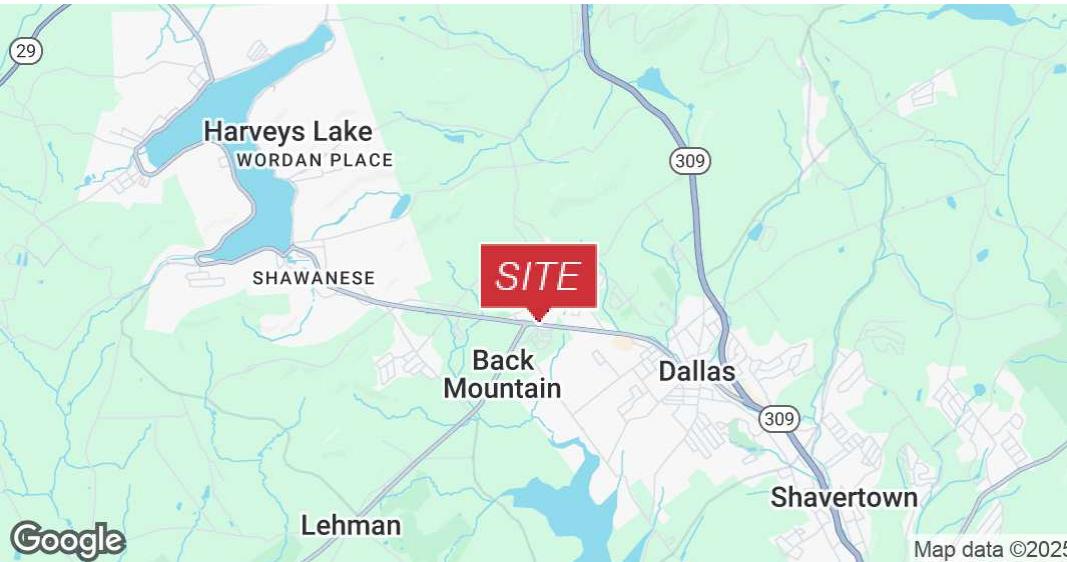
FOR LEASE



RETAIL & PAD SITES



UPTO 45,000± SF



## PROPERTY DESCRIPTION

- The Shoppes at Yalick Farms features 20,000± SF of retail space. Units available for immediate occupancy.
- Unit 2 - 1,372± SF
- Unit 6 - 1,500± SF
- Pad Site - 2,500± SF Build to Suit
- Pad Site - 40,000± SF Build to Suit, ideal for grocery
- Daily traffic volume on Route 415: 13,000± VPD

## LEASE RATE:

**UPON REQUEST**

## FOR MORE INFORMATION

Chris Matus, CCIM, SIOR, PMP

570.760.6411

chris.matus@naimertz.com

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**NAI Mertz**

NAI Mertz | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [naimertz.com](http://naimertz.com)



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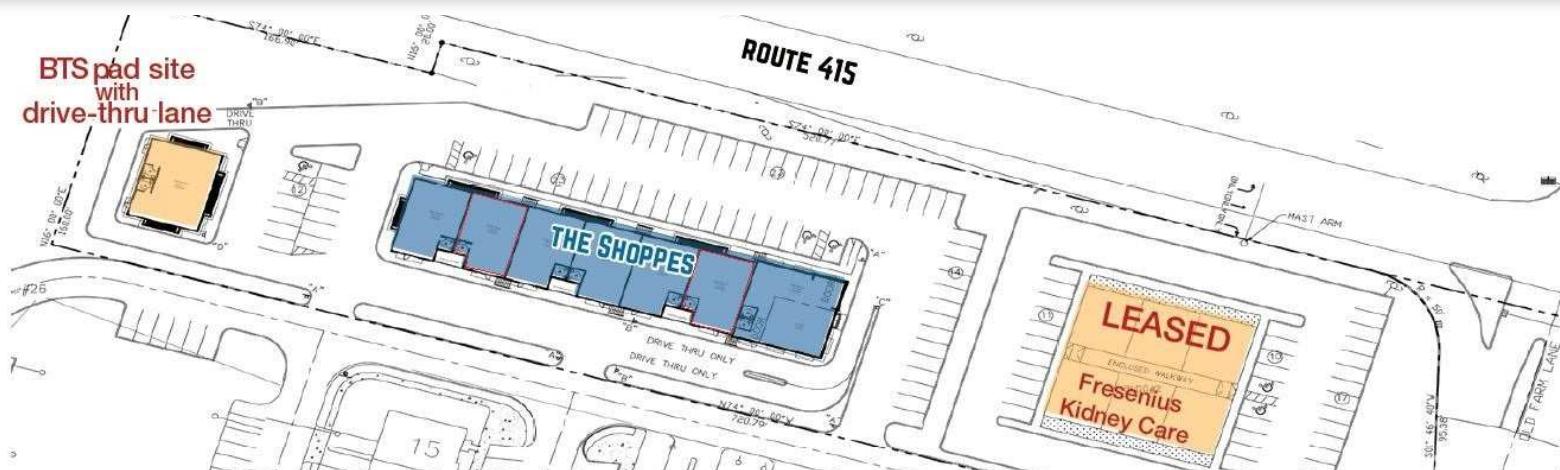
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UPTO 5,300± SF



