



## .65± ACRE REDEVELOPMENT PARCEL FOR SALE

**Site**                      **Size**                      .65± acres of land  
**Frontage**              Approximately 163' on Casey Avenue; 189' on Finn Street;  
 156' on Francis Street.  
**Topography**          Generally level; sloping up toward Francise Street  
**Utilities**                Electric, natural gas, public sewer and water are available.

**Zoning**                      Mixed zoning, 4 parcels are B-2, remaining 3 parcels are R-2

### Parcel List

Common address	Zoning	Total Assessed Value	Ac.	Description	2024 Taxes
413 Rear Francis Street	B-2	10,000	0.06	Lot in front right of garage	\$271.68
99 Casy Avenue	B-2	40,000	0.15	Garage	\$1,095.54
101 Casey Avenue	B-2	25,300	0.03	SFH	\$633.37
103 Casey Avenue	B-2	105,000	0.08	Empanada King	\$2,862.71
105 Casey Avenue	R-2	59,400	0.1	SFH yard and pool	\$1,613.81
111 Casey Avenue	R-2	21,500	0.1	next to SFH w/ pool	\$584.12
115 Casey Avenue	R-2	21,100	0.13	Vacant corner	\$573.26

### Building List:

99 Casy Avenue            ± SF Commercial Auto Garage, leased mo-to-mo, tenant pays all utilities including sewer

101 Casey Avenue        Single family home, leased mo-to-mo , long term tenant (8± years) tenant pays all utilities including sewer

103 Casey Avenue        Empanada King restaurant, tenant 5± years, tenant pays all utilities including sewer

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.

105 Casey Avenue Single family home, leased mo-to-mo , long term tenant (5± years) tenant pays all utilities including sewer

**Location** Adjacent to busy Union Center. Nearby businesses include: Aldi’s, Rite-Aid, Wawa, Dollar Tree, Mc Donalds, Luzerne Bank, Smoking Joes, Cloud 10, Comfort Inn, Quality Inn, Perkins, Burger King Sherwin Williams, Dunkin, Taco Bell, Crystal Vision, Truleive, 570 Ambition Gym and more.

**Demographics**

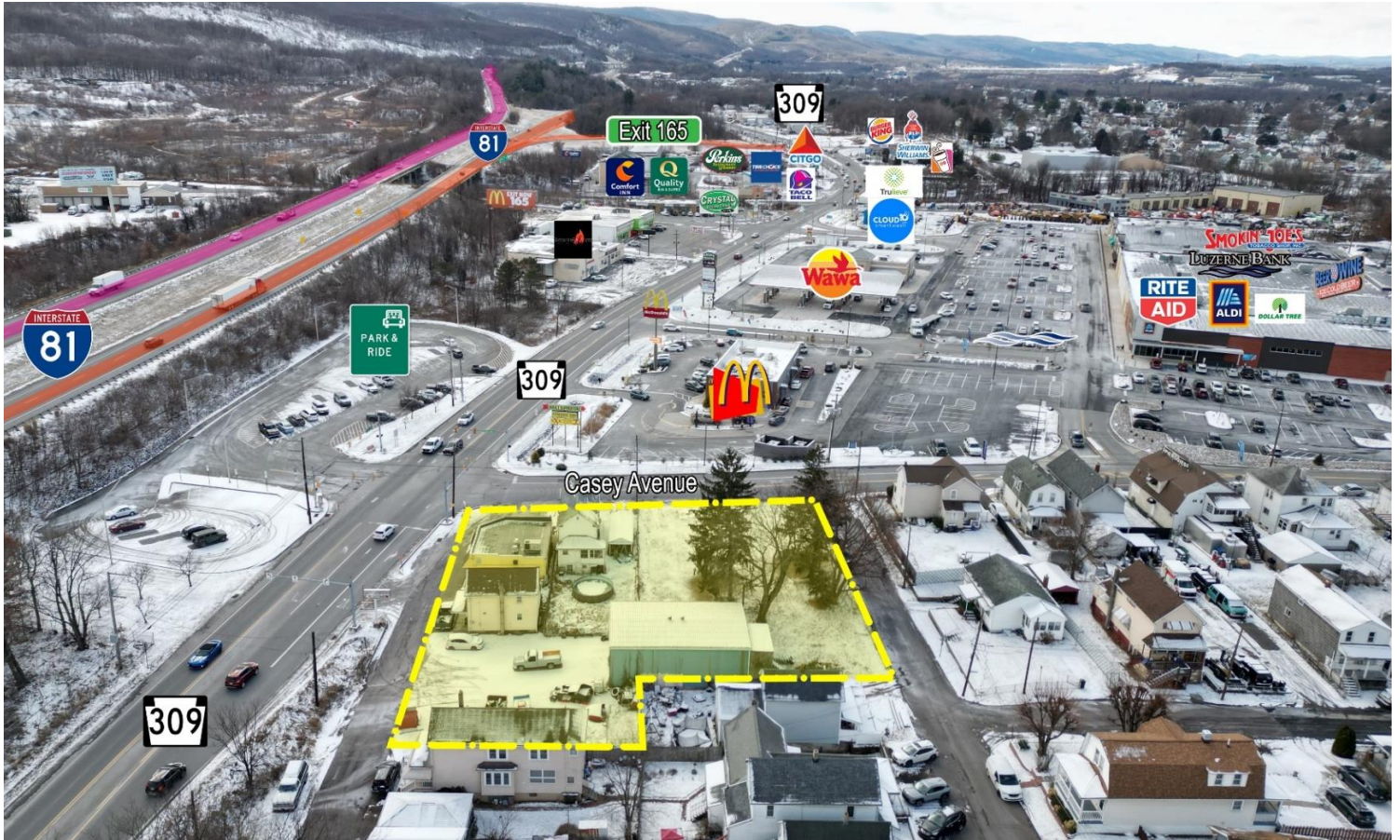
	1 mile	3 miles	5 miles
Avg Household Income	\$55,646	\$62,962	\$68,449
Median Household Income	\$43,783	\$48,800	\$53,146
2020 Population	12,912	63,820	117,586
2024 Population	13,195	65,007	117,802
2029 Population Projection	13,238	65,176	117,736

**Traffic Counts** 21,589 ADT (2023) Route 309/Wilkes-Barre Twp Blvd.  
53,096 ADT (2025) Interstate 81

**TRANSPORTATION ACCESS** Interstate Highways: located at Pennsylvania 309 Business S; Mountain Top; Wilkes-Barre Exit # 165 of Interstate Route 81, about 20 miles south of the confluence of Interstate Routes 81, 380 & 84, & U.S. Route 6 (the new Governor Robert Casey Highway). 15 Miles north of the intersection of I-81 and I-80. Scranton Wilkes-Barre International Airport is approximately 11.5 miles.



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Casey Avenue Wilkes-Barre Twp -FCT.docx

01/07/2025

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