

1130 Route 315 Wilkes-Barre, PA



1130 Route 315 Wilkes-Barre, Pennsylvania

Investment Property Offered For Sale:
Quality general & medical office tenants, superb high access/
high visibility location, convenient to Wilkes-Barre Metro.

Offering Memorandum
Presented by

Hinerfeld
COMMERCIAL REAL ESTATE

The Offering

Hinerfeld Commercial Real Estate is pleased to announce the offering for sale of 1130 Route 315, Plains (Wilkes Barre) PA. This +/- 30,749 SF GBA office building is situated on 1.6 Acres of well located, commercially zoned land on high traffic PA Route 315 (22,400 ADV). Well suited to investment buyers, 3 strong tenant leases provide solid return on investment. An additional 7,000 ± SF of available rentable space provides upside potential for maximizing total rental income.

Financial information available upon request.

Vitals

- +/- 30,749 SF GBA / 1.6 acres
- Class B Office Building (c. 1992)
- 75% ± Leased
- Ample Parking - paved and lined
- Natural Gas Fired Heat / Electric Air Conditioning
- PPL Electric Service (1200 Amp , 3 phase, 480/277)
- Public Sewer and Water
- EPDM Rubber Roof with standing seam metal
- Fixed aluminum framed insulated glass windows
- Glass, Brick, and Block construction
- Attractive High Ceiling Glass Atrium Lobby
- 2 stop Otis elevator (2,000 lb capacity)
- Fire and emergency lighting systems throughout
- Large lighted pylon sign at entrance
- B-3 Zoning - Commercial zoning with many approved uses.
- Priced at \$3,950,000
- NOI \$290,000

Tenant Profiles

Hanger Clinic

With more than 875 locations across the country, Hanger creates customized solutions for people of all ages, including state-of-the-art prostheses, braces, cranial helmets, and other devices designed to increase the mobility and function of each person served. Treating over 1 Million patients annually, Hanger has over 1600 clinical providers. As the nation's leading prosthetic care provider, Hanger helps thousands of people with limb loss or limb difference achieve mobility and independence each year. Hanger's clinicians receive ongoing training and education in the most current innovations, and have broad, collaborative expertise that translates into the highest quality of care for each person served.



Express Urgent Care

Express Urgent Care is a regional Urgent Care provider with two locations, one in Wilkes Barre, PA and one in Dickson City (Scranton metro), PA. Express Urgent Care provides the most comprehensive and highest quality medical care to adults and children with a wide range of medical needs. Physicians are board certified and trained from nationally known academic institutions.



AssuredPartners

AssuredPartners is the fastest-growing independent insurance agency in the U.S. AssuredPartners was created in 2011 and was founded from a national partnership of leading independent property and casualty and employee benefits brokerage firms. AssuredPartners is now one of the largest brokers in the nation with offices in 38 states and two countries. Led by a team with more than 55 years of insurance experience, AssuredPartners has a solid track record of success. Headquartered in Orlando, Florida, AssuredPartners is the 11th largest independent insurance brokerage firm in the nation with over 250 offices.





