

395 OAK HILL ROAD

395 Oak Hill Road Mountain Top, PA 18707

 **FOR LEASE**

 **OFFICE**

 **12,000 SF**



PROPERTY DESCRIPTION

12,000SF Class "B" professional office space on the second floor of an upscale multi-tenant building located within the Crestwood Industrial Park. Check out the Matterport Tour available to view on our website.

LEASE RATE:

\$5.00 SF/YR (NNN)

FOR MORE INFORMATION

David Weaver, SIOR

 570.820.7700 x402

 david.weaver@naimertz.com


Steve Cole, SIOR

 570.820.7700 x401

 steve.cole@naimertz.com

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NAIMertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com



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PROPERTY HIGHLIGHTS

- 12,000SF
- Large open work space with plenty of natural light
- Four (4) Offices
- Two (2) Conference Rooms
- Two (2) Training Rooms
- IT Room
- Storage Closet
- Kitchenette
- 3 Restrooms
- Elevator access - entry in shared lobby
- Private stairs and lobby
- Security coded office entry
- Ample employee parking
- Availability for gym access to employees
- Main entry attended lobby with waiting area
- Public Utilities
- Fully air conditioned
- Wet sprinkler system



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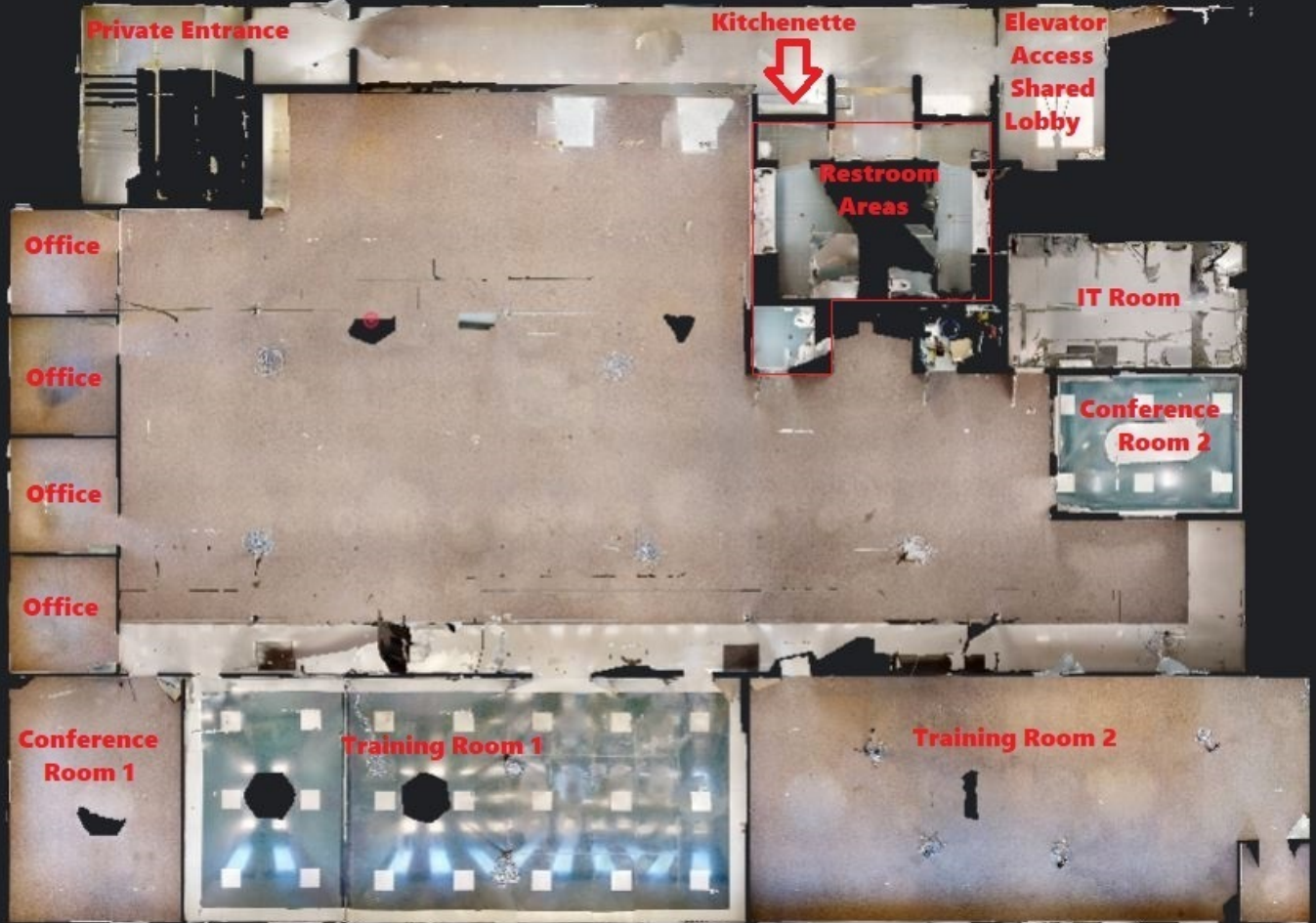
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Presented by NAI Mertz