## Yalick Farms



The shopping center is a short walk from the nearly 300 families who reside at Yalick Farms



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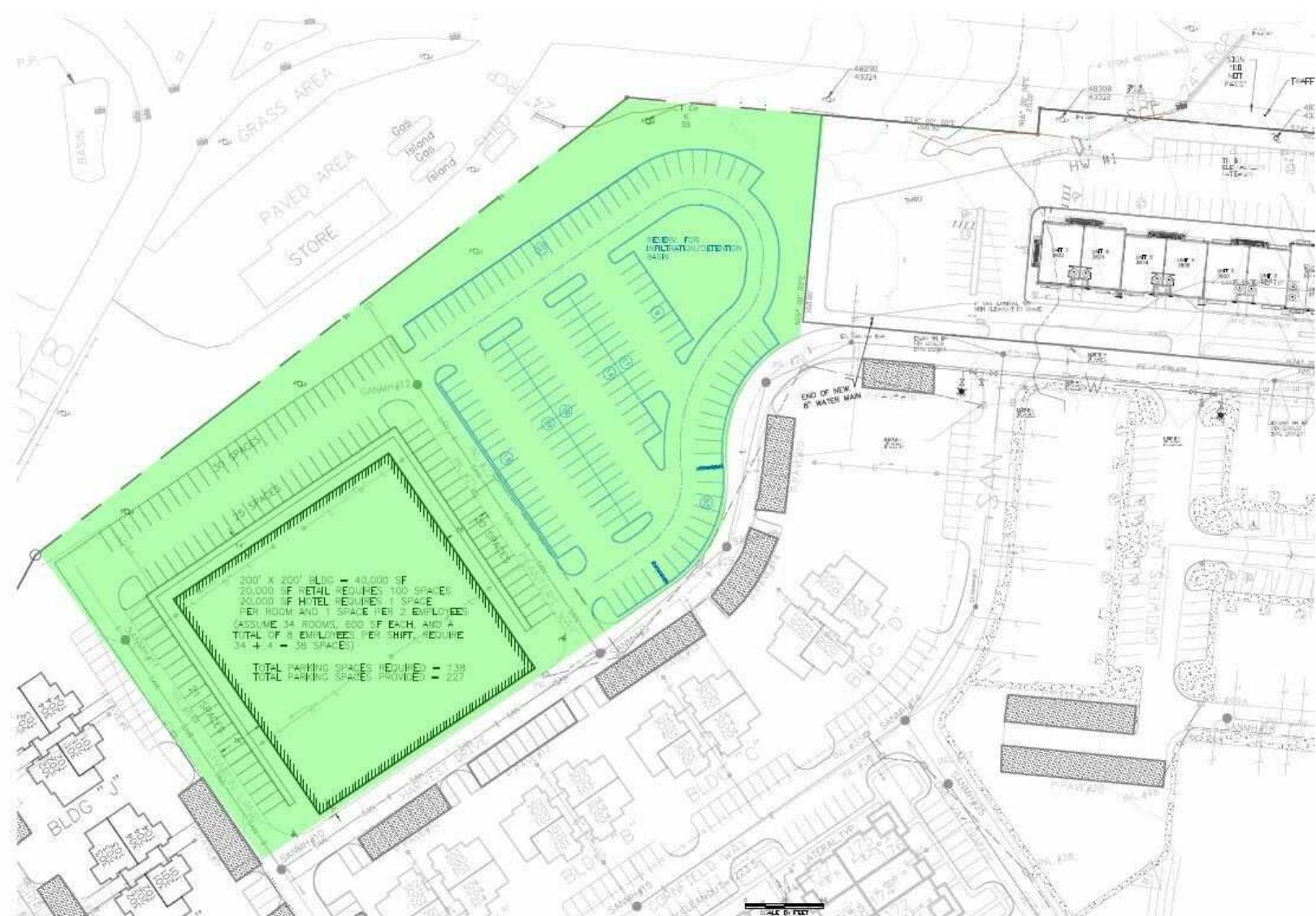
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# THE SHOPPES AT YALICK FARMS

