



SHOPPING CENTER SPACE

FOR LEASE

In-Line Units

PROPERTY NAME	Pine Mall Shopping Center		
ADDRESS	695 Kidder Street (Business Route 309), Wilkes-Barre (Twp.), Luzerne County, PA 18702		
LOCALE	Expressway-served crossroads of Greater Wilkes-Barre; adjoins regional shopping center, close to power centers; opposite Ocean State Job Lots, near McDonald's, Burger King, IHOP & Starbucks under construction. Twelve hotels, three major regional new car showrooms, and many other retail & restaurant properties are close by, as is large local resident population. Smaller units available in the Pine Mall Offices (inquire with Broker).		
SPACE	<u>Suite</u>	<u>Space Location</u>	<u>Square Feet Available (+/-)</u>
	2	In-Line	2,500 SF
	3b	In-Line	2,200 SF
	6	End Unit	Various Office Suites
	7	Rear End Unit	2,088 SF
CONSTRUCTION	Stucco finished cinderblock bearing walls, flat steel roof deck with rubber cover, concrete floor. Unit 17's construction is wood frame with reflective glass sidewalls and wood frame asphalt shingle covered roof. 200 Amp, 120 volt electric service in each suite.		
INTERIOR FINISH	Vinyl tile or wall-to-wall floor cover is typical as are painted sheet rock walls and suspended acoustical ceilings. Landlord will provide primed sheet rock walls, suspended acoustical ceiling with recessed fluorescent light fixtures, as well as heat and air conditioning ducts and diffusers.		
BATHROOMS	One or two bathrooms in each space.		
HVAC	Individual gas fired hot water heat system (baseboard electric in Unit 17) and electric AC.		
PARKING	Approximately 100 paved and striped spaces.		
TRAFFIC VOLUME	12,408 ADT on Kidder Street.		
ZONING	B-2: Community Business (W-B Township)		
RENT/TERM	\$10.00 per Square Foot (annual CPI changes); 3 yr. term. Plus Utilities, Trash & CAM Charge.		
REMARKS	Signalized entrance. Current tenants in Pine Mall include Domino's Pizza, Yummy Bowl Mongolian BBQ, Med Plus Uniforms, Oreck Vacuum Cleaner Sales, Brookside Pups Pet Store, Metzger Wickersham Attorneys-at-Law, Primal Glass Smoke Shop, & Latino Taxi Service.		

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