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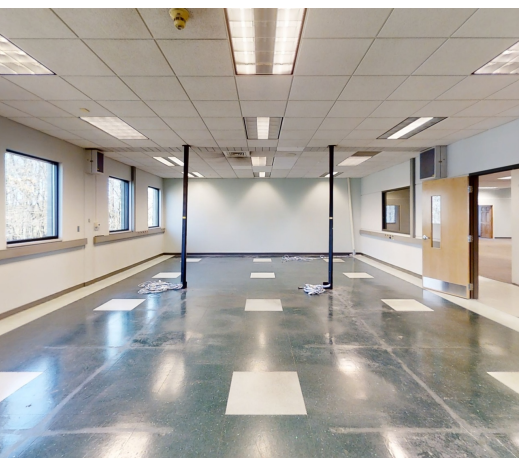
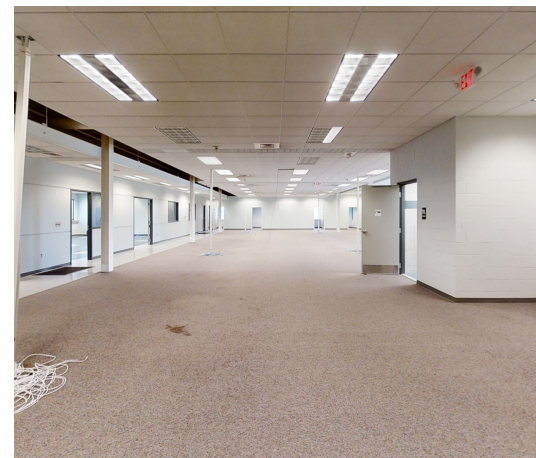
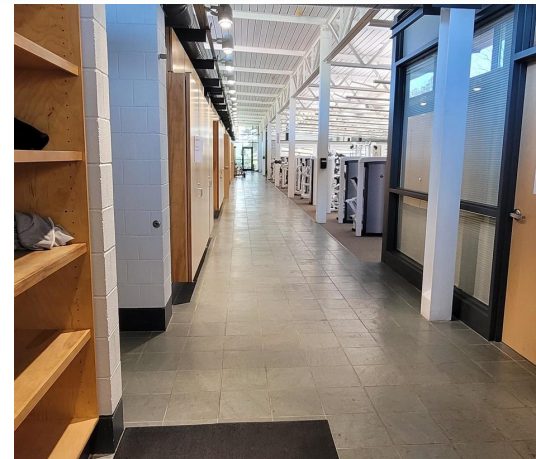
