

# 600 SCRANTON CARBONDALE HIGHWAY

Archbald, PA 18403

 FOR LEASE  
 MIXED USE  
 120,000± SF



## PROPERTY DESCRIPTION

Excellent lease opportunity in a highly visible multi-tenant mixed-use building, situated on Route 6 with a traffic count of 9,318 vehicles per day. Availability of 120,000± SF within 15 units. Prospective tenants have the flexibility to combine vacant space to create larger areas.

LEASE RATE:

**\$5.00 PSF NNN**

## FOR MORE INFORMATION

**David Weaver, SIOR**


 david.weaver@naimertz.com  
 570.406.7428

**Steve Cole, SIOR**

 steve.cole@naimertz.com  
 570.578.8296

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

# NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [naimertz.com](http://naimertz.com)



# 600 SCRANTON CARBONDALE HIGHWAY

Archbald, PA 18403



FOR LEASE



MIXED USE



120,000± SF



## PROPERTY HIGHLIGHTS

- 120,000± SF Available
- Mixed-Use Building
- 15 Units - can be combined for larger area
- Two separate access points leading to Protected Corridor.
- Each Protected Corridor will have:
  - 2 Dock Doors and 1 Drive-in
- Lighting: LED
- Power is 480 Volts 9800 Amps.
- Natural gas heating,
- Public Sewer and Water.
- Parking for 1,400 vehicles
- VPD 9,318 on Route 6
- Total Building SF 432,141± SF
- Acres: 58
- Zoning: C-5
- Built 1975 - Updates in 2023

## FOR MORE INFORMATION

**David Weaver, SIOR**

☎ 570.406.7428

✉ david.weaver@naimertz.com

**Steve Cole, SIOR**

☎ 570.578.8296

✉ steve.cole@naimertz.com

# NAIMertz



NAI Mertz | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | [naimertz.com](http://naimertz.com)

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



# 600 SCRANTON CARBONDALE HIGHWAY

Archbald, PA 18403

-  FOR LEASE
-  MIXED USE
-  120,000± SF



## FOR MORE INFORMATION

David Weaver, SIOR

 570.406.7428


 david.weaver@naimertz.com

Steve Cole, SIOR

 570.578.8296

 steve.cole@naimertz.com

# NAI Mertz

 NAI Mertz | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [naimertz.com](http://naimertz.com)

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



# 600 SCRANTON CARBONDALE HIGHWAY

Archbald, PA 18403



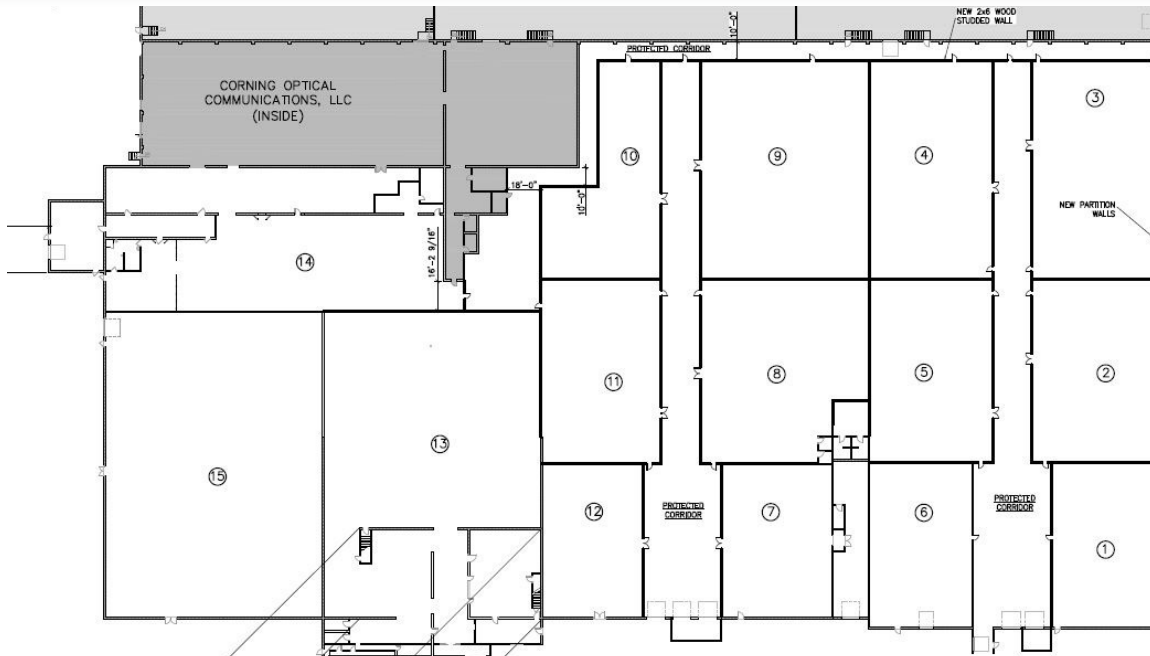
FOR LEASE



MIXED USE



120,000± SF



**Prospective tenants have the flexibility to combine vacant space to create larger areas.**

| RENAL SPACE NO. | TOTAL SQ. FEET |
|-----------------|----------------|
| 1               | 5220           |
| 2               | 6900           |
| 3               | 8261           |
| 4               | 8041           |
| 5               | 6717           |
| 6               | 5055           |
| 7               | 5025           |
| 8               | 8625           |
| 9               | 11074          |
| 10              | 5679           |
| 11              | 6596           |
| 12              | 4608           |
| 13              | 21719          |
| 14              | 14504          |
| 15              | 19881          |

