



REDEVELOPMENT OPPORTUNITY

59 S. Wyoming Ave.
Edwardsville, PA 18704

Property Overview

Prime retail site available for sale or lease, land lease or build to suit.

OFFERING SUMMARY

Pricing:	Upon Request
Building Size:	5,200 SF
Lot Size:	1.21 Acres
Zoning:	C-2 General Business District
Market:	Northeast Pennsylvania
Submarket:	I-81 corridor
Traffic Count:	17,468

Property Highlights

- Pricing : Upon Request
- Located in major retail corridor
- Zoning: C-2 General Business District
- Lot Size: 1.21 acres
- On four lane highway with center turn lane
- Traffic count: 17,468 vehicles per day
- 82 striped off-street parking spaces
- Public water and sewer
- 3-phase electric
- Natural gas forced air
- Airconditioned
- Existing 5,200 SF clear span building can be reused, or site can be redeveloped



Chris Matus, CCIM

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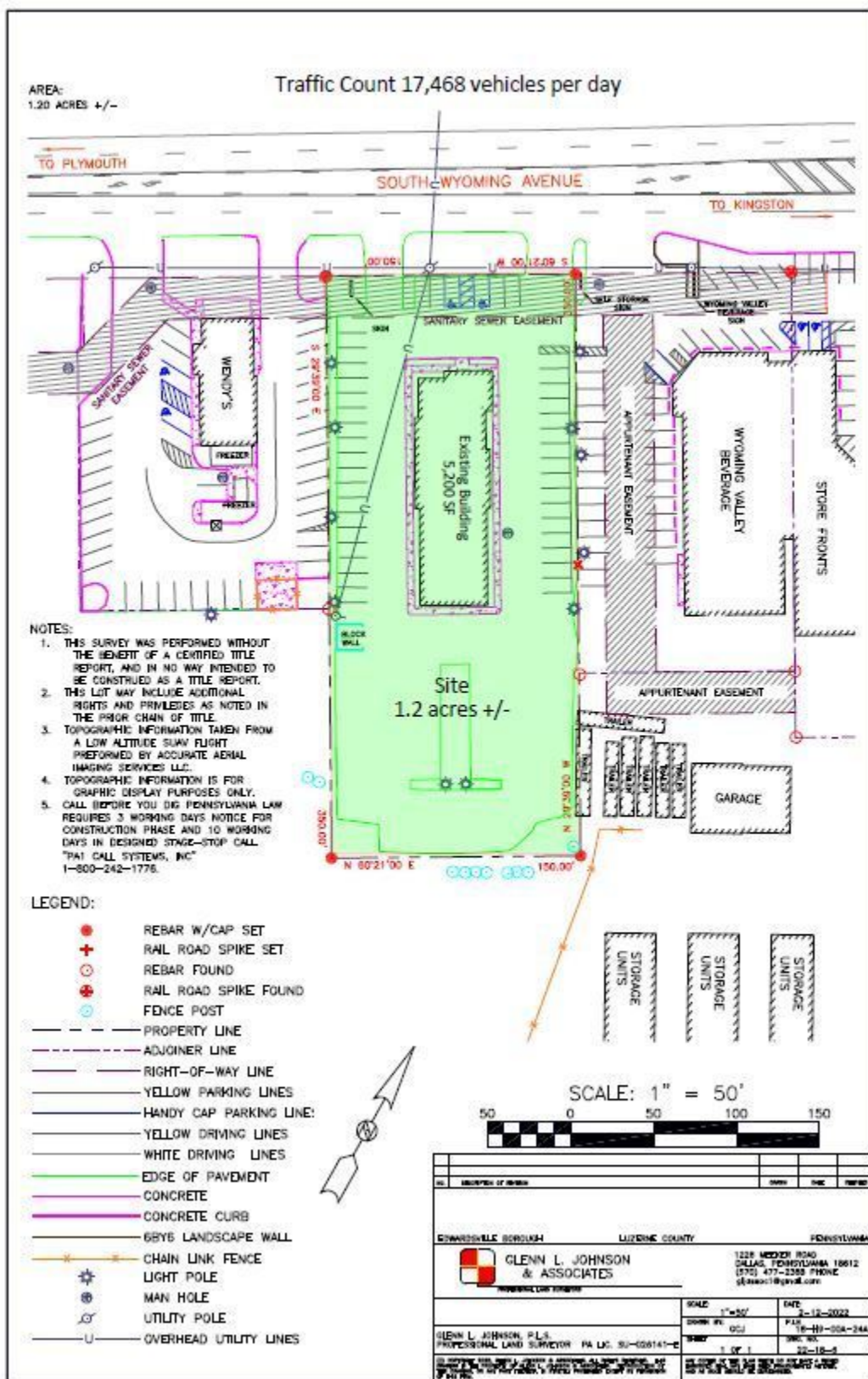
chris.matus@naimertz.com

