



## REDEVELOPMENT OPPORTUNITY

**59 S. Wyoming Ave.**  
Edwardsville, PA 18704

### Property Overview

Prime retail site available for lease, land lease or build to suit.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,200 SF
Lot Size:	1.21 Acres
Zoning:	C-2 General Business District
Market:	Northeast Pennsylvania
Submarket:	I-81 corridor
Traffic Count:	17,468

### Property Highlights

- Lease rate: Negotiable
- Located in major retail corridor
- Zoning: C-2 General Business District
- Lot Size: 1.21 acres
- On four lane highway with center turn lane
- Traffic count: 17,468 vehicles per day
- 82 striped off-street parking spaces
- Public water and sewer
- 3-phase electric
- Natural gas forced air
- Airconditioned
- Existing 5,200 SF clear span building can be reused, or site can be redeveloped



**Chris Matus, CCIM**

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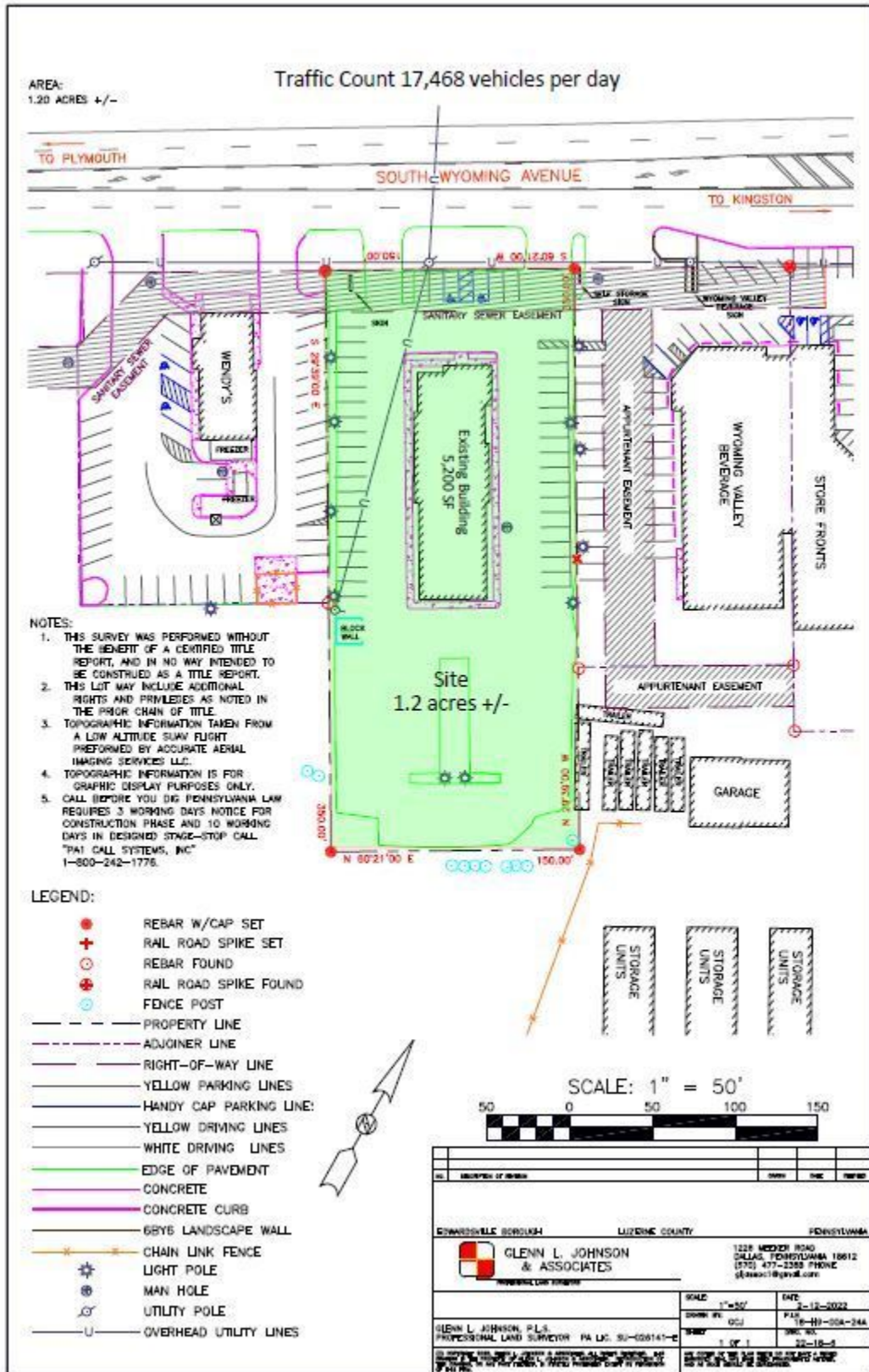
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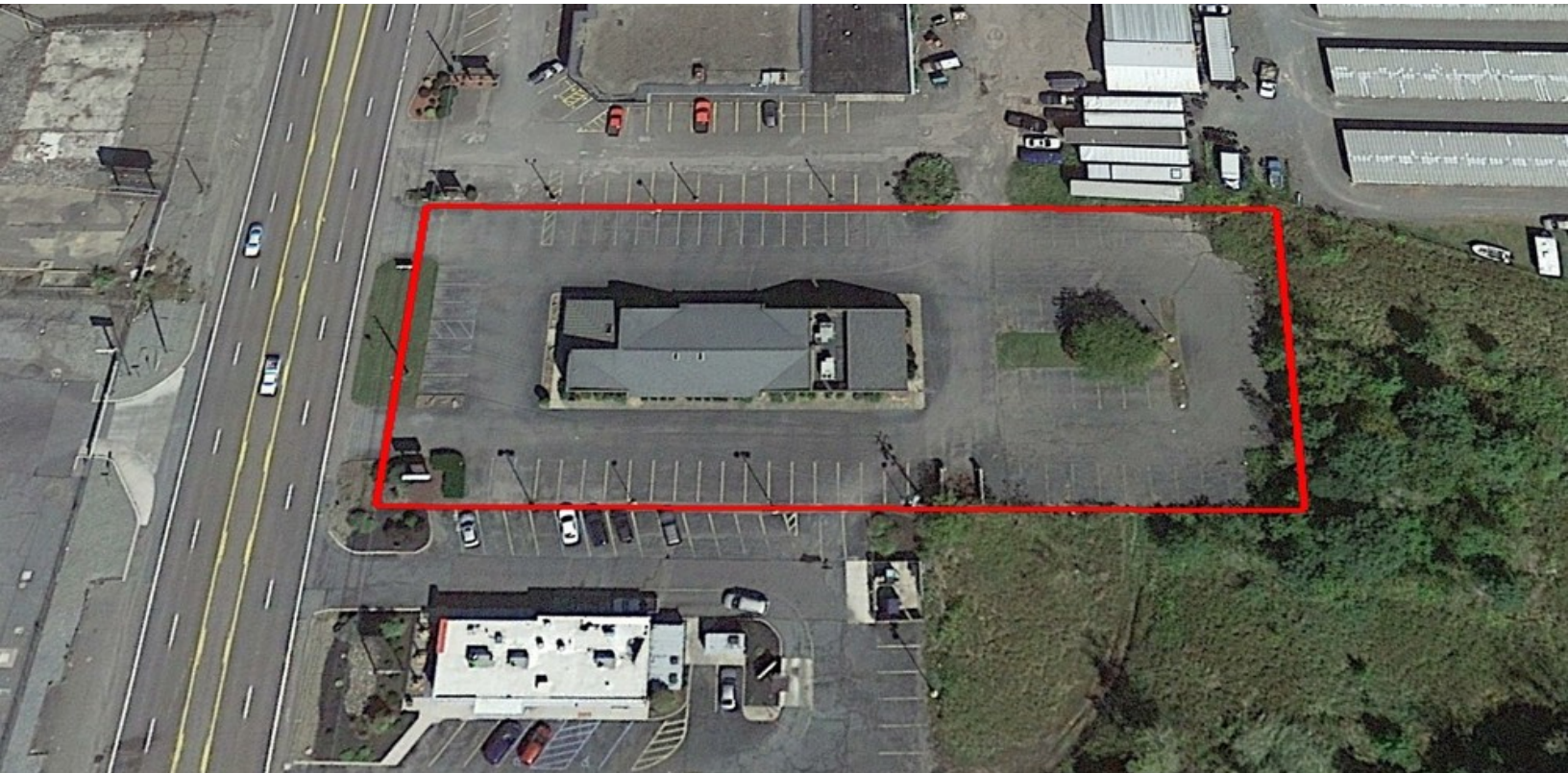
FOR LEASE



COMMERCIAL



5,200 SF



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**Narrows Shopping Center**

Walmart, H&R Block, GNC, Market 32, Jo Ann's Fabrics, Petco, Dollar Tree, ME, Dollar General, Rite Aid



