

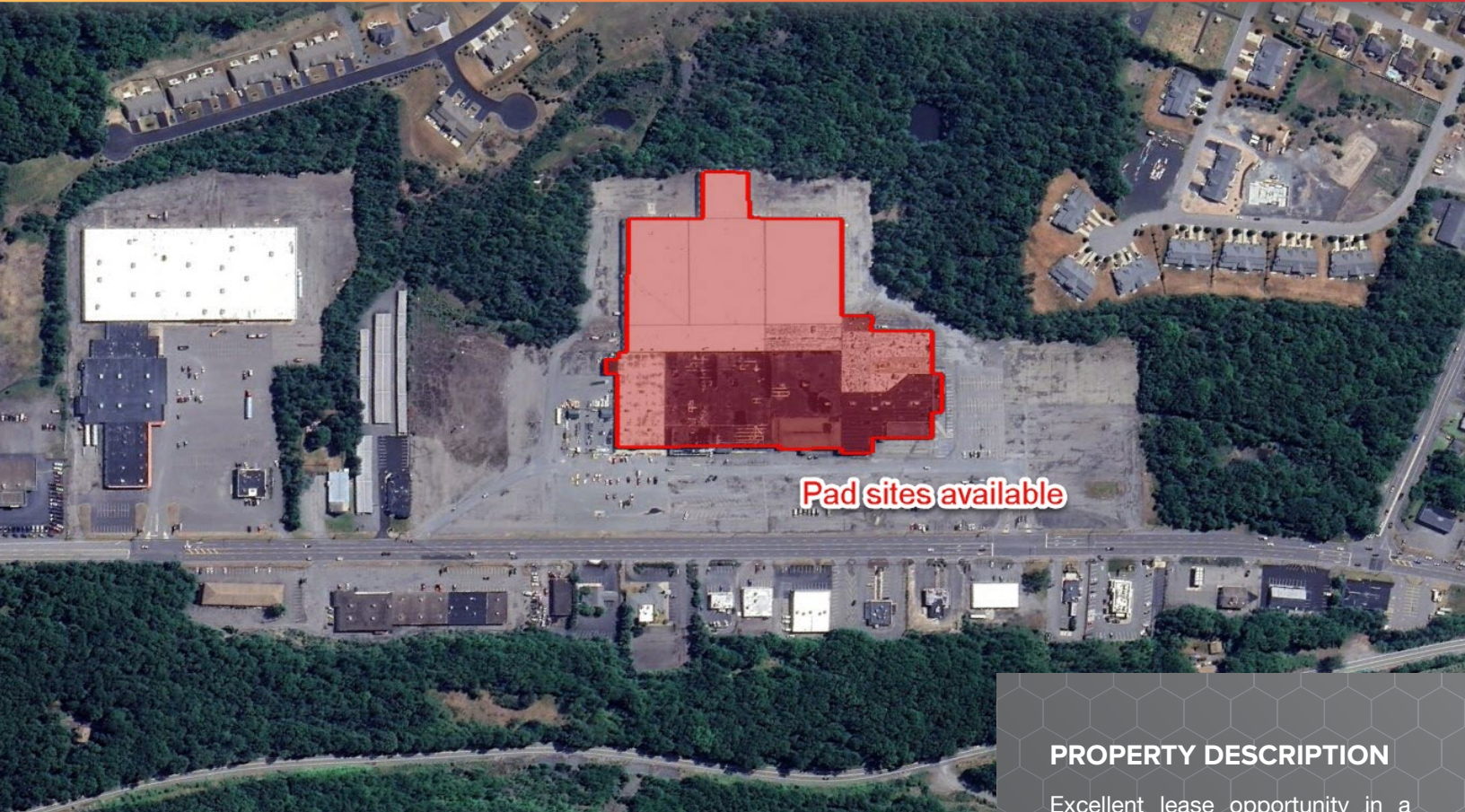
# 600 SCRANTON CARBONDALE HWY

SUGERMAN'S - Archbald, PA 18403

 FOR LEASE

 RETAIL

 430,000± SF



## PROPERTY DESCRIPTION

Excellent lease opportunity in a highly visible 430,000± multi-tenant mixed-use building, anchored by 100,000± SF Discount Grocery Tenant. Situated on Route 6 with a traffic count of 9,655 vehicles per day. Availability of up to 138,000± SF with the flexibility of Retail & Industrial Space.