## FOR MORE INFORMATION

**David Weaver, SIOR**

☎ 570.406.7428

✉ david.weaver@naimertz.com

**Steve Cole, SIOR**

☎ 570.578.8296

✉ steve.cole@naimertz.com

# NAIMertz



NAI Mertz | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702

570-820-7700 | [naimertz.com](http://naimertz.com)

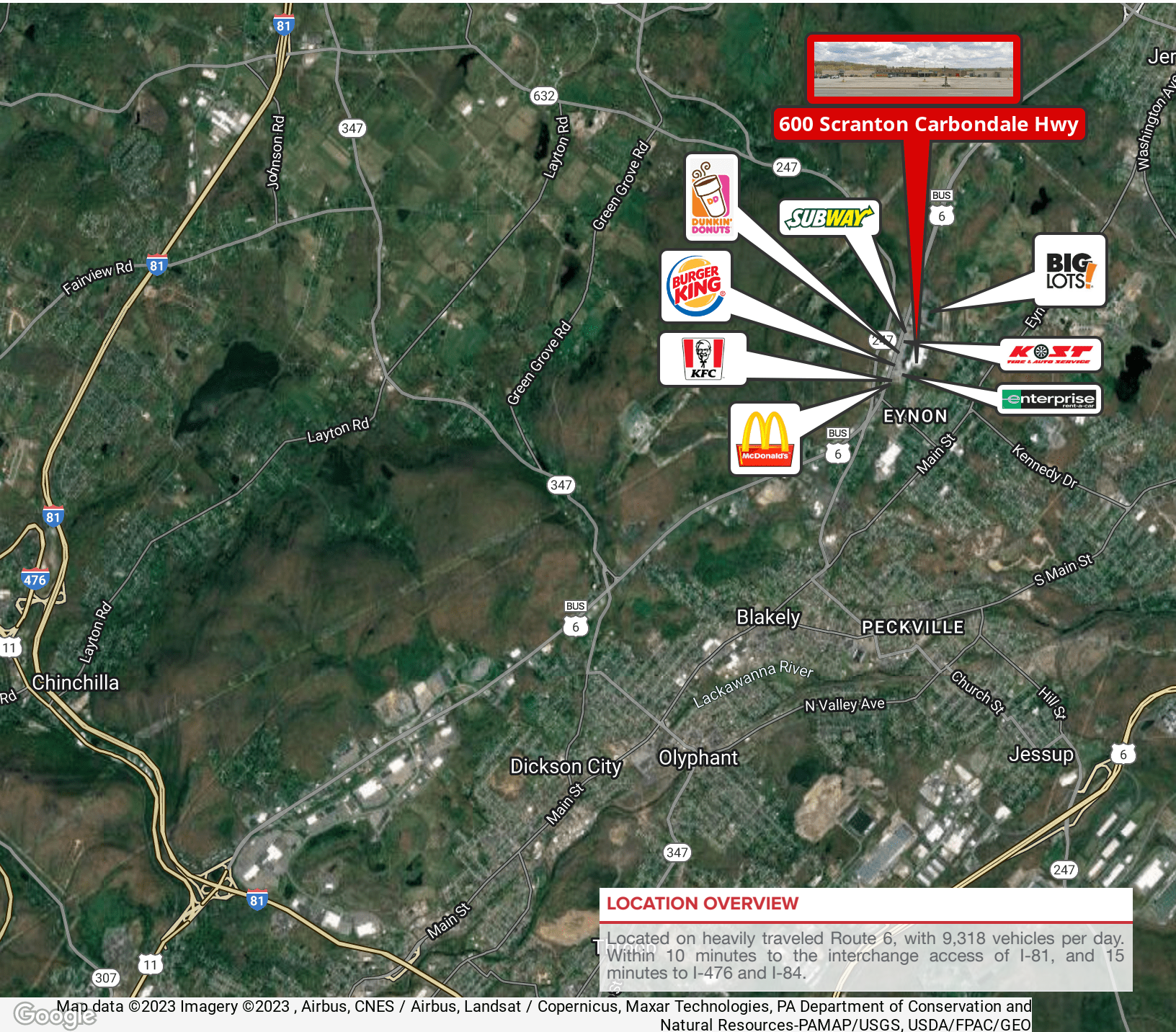
NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



