

600 SCRANTON CARBONDALE HWY

SUGERMAN'S - Archbald, PA 18403



FOR LEASE



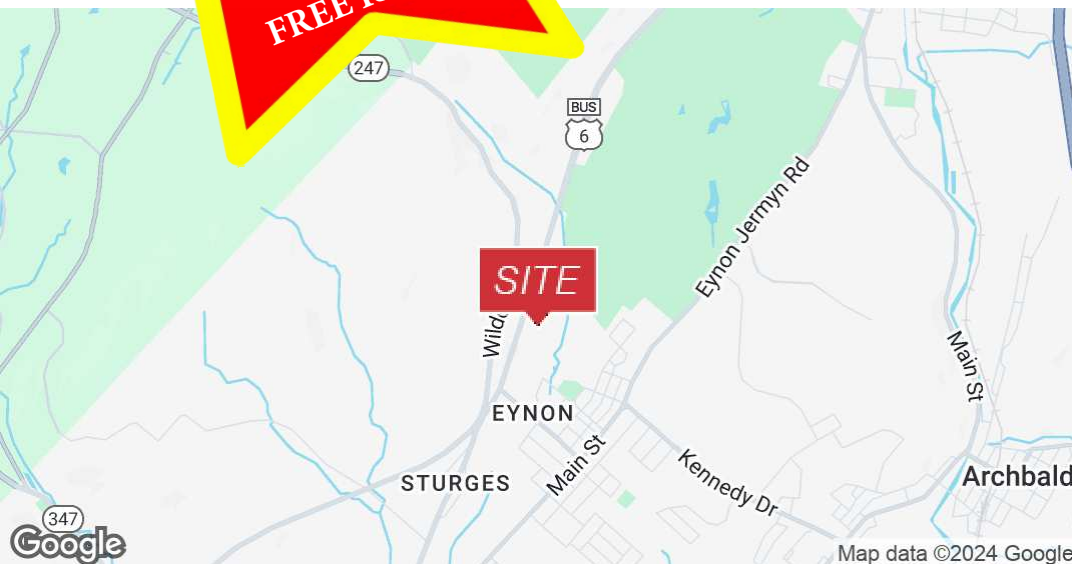
INDUSTRIAL



138,000± SF



**LEASING
INCENTIVE
2 Months
FREE RENT**



PROPERTY DESCRIPTION

Excellent lease opportunity in a highly visible 430,000± multi-tenant mixed-use building, anchored by 100,000± SF Discount Grocery Tenant. Situated on Route 6 with a traffic count of 9,655 vehicles per day. Availability of up to 138,000± SF with the flexibility of Industrial & Retail Space.

LEASE RATE:

\$5.00 SF/YR (NNN)

FOR MORE INFORMATION

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NAIMertz



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Wilkes-Barre, PA 18702

570-820-7700 | naimertz.com



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PROPERTY HIGHLIGHTS

- 430,000± SF multi-tenant building
- Up to 138,000± SF available
- Landlord willing to subdivide
- Rate: \$5 psf, NNN
- Ceiling height: 12'7" to 13' 11"
- Wet sprinkler system
- Power – 480v, 9,800A
- Natural gas
- Public water and sewer
- (4) loading docks with ability to add more
- Yard space available
- 7-bay auto repair garage available
- 10 minutes to I-81
- 20 minutes to I-84 and PA Turnpike (I-476)
- C-2 General Commercial zoning district
- Zoning permits industrial uses such as distribution and food manufacturing, among others.