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Interstate 81

Route 315

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SUBJECT

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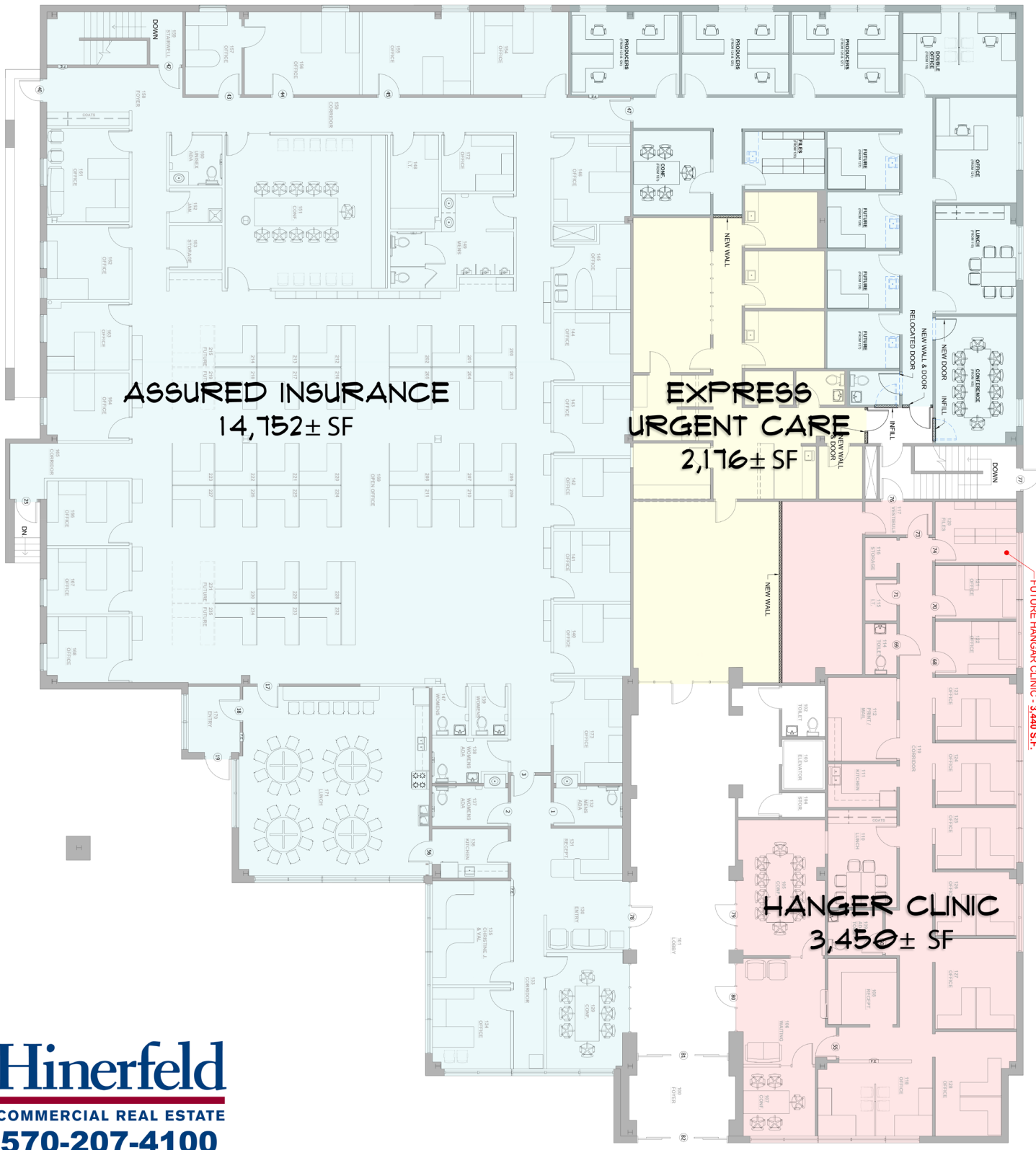


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ASSURED INSURANCE
14,752± SF

EXPRESS URGENT CARE
2,176± SF

HANGER CLINIC
3,450± SF

FUTURE HANGER CLINIC - 3440 S.F.

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570-207-4100

1130 ROUTE 315
WILKES-BARRE, PENNSYLVANIA

UPPER LEVEL

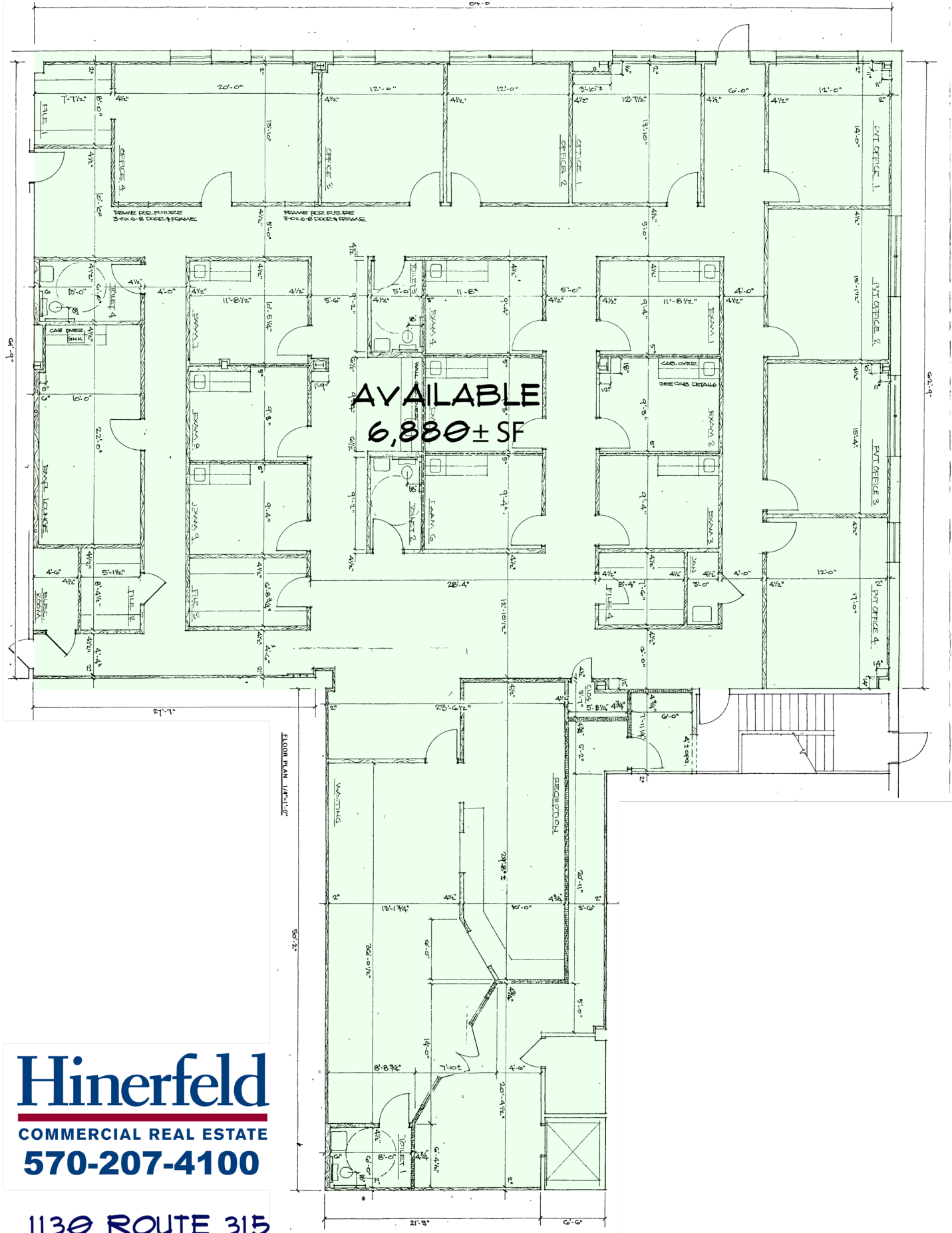
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PRELIMINARY NOT FOR CONSTRUCTION
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ASSURED PARTNERS - RENOVATIONS
1130 HIGHWAY 315, PLAINS, PA 18705
- 9 -
Updated 7/25/2022