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- FOR LEASE
- RETAIL PAD SITE
- 40,000± SF



Ideal Grocery Store location

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- FOR LEASE
- RETAIL PAD SITE
- 40,000± SF



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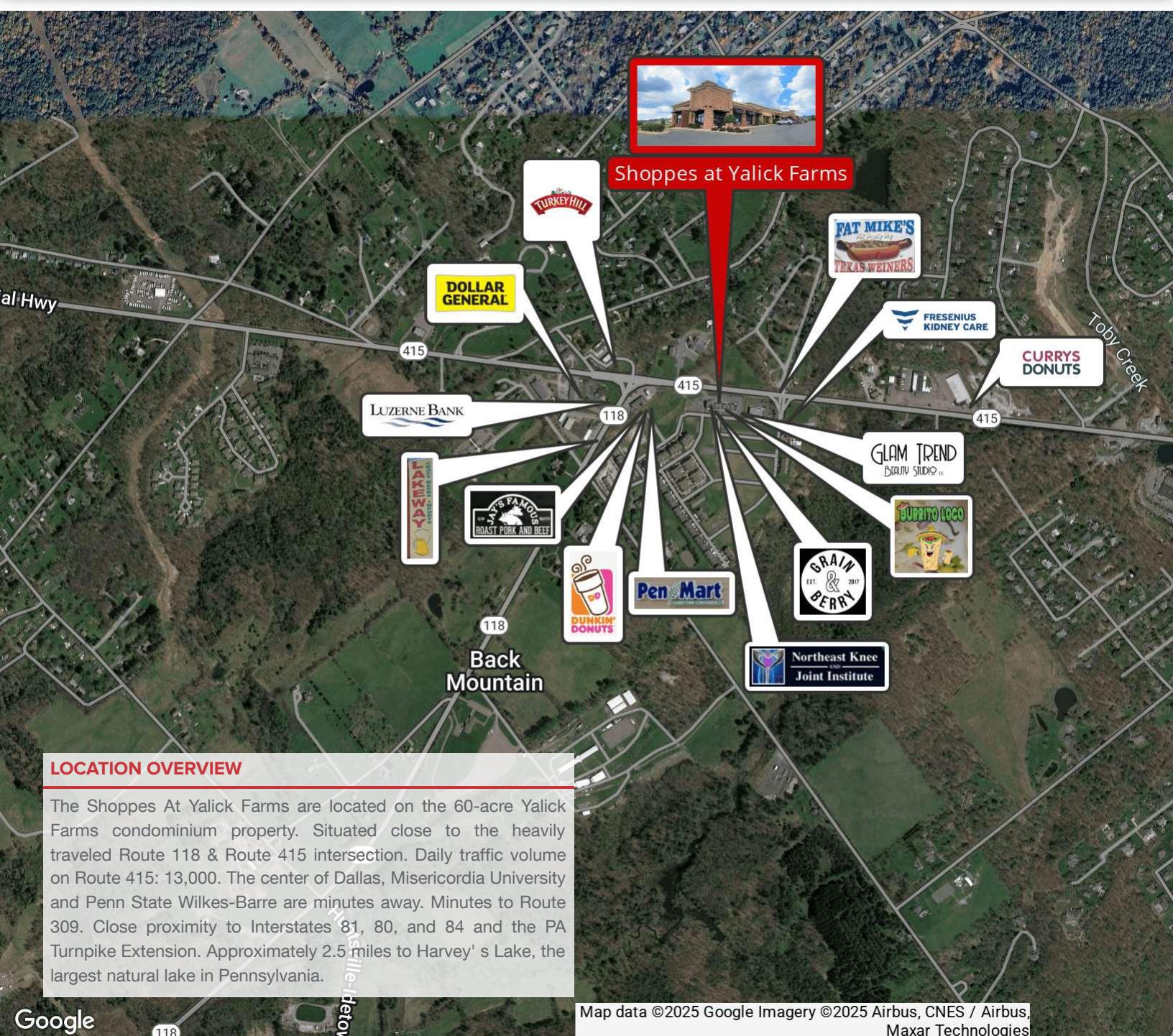
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RETAIL & PAD SITES



UPTO 45,000± SF



## LOCATION OVERVIEW

The Shoppes At Yalick Farms are located on the 60-acre Yalick Farms condominium property. Situated close to the heavily traveled Route 118 & Route 415 intersection. Daily traffic volume on Route 415: 13,000. The center of Dallas, Misericordia University and Penn State Wilkes-Barre are minutes away. Minutes to Route 309. Close proximity to Interstates 81, 80, and 84 and the PA Turnpike Extension. Approximately 2.5 miles to Harvey's Lake, the largest natural lake in Pennsylvania.