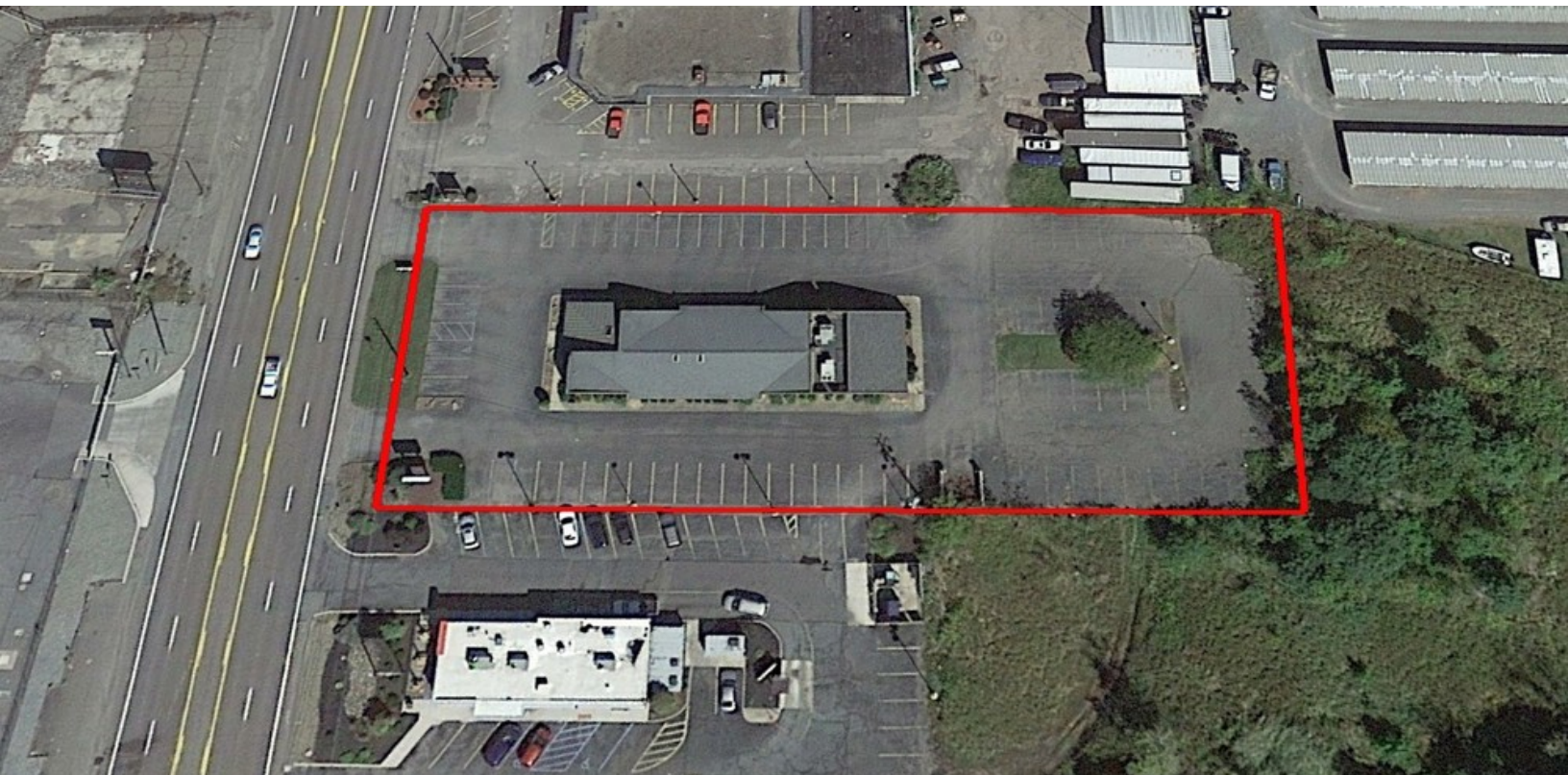


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