



RETAIL/OFFICE Available for Lease

ADDRESS	777 Wyoming Avenue, Kingston Borough, Luzerne County, PA 18704		
LOCALE	Former Cook's Pharmacy located along Wyoming Avenue, minutes from Route 309/Cross Valley Expressway in Kingston, PA.		
PARCEL	<u>Unit</u>	<u>Current Tenant</u>	<u>Available Square Feet (+/-)</u>
	1	Vacant	4,850
CONSTRUCTION	CMU building construction, comp shingle roof cover, concrete floor, full basement.		
INTERIOR FINISH	Former Pharmacy Basic Retail Build-Out (mainly open space w/ restroom, office, and utility room).		
BATHROOMS	Existing Restroom.		
HVAC	Gas Heating, Ventilating and Air Conditioning.		
UTILITIES	Electric (3-phase), Gas, Public Water and Public Sewer.		
PARKING	Approximately 50 paved and striped spaces.		
TRAFFIC VOLUME	24,906 ADT on Wyoming Avenue.		
ZONING	C-2: Community Commercial (Kingston Borough).		
RENT/TERM	\$18/SF Plus Utilities.		
REMARKS	Multiple points of ingress and egress from Wyoming Avenue and E Bennett Street, with existing pylon located on Wyoming Avenue. Current traffic generators in the area include Dollar General, Gertrude Hawk, Pizza Hut, Subway, Abe's Hot Dogs, Allied Services, Honesdale National Bank, M&T Bank, Center City Print and Three Dog Bakery.		

777 Wyoming Avenue Kingston - Info 9/16/2024

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