# 600 SCRANTON CARBONDALE HIGHWAY

Archbald, PA 18403

-  FOR LEASE
-  MIXED USE
-  120,000± SF



## FOR MORE INFORMATION

**David Weaver, SIOR**

 570.406.7428


 david.weaver@naimertz.com

**Steve Cole, SIOR**

 570.578.8296

 steve.cole@naimertz.com

# NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [naimertz.com](http://naimertz.com)

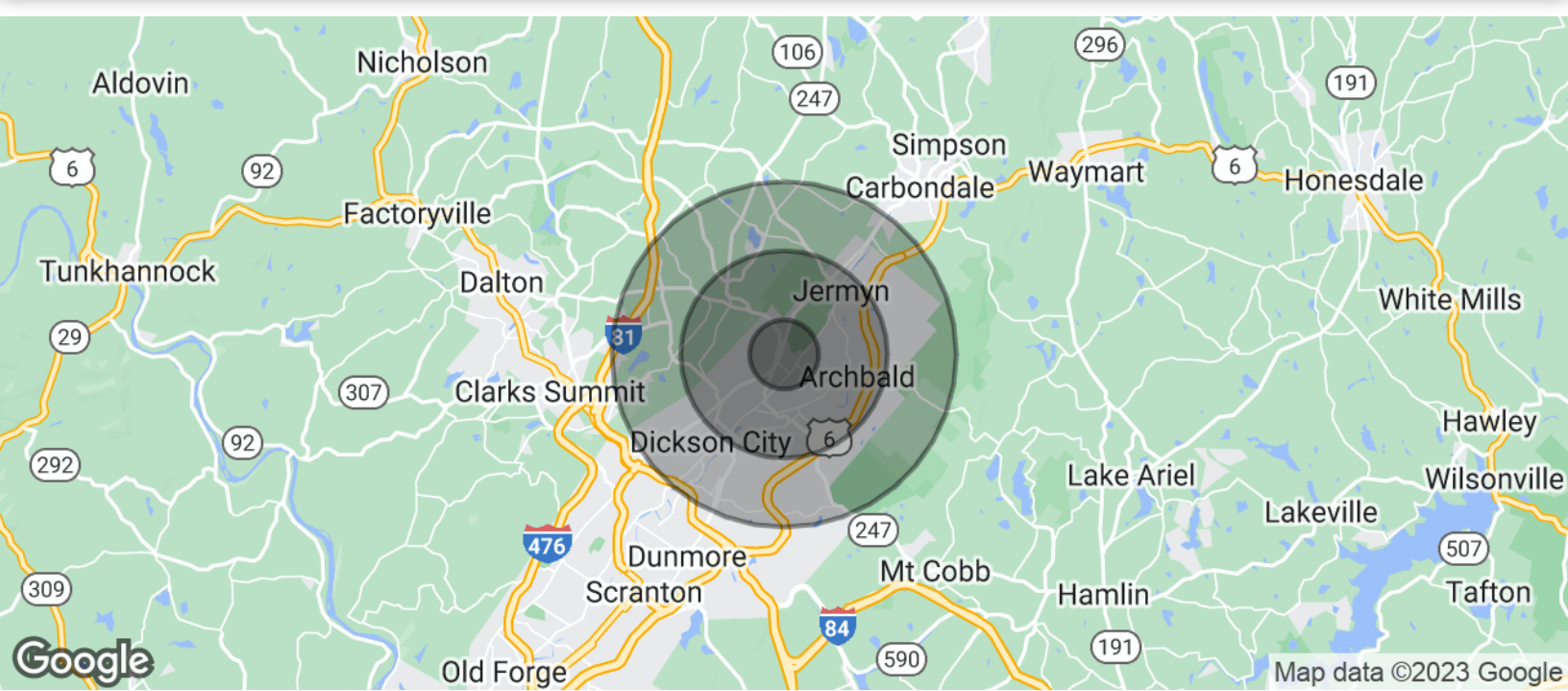
NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



# 600 SCRANTON CARBONDALE HIGHWAY

Archbald, PA 18403

 FOR LEASE  
 MIXED USE  
 120,000± SF



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,812  | 23,264  | 43,038  |
| Average Age          | 44.0   | 46.5    | 45.2    |
| Average Age (Male)   | 44.2   | 44.4    | 43.1    |
| Average Age (Female) | 44.2   | 47.5    | 46.1    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,097     | 11,321    | 20,655    |
| # of Persons per HH | 2.6       | 2.1       | 2.1       |
| Average HH Income   | \$68,124  | \$57,704  | \$62,339  |
| Average House Value | \$186,535 | \$153,892 | \$159,036 |

## TRAFFIC COUNTS

|         |           |
|---------|-----------|
| Route 6 | 9,318/day |
|---------|-----------|

\* Demographic data derived from 2020 ACS - US Census

## FOR MORE INFORMATION

David Weaver, SIOR

 570.406.7428


 david.weaver@naimertz.com

Steve Cole, SIOR

 570.578.8296

 steve.cole@naimertz.com

# NAIMertz

 NAI Mertz | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [naimertz.com](http://naimertz.com)

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

