



900 OAK STREET, PITSTON TOWNSHIP

900 Oak Street
Pittston Township, PA 18640

OFFERING MEMORANDUM

900 OAK STREET, PITTSSTON TOWNSHIP

EXCLUSIVELY PRESENTED BY:



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INVESTMENT SUMMARY

Strategic Location : Situated just outside Mericle's CenterPoint Commerce & Trade Park, which is one of NEPA's largest industrial campuses with over 5,000 employees, and minutes from I-81, I-476, & Route 315, offering exceptional access for logistics, commuting, and client reach.

Ideal for Owner-Occupants or Investors : Flexible layout supports a range of business types - professional services, trades, storage, or showroom.

Zoned for Commercial Use : Allows for broad usage and potential future expansion or redevelopment.

High Visibility Corridor : Located along a high-traffic corridor with an estimated 20K vehicles passing-by daily.



PROPERTY SUMMARY

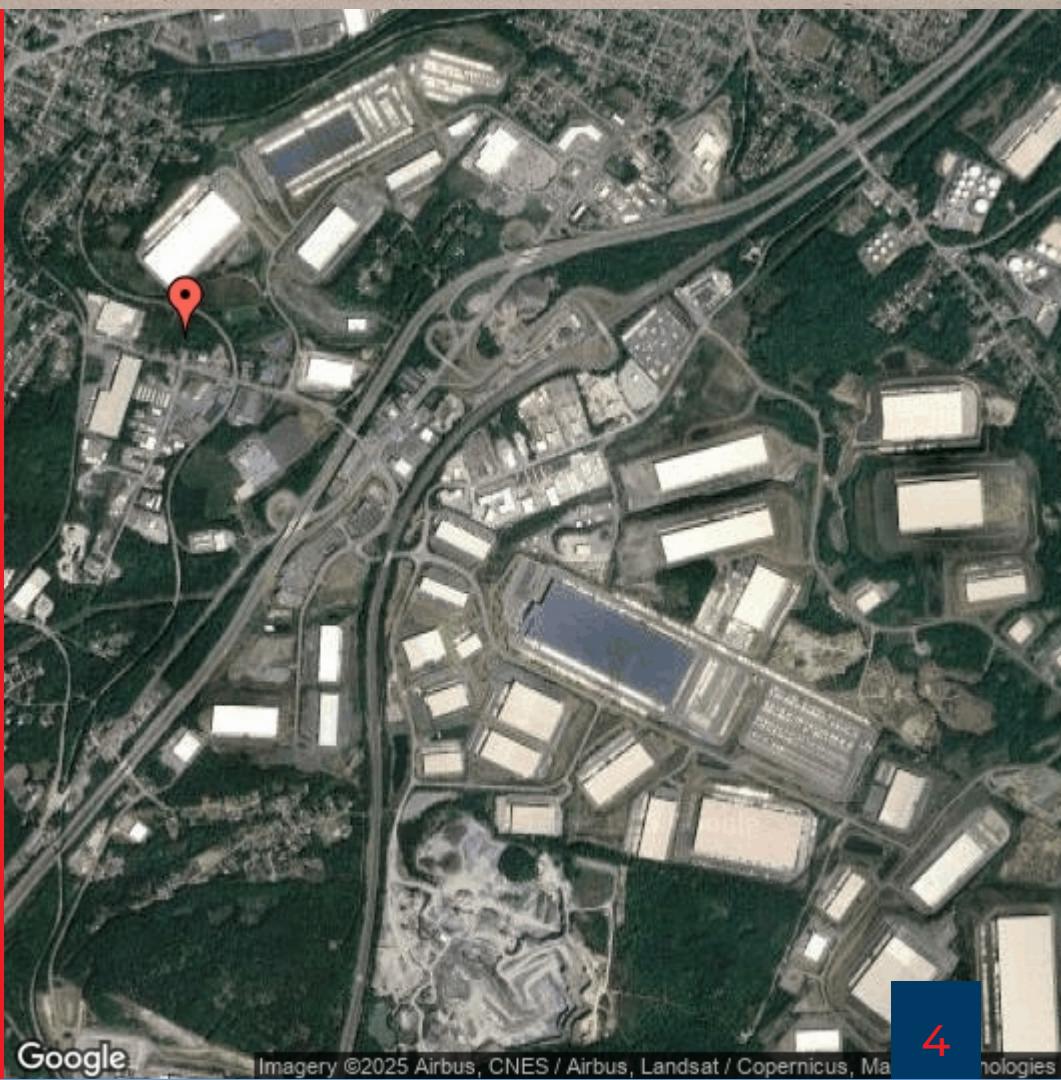
Offering Price	\$799,000.00
Square Footage	5,100 SQ. FT.
Acreage	2 Acres
Existing Zoning	Commercial
Current Use	Restaurant





