

FACT SHEET

ADDRESS:

420 TIOGA WEST AVENUE, TUNKHANNOCK, PA

GENERAL INFORMATION:

1. SIZE:	+/- 13,843 SF (FORMER PEEBLES)
	+/- 17,000 SF (SHELL CONDITION)
2. STREET:	420 TIOGA WEST AVENUE
3. COUNTY:	WYOMING
4. MUNICIPALITY:	TUNKHANNOCK, PA
5. ZONING :	C-2 HIGHWAY COMMERCIAL DISTRICT
6. SCHOOL DIST:	TUNKHANNOCK AREA
7. LEASE TYPE:	NNN
8. LIST PRICE:	\$10-12 NNN (LEASE – AS IS, FITOUT NEGOTIABLE)
9. CAM ESTIMATE:	\$ 2.19 PSF
10. OWNER:	TIOGA WEST LP

HIGHLIGHTS

- HIGH VISIBILITY ROAD FRONTAGE ON BUSINESS RTE 6 (TIOGA AVE.)
- HIGH ACCESS TO REGIONAL HIGHWAYS: PA RTE 29, PA RTE 6
- LARGE LIGHTED PARKING LOT – AMPLE PARKING
- C-2 HIGHWAY COMMERCIAL ZONING
- MASONRY CONSTRUCTION ON CONCRETE SLAB W/RUBBER ROOF
- LOADING DOCKS AND GROUND LEVEL ENTRY (DEPENDS ON SUITE)
- LARGE LIGHTED MAIN PYLON SIGN. SIGNAGE OPPORTUNITY ON FACADES.
- UTILS (WATER, SEWER, ELECTRIC, TELECOM, PROPANE GAS)
- SPRINKLER: WET
- TENANTS INCLUDE: TRACTOR SUPPLY, DOLLAR GENERAL, RITE AID, SALVATION ARMY, LACKAWANNA COLLEGE – TUNKHANNOCK CENTER, ETC.

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