



End Cap & In-Line Retail/Office Available for Lease

ADDRESS	711-791 Scranton Carbondale Hwy, Eynon (Archbald Borough), Lackawanna County, PA 18403		
LOCALE	Rite Aid anchored 40,000 SF neighborhood strip center with two units available for lease of 4,000 SF and 2,200 SF. Additional co-tenants include Fine Wine & Good Spirits, Northeast Golf, Eynon Optical Center, USCB, Subway, and Johnny's Auto Service. Excellent visibility and there are pylon signs for Tenant's use at each entrance.		
PARCEL	<u>Unit</u>	<u>Space Location</u>	<u>Unit Square Feet (+/-)</u> <u>Base Rent</u>
	1	End Cap	4,000 \$10/SF
	2	In-Line	2,200 \$12/SF
CONSTRUCTION	Block building construction with brick veneer, rubber roof cover.		
INTERIOR FINISH	Mainly open floor plan, drywall with drop ceiling and fluorescent lighting.		
BATHROOMS	Existing Restrooms in each unit.		
HVAC	Electric Heating, Ventilating and Air Conditioning.		
UTILITIES	Electric, Public Water and Public Sewer (Liquid Propane option at Tenant's expense).		
PARKING	Approximately 135 paved and striped spaces.		
TRAFFIC VOLUME	10,821 ADT on Scranton Carbondale Highway (July 2020).		
ZONING	C-3: Regional Commercial District (Archbald Borough).		
RENT/TERM	\$10/SF-\$12/SF NNN (\$2.76/SF), plus utilities.		
REMARKS	Full access from the Scranton Carbondale Highway (Business Route 6). Building has excellent visibility from the Scranton Carbondale Highway (Business Route 6) with building façade signage and additional signage on the existing pylon located at the property. Numerous National Retail traffic generators in the area including Rite Aid, Subway, Tractor Supply, Burger King, Dunkin' McDonald's, KFC, Big Lots and Tony Domiano Chrysler Jeep Dodge.		

Hillside Plaza Eynon - Info 10/12/2023

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.