Google

118

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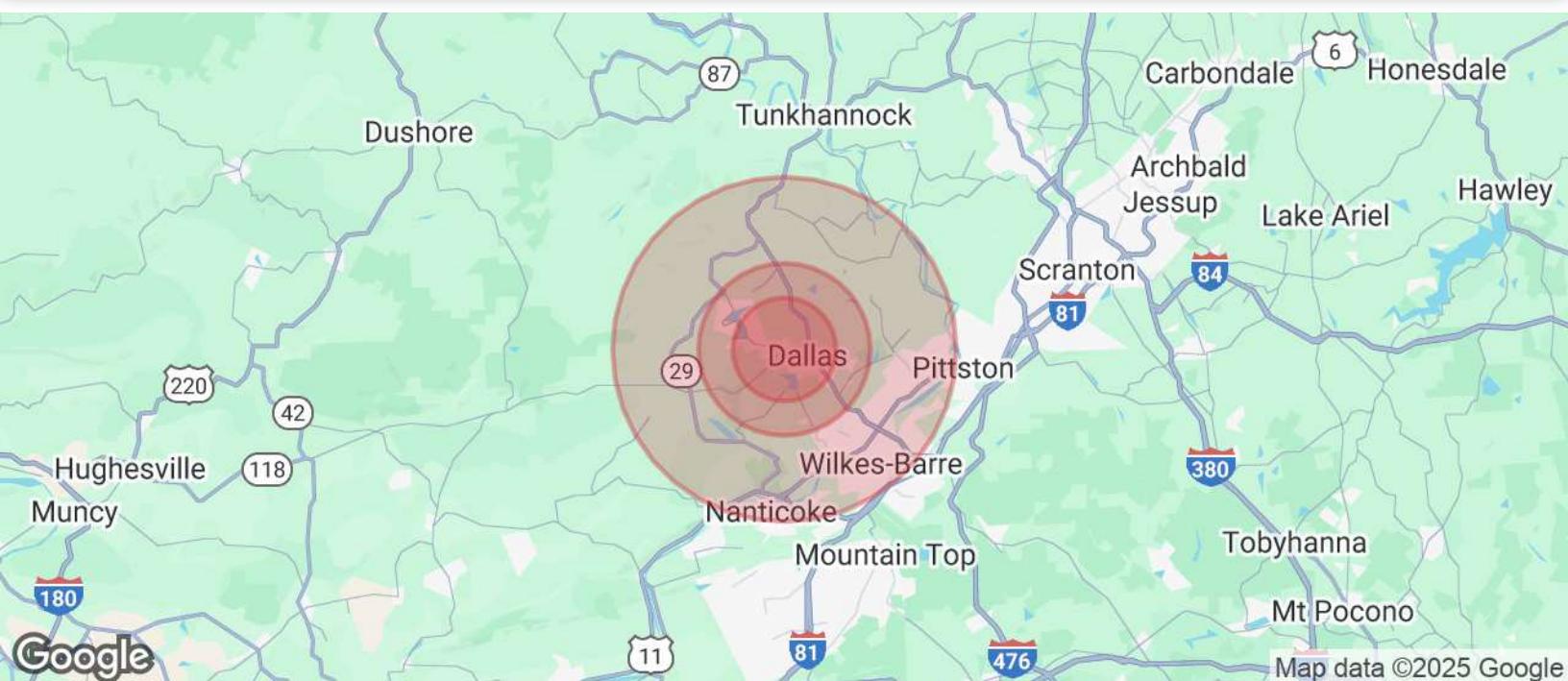
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UPTO 45,000± SF



## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	14,268	32,636	208,480
Average Age	42.7	43.4	41.4
Average Age (Male)	39.8	41.1	39.3
Average Age (Female)	45.0	45.7	43.3

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	5,534	12,482	86,905
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$76,709	\$76,345	\$53,376
Average House Value	\$217,715	\$213,023	\$149,006

## TRAFFIC COUNTS

Route 415

13,000/day

\* Demographic data derived from 2020 ACS - US Census

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