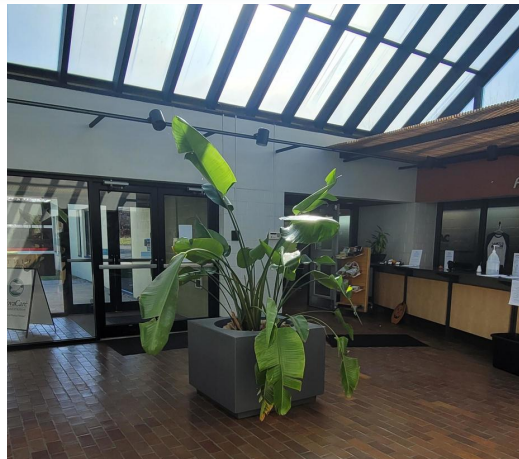
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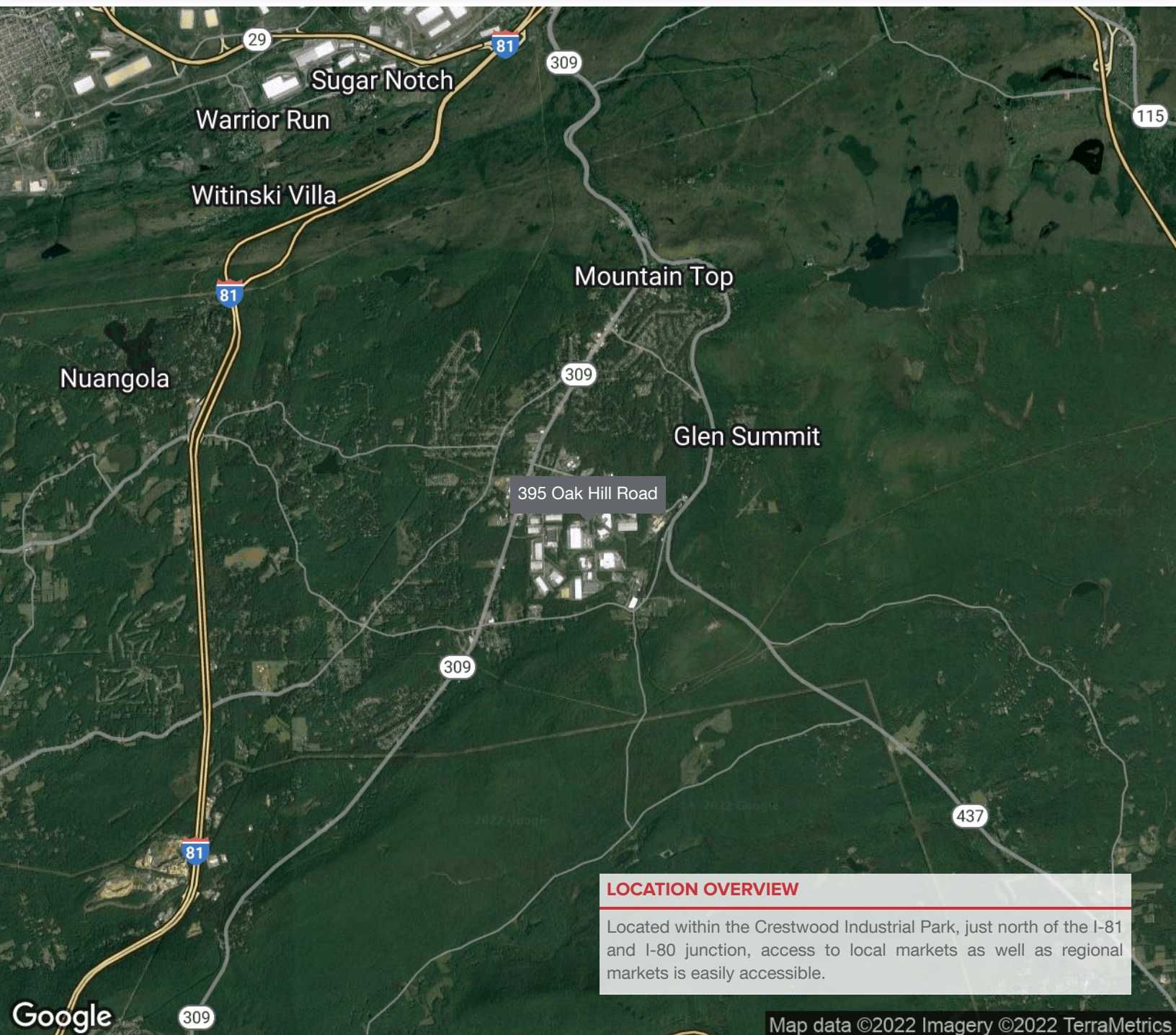
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LOCATION OVERVIEW