**59 S Wyoming Ave**

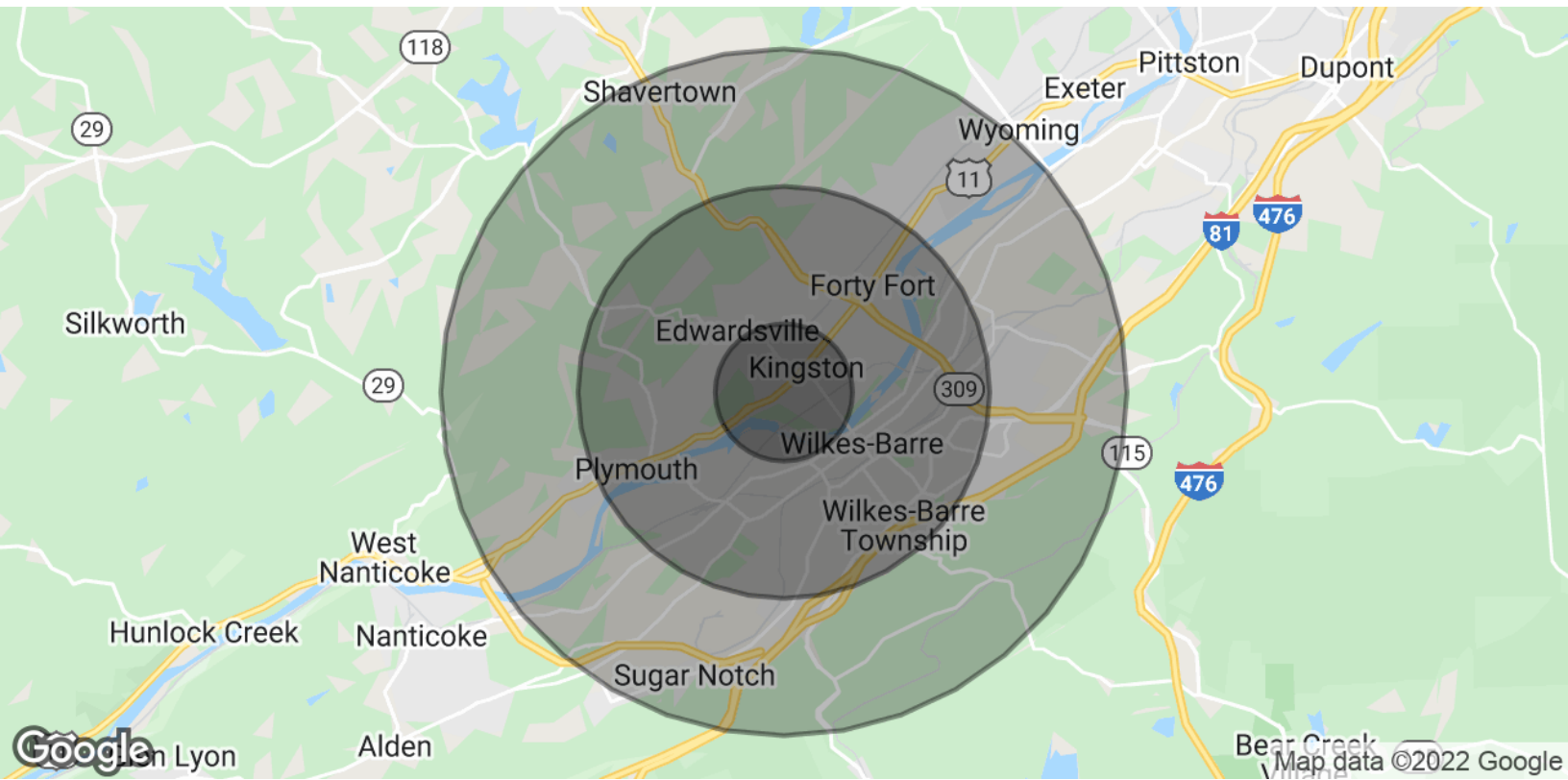
**Gateway Shopping Center**

**LOCATION OVERVIEW**

Property is ideally located within major retail corridor along busy Route 11 with 17,468 vpd. National Retailers such as Lowe's, Market 32, Planet Fitness, Jo Ann's Fabrics, Med Express, Petco, and Dollar Tree are situated within the Gateway and Narrows Shopping Center.



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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	15,183	96,614	146,010
Average Age	37.7	39.1	40.5
Average Age (Male)	35.5	37.0	38.4
Average Age (Female)	38.9	41.0	42.3

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	6,781	40,824	62,003
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$43,673	\$44,782	\$47,902
Average House Value	\$121,256	\$120,254	\$124,181

**TRAFFIC COUNTS**

Route 11 (Wyoming Ave.)	17,468/day
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\* Demographic data derived from 2010 US Census



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