



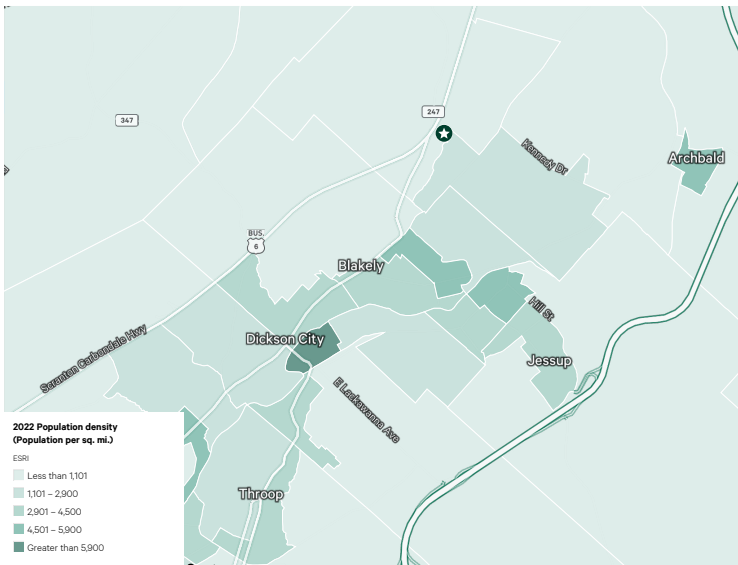
11.95 Acres Zoned Light Industrial

Chestnut & East Streets
Archbald, Lackawanna County, PA



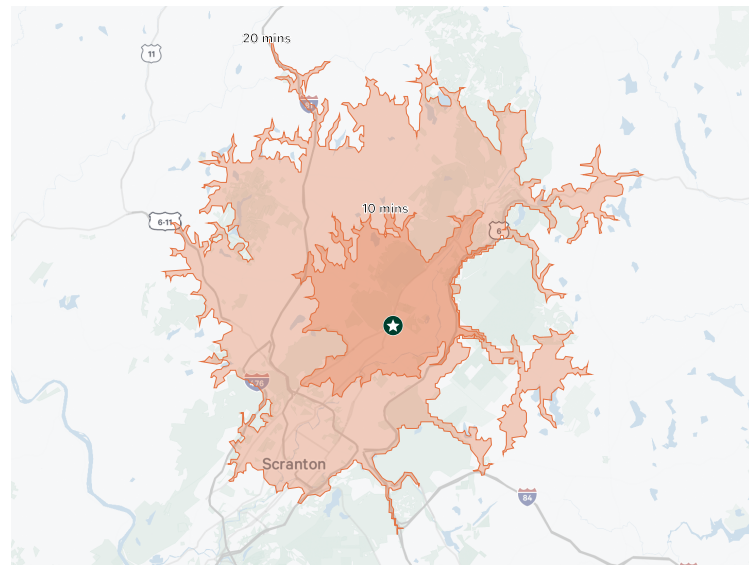
Potential Uses

- + Archbald Boro, PA
- + Zoned I-1 (Light Industrial)
- + Potential Uses:
 - Truck-Freight Terminal Distribution Center (SE)
 - Warehousing
 - Recycling
 - Manufacturing
 - Outdoor Storage
 - Wholesale offices-storage
 - Self-Storage



