

# FRANKLIN CORPORATE CENTER

285 Airport Beltway Hazleton, PA 18202



FOR LEASE



RETAIL/ OFFICE



3,200 SF



## PROPERTY DESCRIPTION

- 3,200 SF Total
- Divisible to 2-1,600 SF Units
- Reception Area
- Meeting Hall
- 11 Private Offices
- 2 Conference Rooms
- Common Area Break Room
- IT & Storage closets
- 2 Restrooms
- Highly visible Pylon Signage

## FOR MORE INFORMATION

**Steve Cole, SIOR**

☎ 570.820.7700 x401

✉ [steve.cole@naimertz.com](mailto:steve.cole@naimertz.com)

**David Weaver, SIOR**

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# NAI Mertz



**NAI Mertz** | 350 Laird Street, Suite 110

Wilkes-Barre, PA 18702

570-820-7700 | [naimertz.com](http://naimertz.com)



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**3,200 SF**



## PROPERTY DESCRIPTION

Multi-tenant Retail / Office Plaza. 3,200 SF available, can be divided into two 1,600 SF units. Desirable location within close proximity to the Laurel Mall and Wal-Mart with many professional, medical and retail tenants in the immediate area including: Geisinger, Young's Medical, Ashley Furniture, Hobby Lobby, Aspen Dental, Mattress Firm, Toyota and Honda to name a few.

## LOCATION DESCRIPTION

The plaza is easily accessible from both Interstate 81 and Route 309. Access to Interstate 80 within 12 minutes.

## OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	1,600 - 3,200 SF
Lot Size:	1.13 Acres
Building Size:	16,000 SF

## PLAZA TENANTS

John A. Scheland, DPM

Hazleton Eye Specialists

Yurconic Agency

Edward Jones

Marathon Health

Antonia's Jewelry

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FOR LEASE



RETAIL/ OFFICE



3.200 SF



## LOCATION OVERVIEW

The plaza is easily accessible from both I-81 and Route 309. It's located in close proximity to the Laurel Mall, and Wal-Mart with many professional, medical and retail tenants in the immediate area.

Map data ©2022 Imagery ©2022, CNES / Airbus, Maxar Technologies, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA/FPAC/GEO

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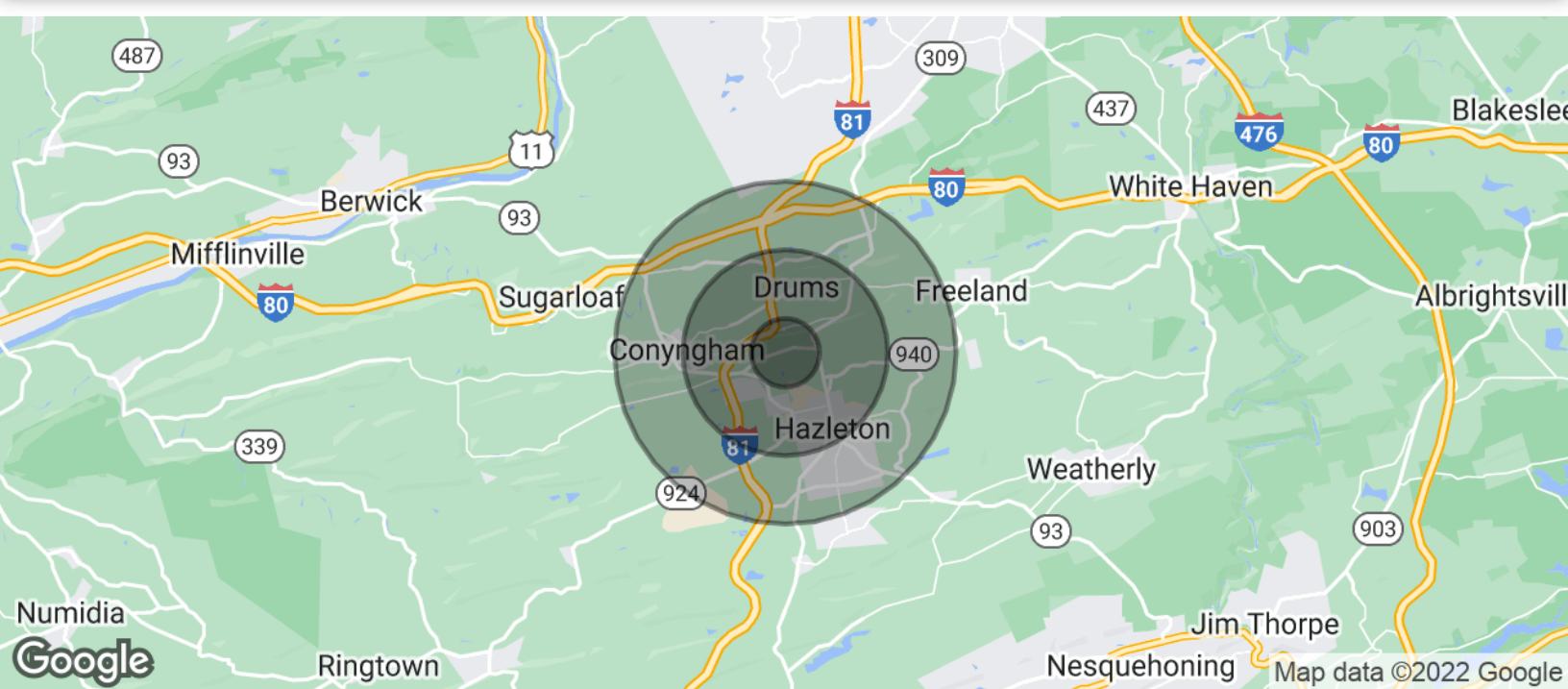
# FRANKLIN CORPORATE CENTER

285 Airport Beltway Hazleton, PA 18202

 FOR LEASE

 RETAIL

 16,000 SF



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,486	32,962	49,130
Average Age	55.9	39.6	41.5
Average Age (Male)	53.1	38.1	39.3
Average Age (Female)	58.2	41.1	43.1

## HOUSEHOLDS & INCOME



	1 MILE	3 MILES	5 MILES
Total Households	641	14,617	21,964
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$68,433	\$49,806	\$54,101
Average House Value	\$192,934	\$117,151	\$124,284


## TRAFFIC COUNTS

Airport Beltway	5,916/day
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\* Demographic data derived from 2020 ACS - US Census

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