

FACT SHEET

ADDRESS:

420 TIOGA WEST AVENUE, TUNKHANNOCK, PA

GENERAL INFORMATION:

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| 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.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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