

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



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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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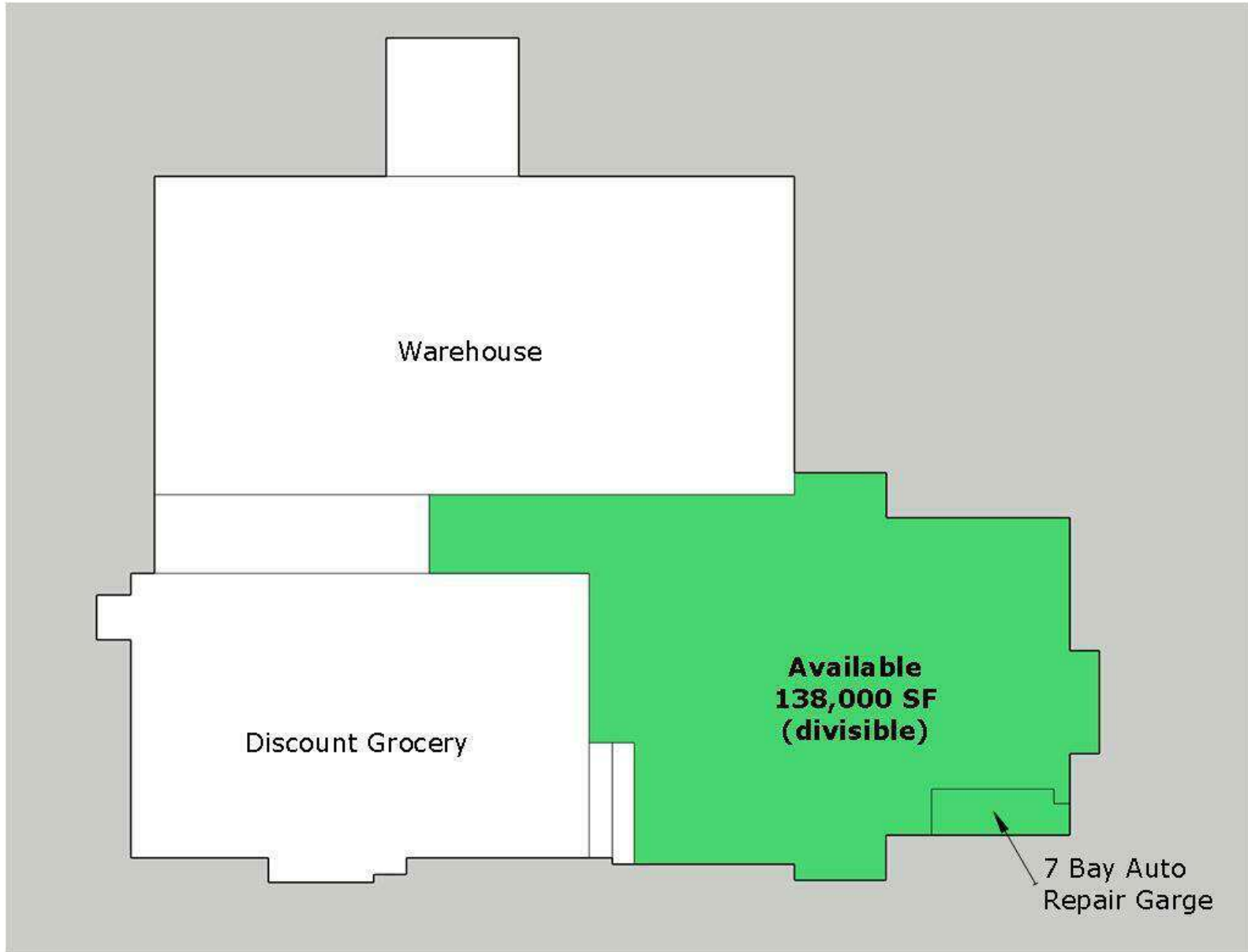
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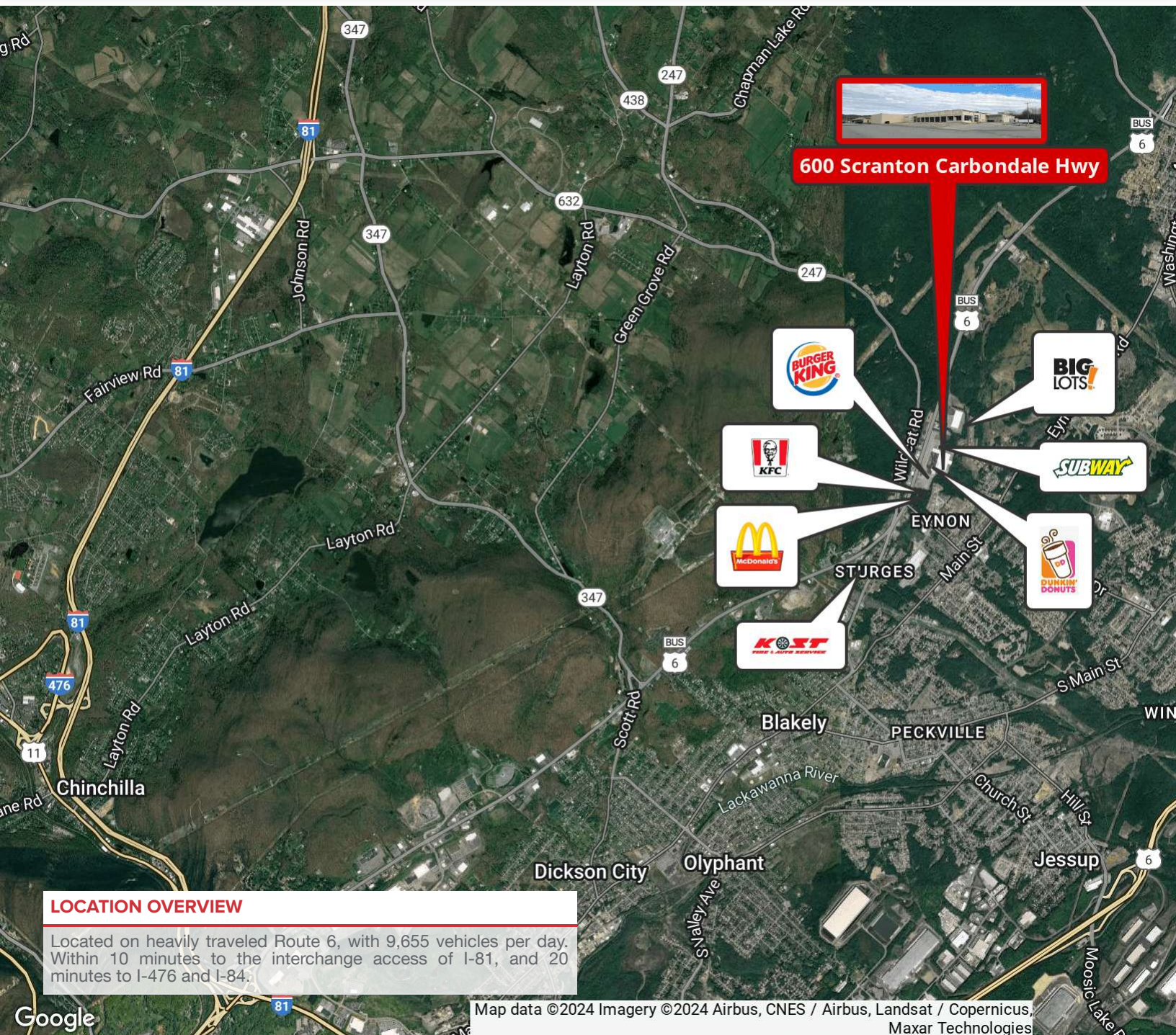
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 RETAIL

