



OFFICE/RETAIL

Available for Lease

ADDRESS	738 Wyoming Avenue, Kingston, Luzerne County, PA 18704			
LOCALE	23,146 SF neighborhood strip center with 1 unit available for lease of 3,020 SF along W. Vaughn Street, next to Allied Services. Additional co-tenants include Allied Services Kingston Rehab, Gertrude Hawk, Subway, Dollar General, Pizza Hut, Zupadi Indian Restaurant, and Choice One Community Credit Union. Excellent visibility with available pylon and monument signs for Tenant's use.			
PARCEL	<u>Unit</u>	<u>Space Location</u>	<u>Unit Square Feet (+/-)</u>	<u>Base Rent</u>
	1	End Unit	3,020	\$12/SF
CONSTRUCTION	Block building construction with stucco and stone veneer, rubber roof cover.			
INTERIOR FINISH	Finished Retail Shell Space.			
RESTROOM	Existing Restrooms.			
HVAC	Electric Heating, Ventilating and Air Conditioning.			
UTILITIES	Electric, Natural Gas, Public Water and Public Sewer.			
PARKING	Approximately 110 paved and striped spaces.			
TRAFFIC VOLUME	23,866 ADT on Wyoming Avenue/Route 11 (PennDOT ITMS September 2024).			
ZONING	C-2: Community Business District (Kingston Borough).			
RENT/TERM	\$12/SF NNN (\$4.00/SF), plus utilities.			
REMARKS	Full access from Wyoming Avenue (Route 11) or W. Vaught Street or W. Walnut Street. Building has excellent visibility from Wyoming Avenue with building façade signage, shopping center pylon signage and monument signs along W. Vaugh Street. Numerous National Retail traffic generators in the area including Dollar General, Subway, Gertrude Hawk, Allied Services, M&T Bank and Honesdale National Bank. Located just 1/4 mile south of Exit #4S from Route 309S.			

Kingston Village Center - Info 10/16/2025

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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