INVESTMENT HIGHLIGHTS

- Building Size : 5,100 SQ. FT. of floor space that's adaptable for office, retail, service, or trade use.
- Lot Size : 2.0 acres, providing ample room for parking, equipment, or future expansion.
- Interior Features : Includes a bar, dining space, raised stage, kitchen & prep area, plus an upstairs apartment.
- Parking : Private, on-site lot with one entry & exit point.
- Utilities & Mechanicals : Gas-fired central air and heat, as well as updated electrical and plumbing systems.
- Access & Exposure : Fronts a high-traffic road with approximately 20K vehicles daily and a proposed traffic signal at the entrance.





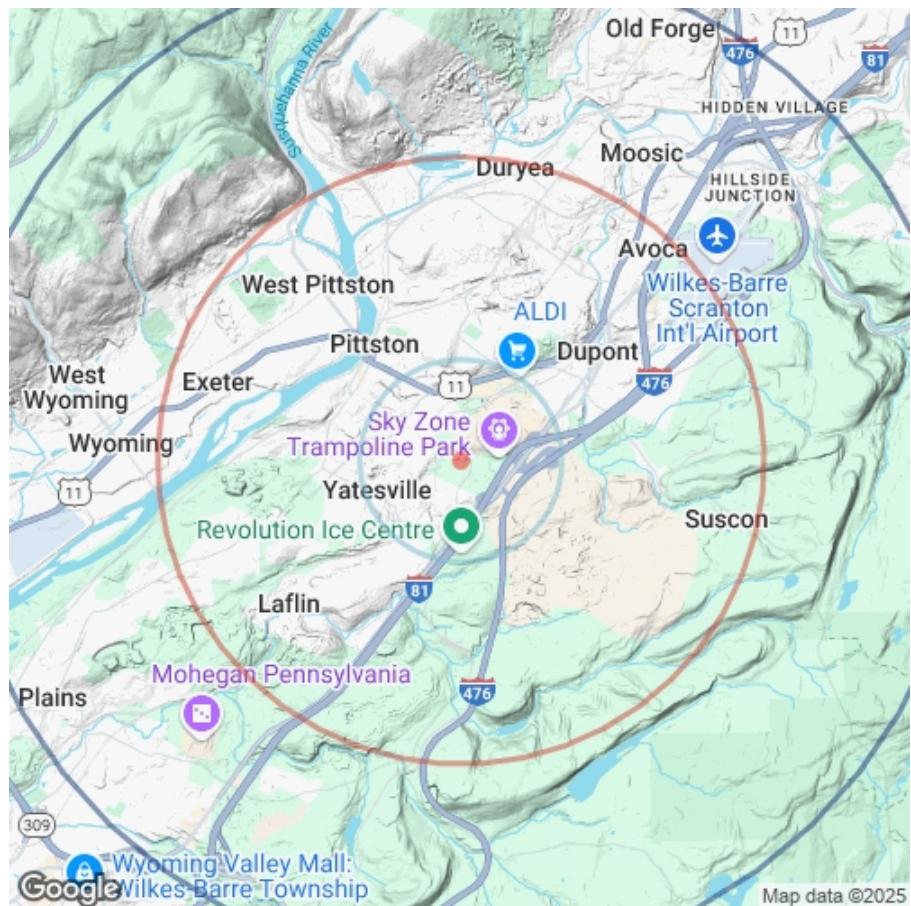
LOCATION HIGHLIGHTS

- Proximity to CenterPoint Commerce Park : Just outside Mericle's 13.8M+ SQ. FT. industrial park, home to Amazon, Lowe's, and FedEx, with 5,000+ employees in the immediate area.
- Excellent Access & Visibility : Less than 1 mile to I-81 & I-476 ; 20K+ daily vehicles on Oak Street, and a proposed traffic light planned at the entrance.
- Near Major Logistics Hubs : Minutes to Wilkes-Barre/Scranton International Airport and major FedEx/UPS facilities.