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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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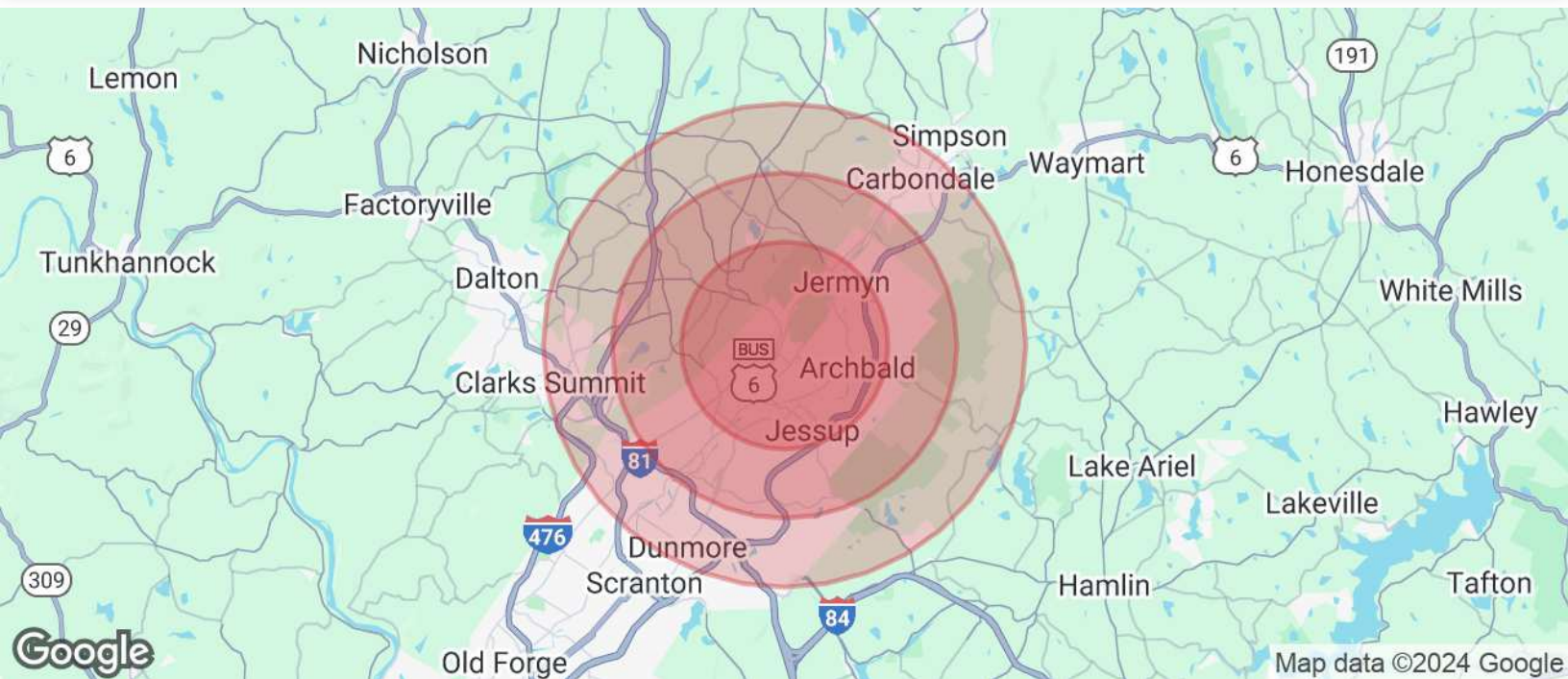
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RETAIL



430,000± SF



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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