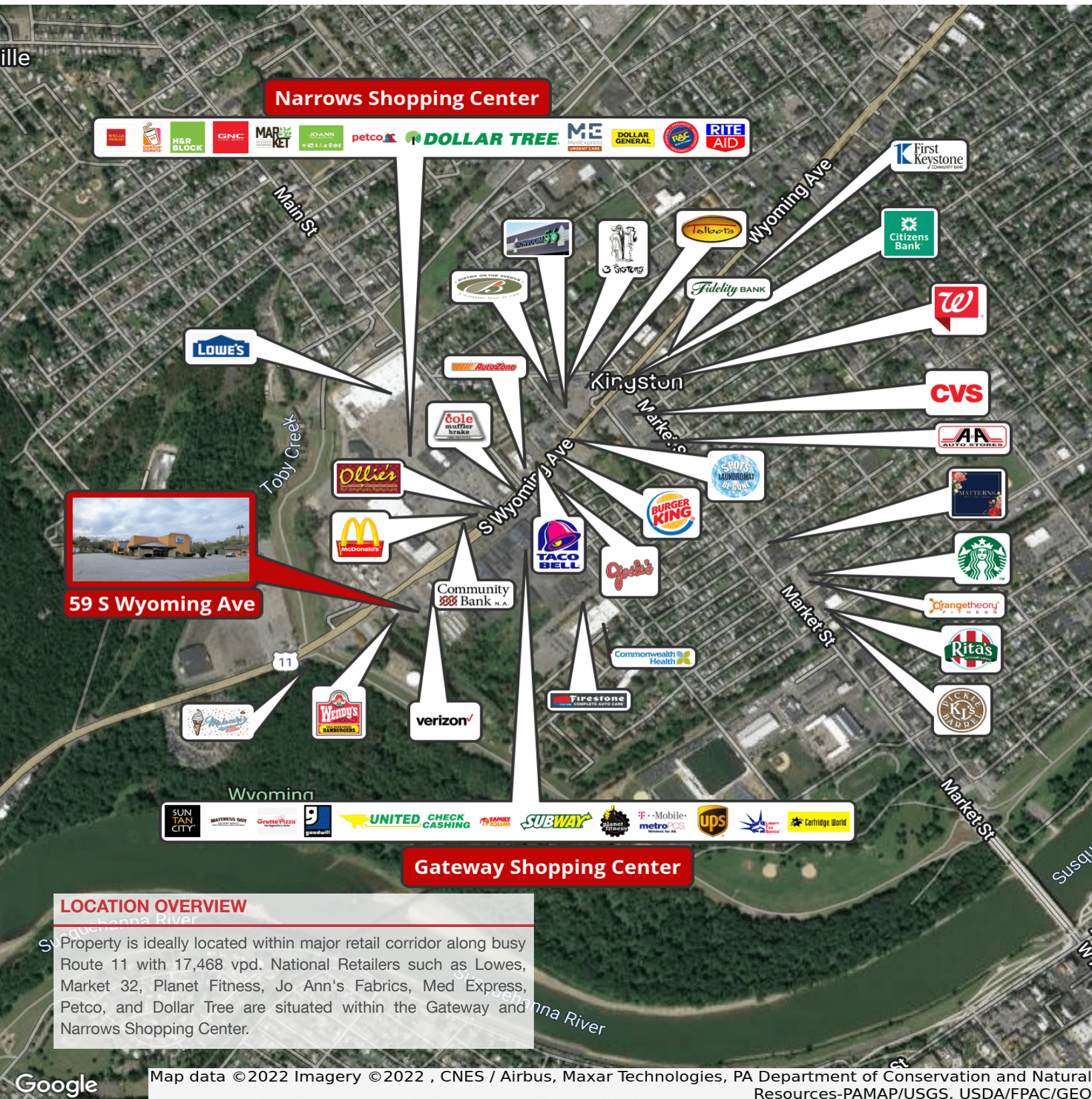