- Revitalizing Business District : Located in a city investing millions in infrastructure and downtown improvements to attract and retain businesses.
- Large Labor Pool : Over 700,000 people within 30 miles and access to 17 local colleges for recruiting skilled talent.
- Cost-Effective Market : Lower taxes, utility costs, and lease rates than nearby metros, with local incentive programs available for qualifying users.
- Strategic Mid-Atlantic Positioning : Located within a two-hour drive of NYC, Philadelphia, & Harrisburg which is ideal for regional business reach and same-day shipping.
- Established Commercial Corridor : Surrounded by medical offices, national retailers, service providers, and logistics operators.
- Flexible Surrounding Land Use : Nearby properties include both commercial and light industrial uses.



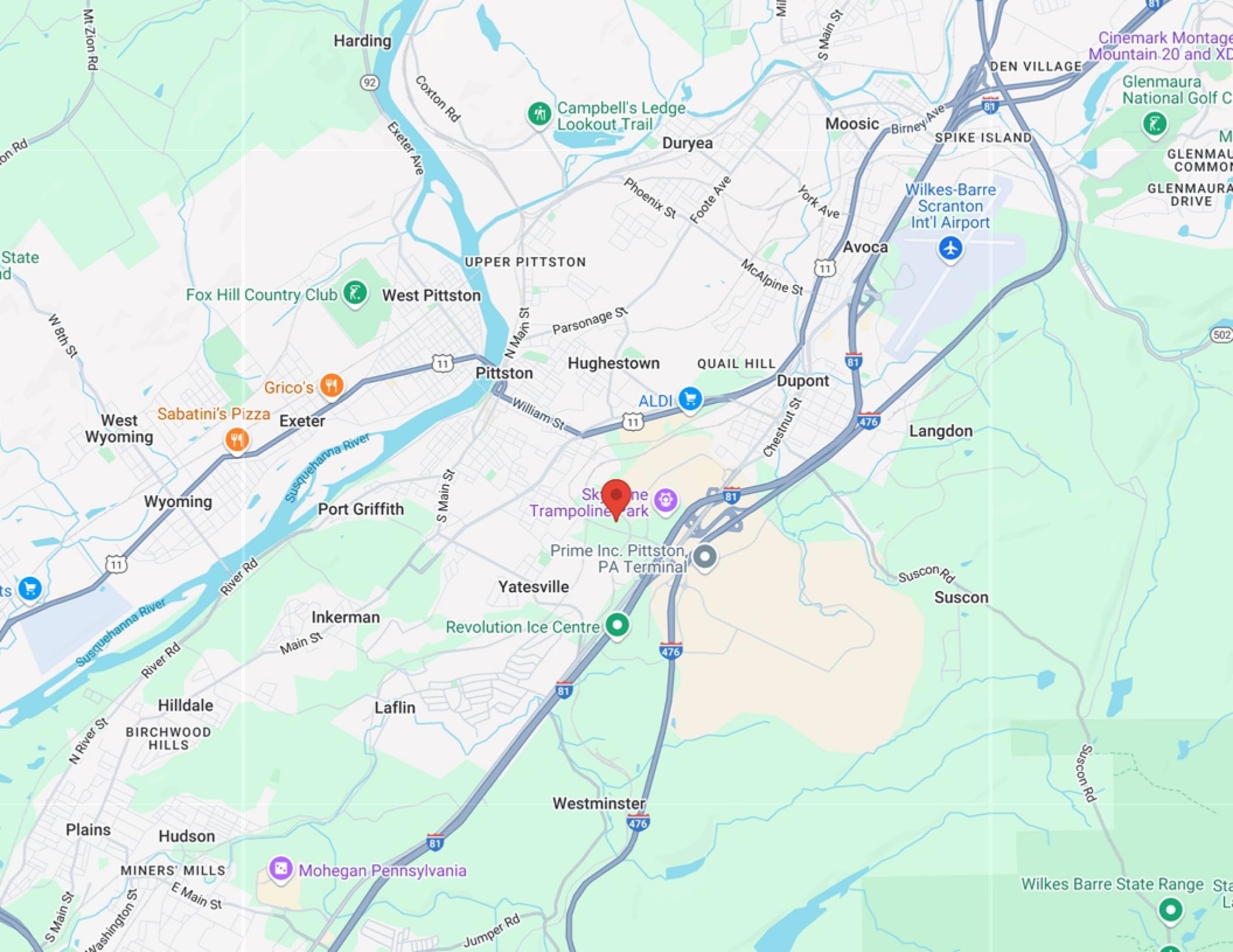
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,567	37,259	70,688
2010 Population	3,402	35,738	67,907
2024 Population	3,477	34,996	66,775
2029 Population	3,536	35,052	66,638
2024-2029 Growth Rate	0.34 %	0.03 %	-0.04 %
2024 Daytime Population	5,856	35,716	70,927