TEI TRADE EASTERN, INC.
ARCHITECTS • ENGINEERS • BUILDERS
53 GRAVEL STREET, WILKES-BARRE, PA, 18705 FAX NO. 570-287-5025
PHONE 570-287-3178 E-MAIL - DFT@TRADE-EASTERN.COM

2/20/15 - RIN COMPLETION



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1130 ROUTE 315
 WILKES-BARRE, PENNSYLVANIA

LOWER LEVEL

Regional Profile

Luzerne County is located in Northeastern Pennsylvania. The county has a total area of 906 square miles (2,350 km²) of which 890 square miles (2,300 km²) is land and 16 square miles (41 km²) is water, according to the U.S. Census Bureau. It is Northeastern Pennsylvania's second-largest county by total area and Northeast Pennsylvania's most populous county, with a population of 325,594 as of the 2020 census.

Wilkes-Barre is the county seat of Luzerne County and the county's largest city. The city has a total area of 7.2 square miles (19 km²), of which 6.8 square miles (18 km²) is land and 0.3 square miles (0.78 km²), or 4.60%, is water. The city is bordered by the Susquehanna River to the west. Many Colleges and Universities call Luzerne County home, with several inside the Wilkes Barre City limits.



Transportation

Airports

Five international airlines with daily jet service fly from the Wilkes-Barre/Scranton International Airport in nearby Pittston Township, 8 miles from the property.



Highways

Interstate 81 passes north-south near the subject property and Wilkes-Barre. The property is 5 miles from the Northeast Extension of the Pennsylvania Turnpike (PA Route 476) and approximately 10 miles (16 km) north of Interstate 80. The Cross Valley Expressway (PA Route 309), Interstate 81 and PA Route 315 all converge within one mile of the property.



Public Transportation

Public transportation in Luzerne County is provided by the Luzerne County Transportation Authority. The LCTA operates a bus line with stops along PA Route 315 nearby the property.



Colleges and Universities in Luzerne County

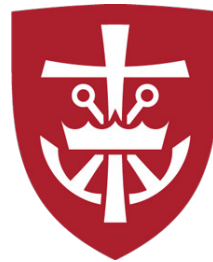
- Geisinger Commonwealth School of Medicine, Wilkes-Barre
- King's College, Wilkes-Barre
- Luzerne County Community College, Nanticoke
- McCann School of Business & Technology, Wilkes-Barre
- Misericordia University, Dallas
- Penn State Hazleton, Hazleton
- Penn State Wilkes-Barre, Lehman Township
- Wilkes University, Wilkes-Barre



PennState



**MISERICORDIA
UNIVERSITY**



**KING'S
COLLEGE**
TRANSFORMATION. COMMUNITY. HOLY CROSS.



**Geisinger
Commonwealth
School of Medicine**



LUZERNE
County Community College



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