Proximity to Interstate Access

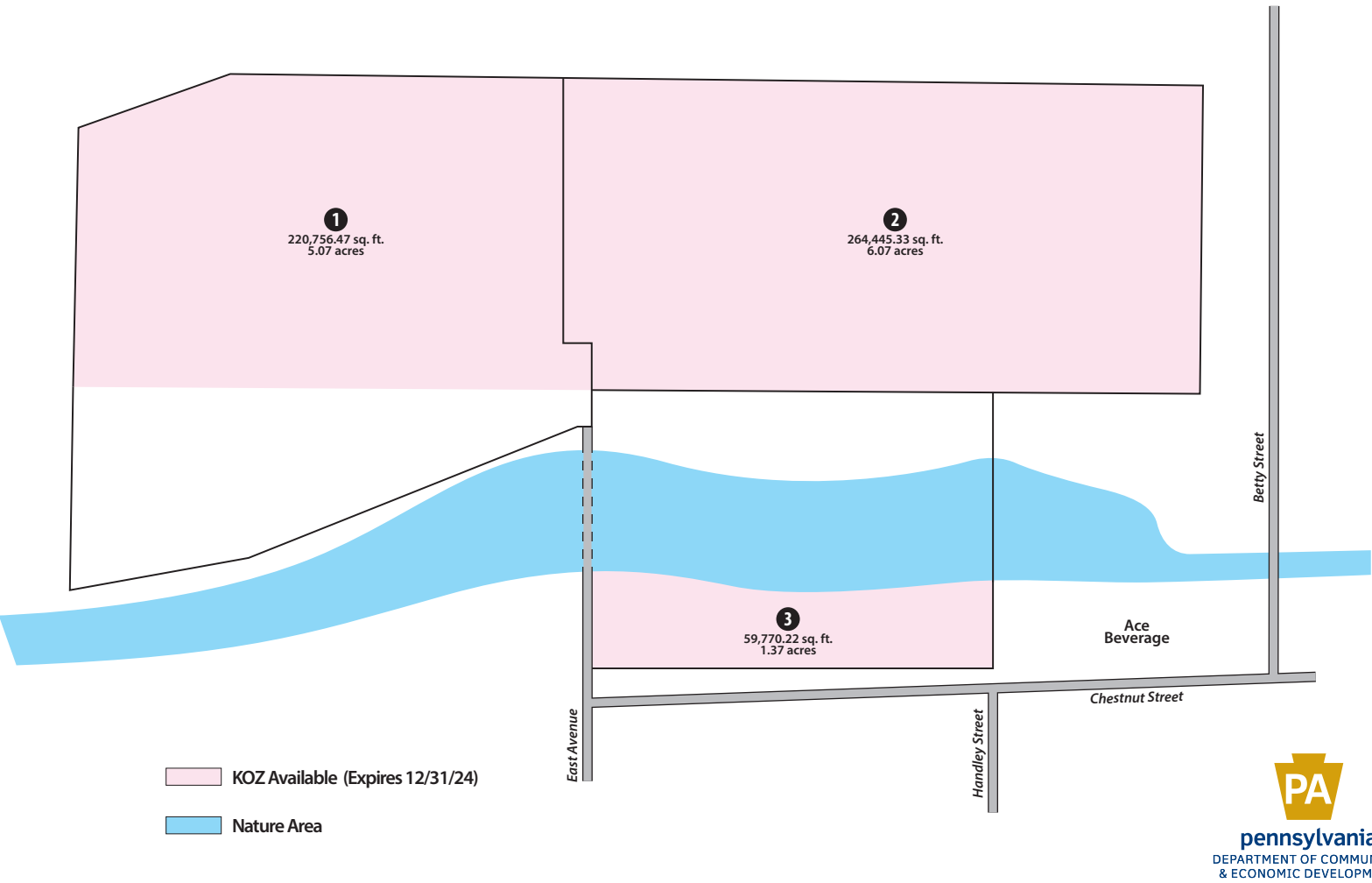
- + Highway access: Adjacent to Scranton -Carbondale Highway & PA Route 247.
- + Route 6 (Casey Highway) : 3 miles
- + I-81: 5 miles
- + I-476 (PA Turnpike): 8 miles
- + I-380: 10 miles
- + I-84: 11 miles



Area Demographics

Population	10 Minute Drive	20 Minute Drive	30 Minute Drive
2022 Population (Current Year Estimate)	33,721	155,120	238,268
Household Income	10 Minute Drive	20 Minute Drive	30 Minute Drive
2022 Households	14,749	63,108	97,227
2022 Average Household Income	\$81,984	\$81,772	\$83,745
Employment Status	10 Minute Drive	20 Minute Drive	30 Minute Drive
2022 Civilian Population 16+ in Labor Force	17,120	74,105	115,761
2022 Employed Civilian Population 16+	16,499 96.4%	71,141 96.0%	111,128 96.0%
2022 Unemployed Population 16+	621 3.6%	2,964 4.0%	4,633 4.0%
Place of Work	10 Minute Drive	20 Minute Drive	30 Minute Drive
2022 Businesses	1,457	7,068	10,220
2022 Employees	15,723	86,638	121,440
Daytime Population	10 Minute Drive	20 Minute Drive	30 Minute Drive
2022 Daytime Population	32,746	162,128	240,724
Daytime Workers	15,368 46.9%	79,403 49.0%	115,645 48.0%
Daytime Residents	17,378 53.1%	82,725 51.0%	125,079 52.0%

Site Plan



Contact Us

Bill Wolf

Vice Chairman
+1 610 3987175
bill.wolf@cbre.com
Licensed: PA

Max Wolf

First Vice President
+1 610 573 5343
max.wolf@cbre.com
Licensed: PA

CBRE, Inc.

1275 Glenlivet Drive, Suite 320
Allentown, PA 18106
www.cbre.us
Licensed Real Estate Broker

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