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	144	1,525	2,800
\$15000-24999	78	1,196	2,316
\$25000-34999	158	1,469	2,544
\$35000-49999	199	2,142	4,003
\$50000-74999	293	2,564	5,185
\$75000-99999	245	2,494	4,734
\$100000-149999	245	2,638	5,073
\$150000-199999	90	910	1,935
\$200000 or greater	58	805	1,739
Median HH Income	\$ 62,604	\$ 62,786	\$ 64,772
Average HH Income	\$ 80,730	\$ 83,827	\$ 86,678

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,458	15,657	29,841
2010 Total Households	1,463	15,632	29,884
2024 Total Households	1,510	15,742	30,329
2029 Total Households	1,546	15,911	30,571
2024 Average Household Size	2.3	2.21	2.18
2024 Owner Occupied Housing	1,128	10,634	20,804
2029 Owner Occupied Housing	1,177	11,052	21,536
2024 Renter Occupied Housing	382	5,108	9,525
2029 Renter Occupied Housing	369	4,859	9,035
2024 Vacant Housing	124	1,802	3,138
2024 Total Housing	1,634	17,544	33,467



CITY OF PITTSTON TOW...

COUNTY LUZERNE

INCORPORATED 12/9/1894

AREA

CITY 1.7 SQ MI

LAND 1.5 SQ MI

WATER 0.2 SQ MI

ELEVATION 653 FT

POPULATION

POPULATION 3179 {{DECREASE}}

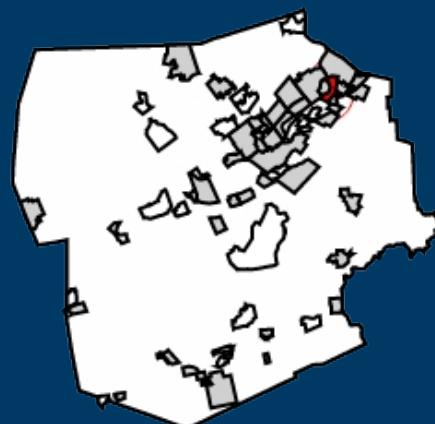
ESTIMATE (2021) 3,179

DENSITY 245.88 SQ MI



ABOUT PITTSTON TOWNSHIP

Pittston is a city in Luzerne County, Pennsylvania, United States. The city lies in the Wyoming Valley on the east side of the Susquehanna River and on the south side of the Lackawanna River. It is approximately midway between Wilkes-Barre and Scranton.



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PLEASE CONTACT THE JONATHAN J. NELSON REAL ESTATE ADVISOR FOR
MORE DETAILS.**