



### Office/Retail/Specialty Space Available for Lease

ADDRESS	347 Wyoming Avenue, Wyoming, Luzerne County, PA 18644			
LOCALE	Property is located along Wyoming Avenue in Wyoming just south of the 8 <sup>th</sup> Street intersection .			
PARCEL	<u>Unit</u>	<u>Space Location</u>	<u>Unit Square Feet</u>	<u>Prior Use</u>
	1	Free Standing	± 4,500	Office/Retail/Specialty
PARCEL AREA	± .17 Acres.			
BATHROOMS	Two (2) Existing Restrooms.			
HVAC	Heating, Ventilating and Air Conditioning included in unit.			
UTILITIES	Electric, Natural Gas, Public Water and Public Sewer.			
PARKING	± 25 shared, striped spaces.			
TRAFFIC VOLUME	Wyoming Avenue - 18,137 ADT (August 2024).			
ZONING	B-2: Community Commercial (Luzerne County/Wyoming Borough).			
RENT/TERM	<b>\$10/SF NNN, separate utilities. Trash removal is Tenant's responsibility.</b>			
REMARKS	± 4,500 SF of retail/office space available for immediate occupancy at 347 Wyoming Avenue in Wyoming. Unit has a mainly open floor plan, reception area with 1 restroom and 2 smaller offices in the front, 3 large open areas, and rear storage with 2 additional restrooms. Partial basement. Lease rate does not include utilities, property expenses or building services.			

347 Wyoming Avenue - Info 3/28/2025

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