LEASE RATE:

**\$5.00 SF/YR (NNN)**

## FOR MORE INFORMATION

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# NAIMertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
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570-820-7700 | [naimertz.com](http://naimertz.com)



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## COMPLETE HIGHLIGHTS

- 430,000± SF multi-tenant building with 100,000± SF discount grocery anchor
- Situated on business Route 6 connecting Scranton and Carbondale
- Up to 138,000± SF available
- Rate: \$5 psf, NNN
- Landlord willing to subdivide
- Suitable for various retail concepts
- Highly competitive lease rate
- Ceiling height: 12'7" to 13' 11"
- (4) loading docks with ability to add more
- Pad site opportunities available
- 7-bay auto repair garage available
- 9,655 vehicles per day, with high visibility
- Ample parking
- C-2 General Commercial zoning district
- Area retail corridor with many national brands



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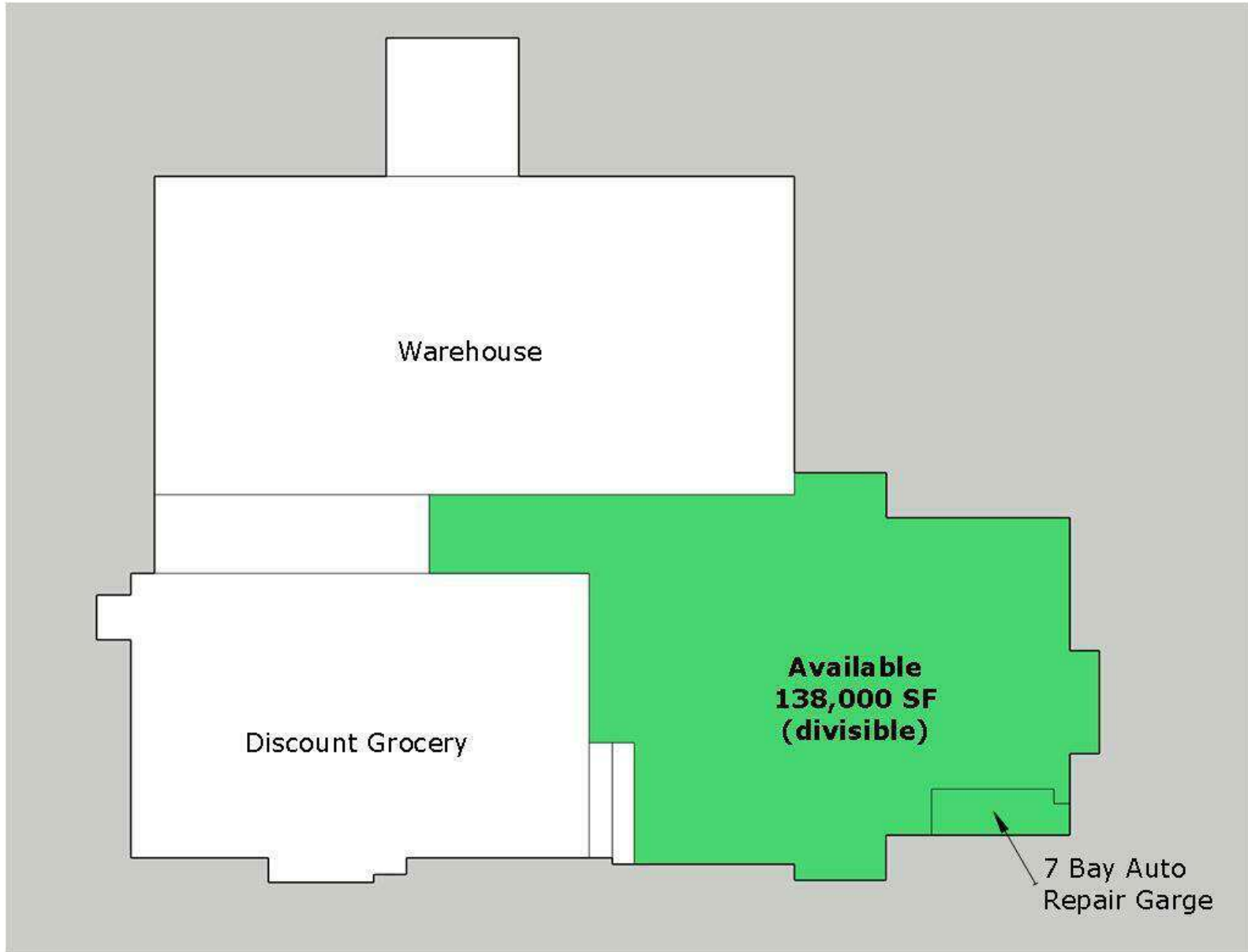
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## LOCATION OVERVIEW

Located on heavily traveled Route 6, with 9,655 vehicles per day. Within 10 minutes to the interchange access of I-81, and 20 minutes to I-476 and I-84.

