

RETAIL SPACE AVAILABLE

+/-2,000 SF

Mountain Top, PA (Luzerne County)



FRONT ELEVATION

New Retail Space Available



Join
DUNKIN'

MOUNTAIN TOP, PA

43 S MOUNTAIN BOULEVARD
MOUNTAIN TOP, PA 18707

Hinerfeld
COMMERCIAL REAL ESTATE

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REAL ESTATE

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LOCATION

43 S Mountain Blvd
Mountain Top, PA 18707

SPACE AVAILABLE

+/- 2,000 SF

TRAFFIC COUNTS

S Mountain Blvd (Route 309)
15,462 ADT

PARKING

Approximately 46 Spaces

PROPERTY INFORMATION

Located: 1.99 Acres on South Mountain Boulevard (Route 309) in the heart of Mountain Top's commercial district. Available unit is the right end cap opposite Dunkin' Donuts.

Landlord will provide unit in vanilla box condition: primed sheet rock walls, suspended acoustical ceiling with recessed fluorescent light fixtures, heat and air conditioning, gas fired roof top unit with ducts and diffusers, plumbing and electrical per code and concrete floor.

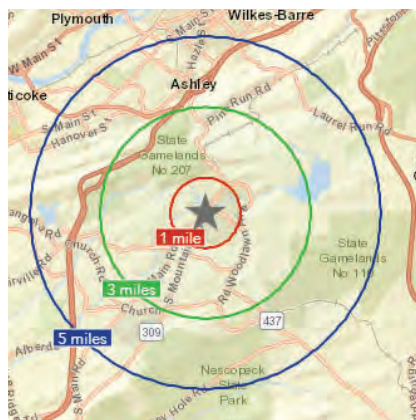
Expected delivery: Spring 2023

Neighboring Traffic Generators:

Verizon, Geisinger Urgent Care, M&T Bank, Turkey Hill, Rite Aid, Fidelity Bank, Subway, PNC Bank, Weis Markets, McDonald's, Burger King, Carone's Mountain Top Market

DEMOGRAPHICS

	3 mile	5 miles	7 miles
Population	8,660	32,120	93,780
Households	3,172	13,090	39,012
Avg HH Income	\$114,293	\$76,367	\$57,585
Med HH Income	\$133,772	\$91,735	\$71,456
Daytime Employees	3,134	19,382	58,876



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RIGHT SIDE ELEVATION