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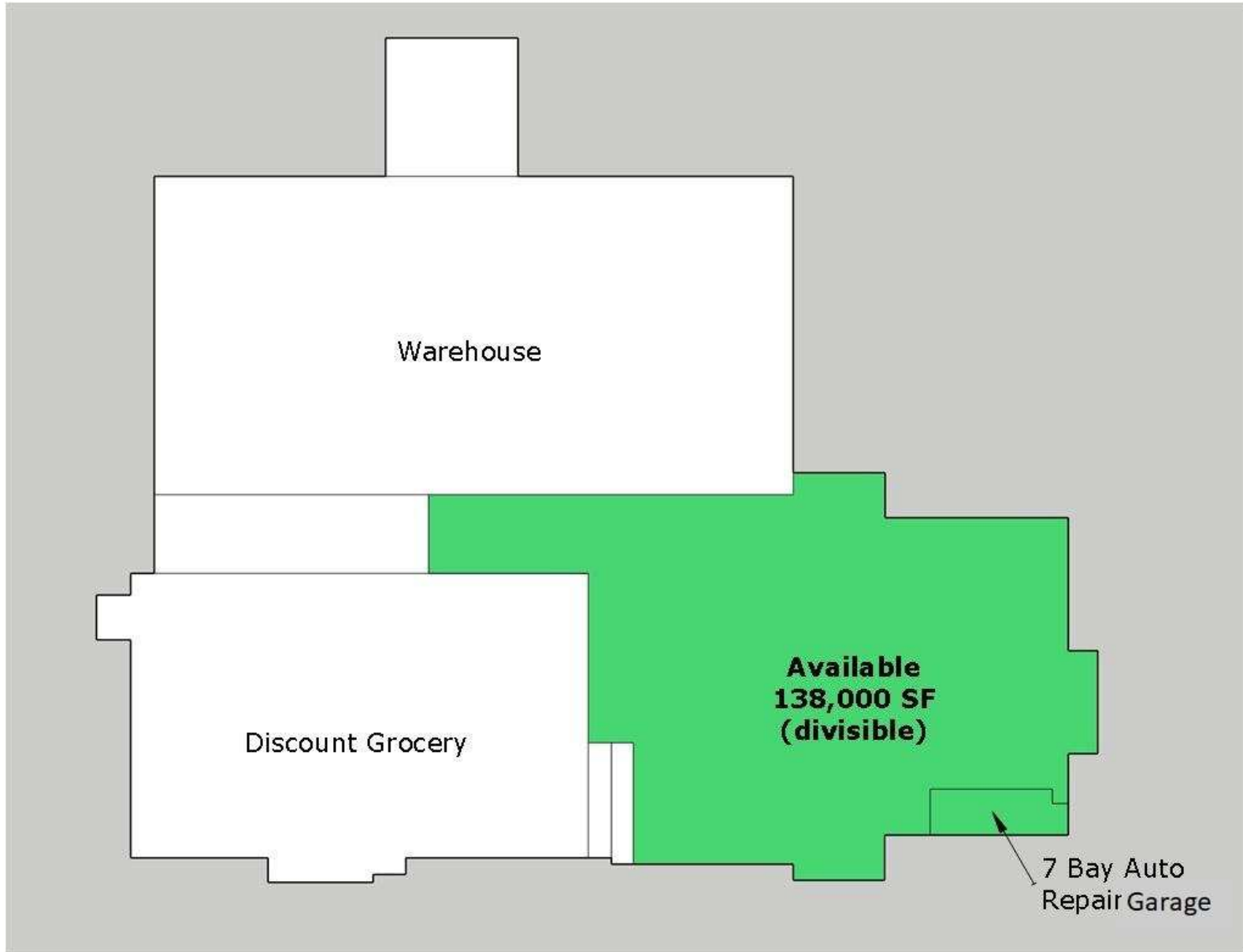
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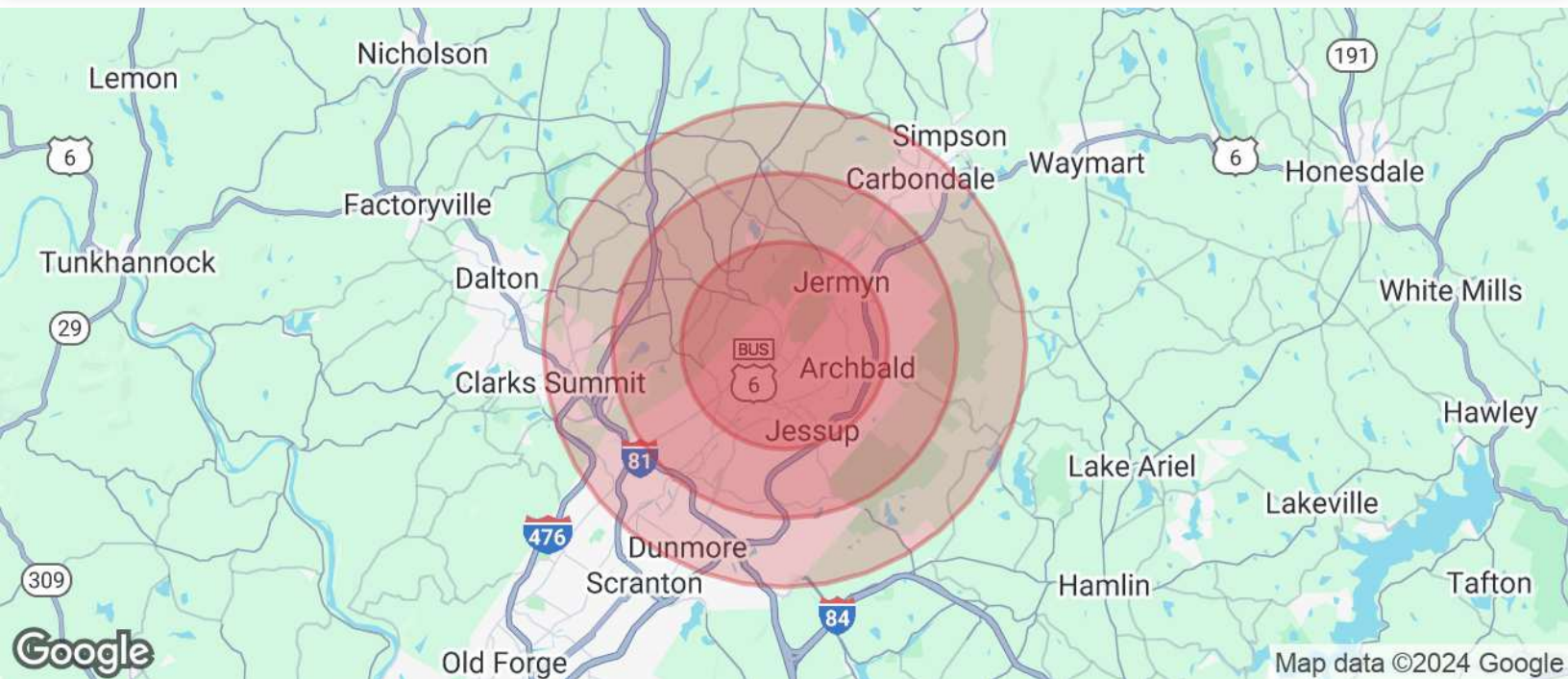
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POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	27,271	44,179	100,324
Average Age	45	45	44
Average Age (Male)	43	43	42
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	11,907	19,116	41,850
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$81,714	\$86,370	\$92,170
Average House Value	\$206,528	\$217,911	\$224,793

TRAFFIC COUNTS

Route 6	9,655/day
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Demographics data derived from AlphaMap

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