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LOCATION OVERVIEW

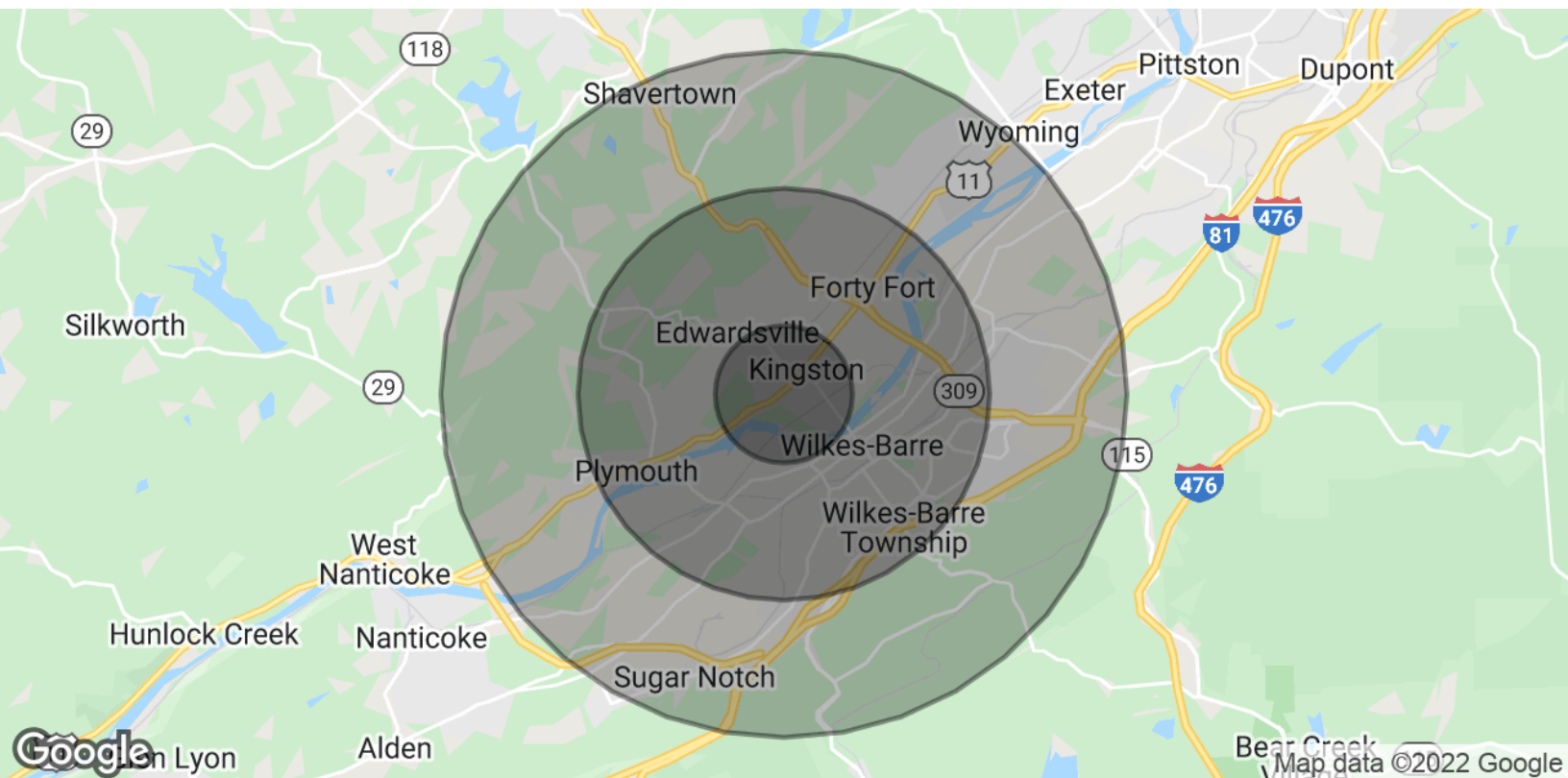
Property is ideally located within major retail corridor along busy Route 11 with 17,468 vpd. National Retailers such as Lowe's, Market 32, Planet Fitness, Jo Ann's Fabrics, Med Express, Petco, and Dollar Tree are situated within the Gateway and Narrows Shopping Center.



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,183	96,614	146,010
Average Age	37.7	39.1	40.5
Average Age (Male)	35.5	37.0	38.4
Average Age (Female)	38.9	41.0	42.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,781	40,824	62,003
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$43,673	\$44,782	\$47,902
Average House Value	\$121,256	\$120,254	\$124,181

TRAFFIC COUNTS

Route 11 (Wyoming Ave.)	17,468/day
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* Demographic data derived from 2010 US Census



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