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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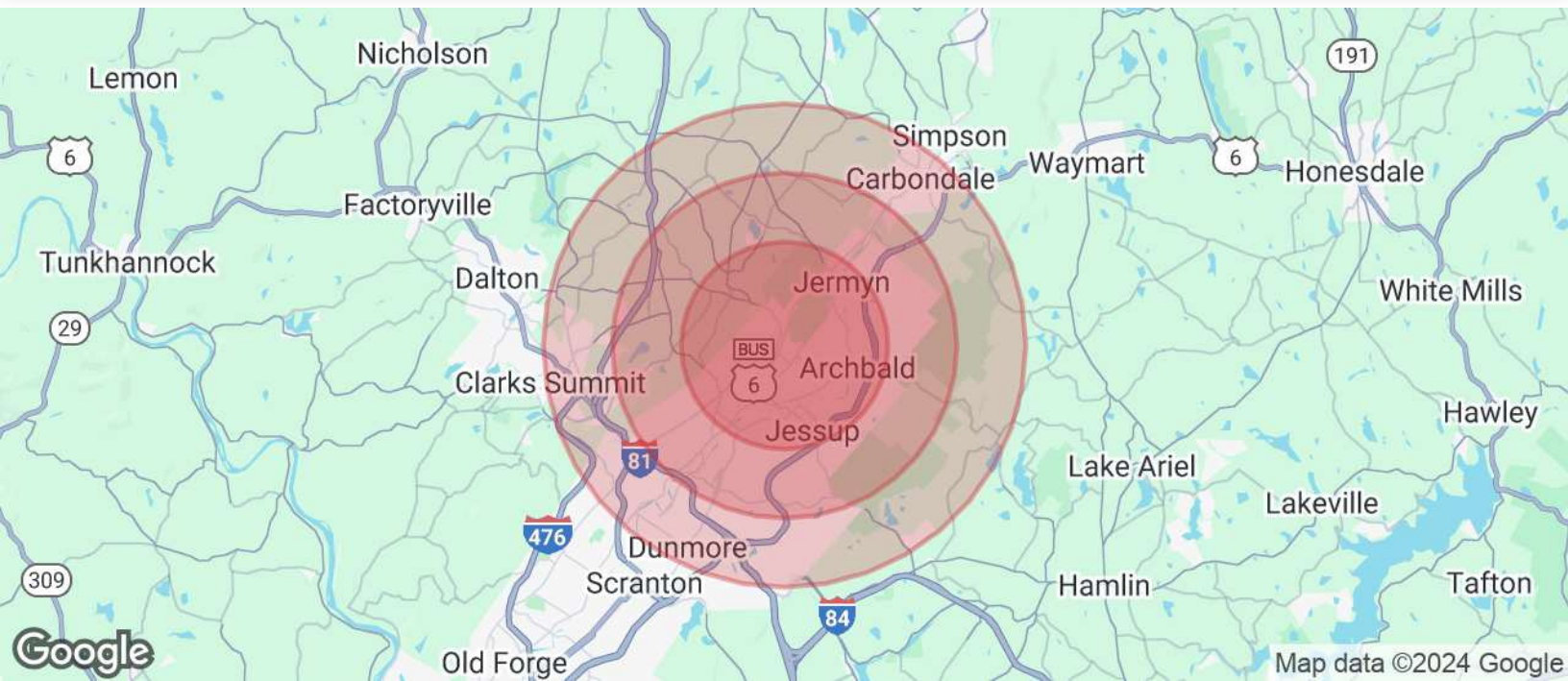
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	27,271	44,179	100,324
Average Age	45	45	44
Average Age (Male)	43	43	42
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	11,907	19,116	41,850
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$81,714	\$86,370	\$92,170
Average House Value	\$206,528	\$217,911	\$224,793

TRAFFIC COUNTS	
ROUTE 6	9,655/day

Demographics data derived from AlphaMap

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