Located within the Crestwood Industrial Park, just north of the I-81 and I-80 junction, access to local markets as well as regional markets is easily accessible.


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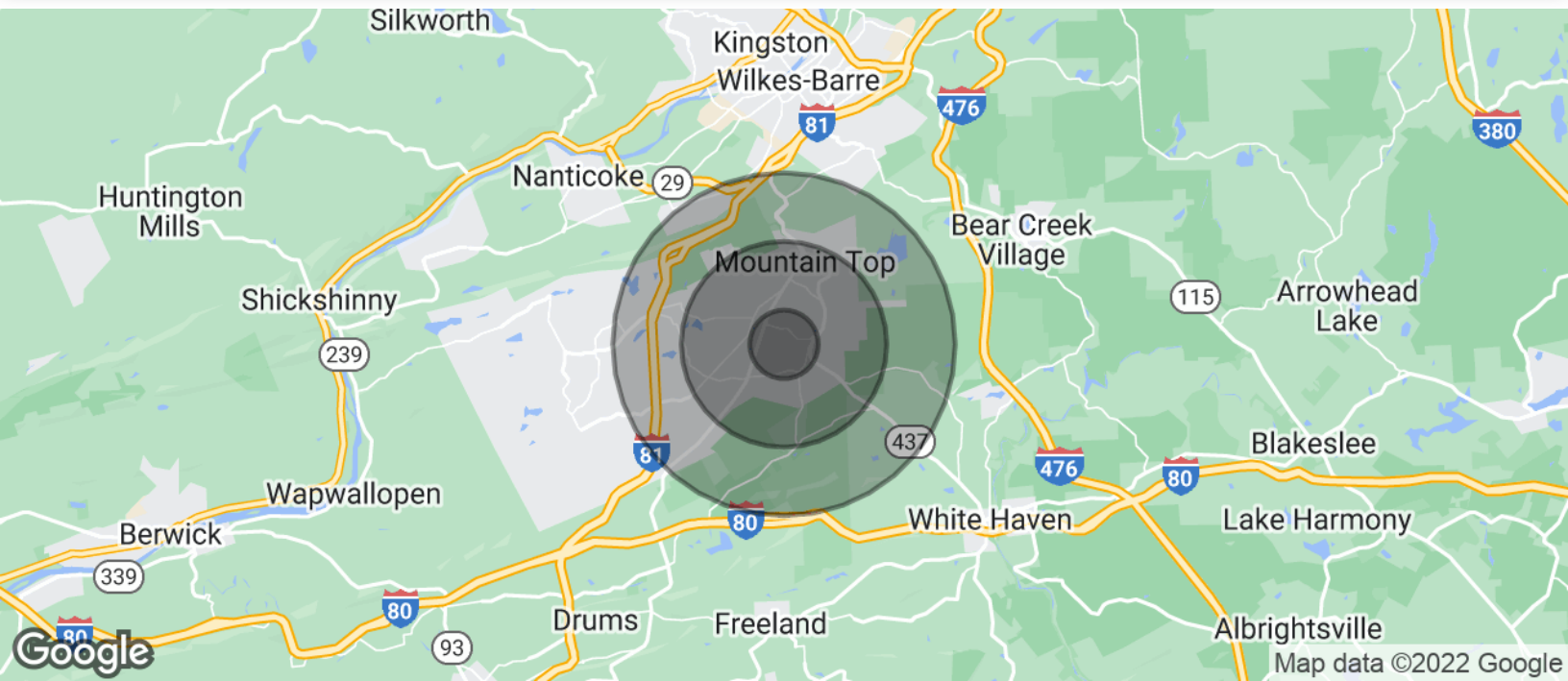
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,737	9,881	17,778
Average Age	46.5	44.3	43.9
Average Age (Male)	41.5	43.2	43.5
Average Age (Female)	49.4	44.8	44.2

HOUSEHOLDS & INCOME



	1 MILE	3 MILES	5 MILES
Total Households	702	3,835	7,224
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$96,303	\$99,727	\$91,089
Average House Value	\$234,663	\$266,990	\$236,506



TRAFFIC COUNTS

Crestwood Road	3,395/day
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** Demographic data derived from 2020 ACS - US Census*

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