

# 151 SECOND & LAIRD STREETS

Wilkes-Barre, PA 18702



FOR SALE



LAND DEVELOPMENT



8.6 ACRES - 5,398± SF



## PROPERTY DESCRIPTION

Unique opportunity available, 8.6 Acre development site with existing 5,398± SF Warehouse space. Building is currently occupied by 2 Long Term Tenants, utilizing 4,200± SF and outside yard space for trailer parking. 1,200± SF Rear Shop Building has drive through access, currently vacant.

SALE PRICE:

**PRICE UPON REQUEST**

## FOR MORE INFORMATION

**David Weaver, SIOR**

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**Steve Cole, SIOR**

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**NAI Mertz**

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## PROPERTY HIGHLIGHTS



- 8.6 Acre Development Site, including;
  - Industrial Warehouse space Totaling 5,398± SF
- Unit 1 -1,200± SF
  - 15 Dock Doors
- Unit 2 - Office 980± SF, Warehouse 2000± SF
  - 3 Bathrooms: two located in one office and the third in a second office
  - 3 Dock Doors
- Shop - 1,180± SF, Drive-through access
- Gravel Yard
- Partially Fenced in
- Electric baseboard heat in the office
- Warehouse can be heated with propane heater
- Warehouse Ceiling Height 10' at beam
- Leases are plus utilities, garbage service and snowplowing

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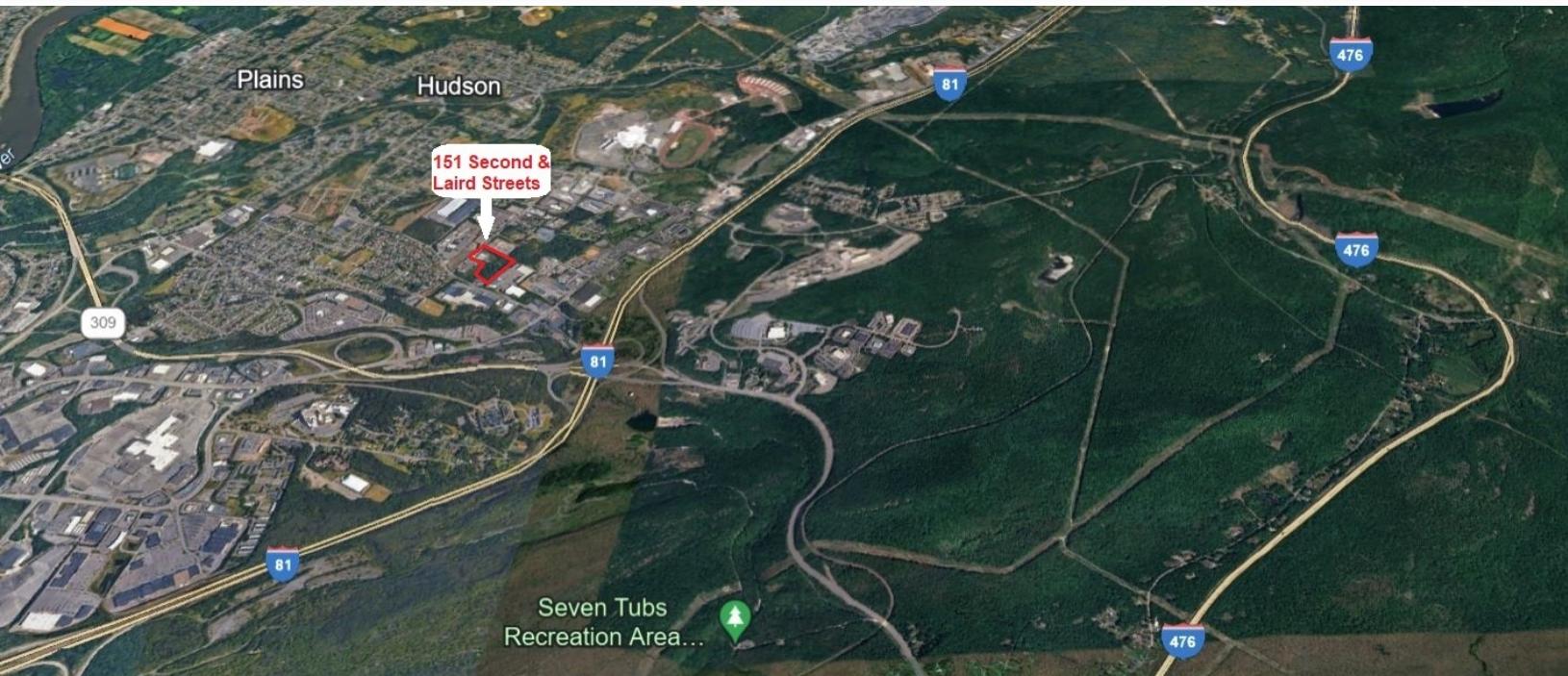
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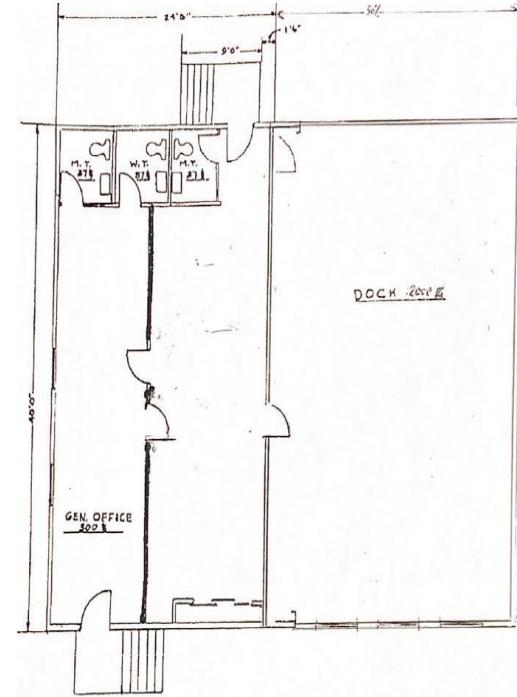
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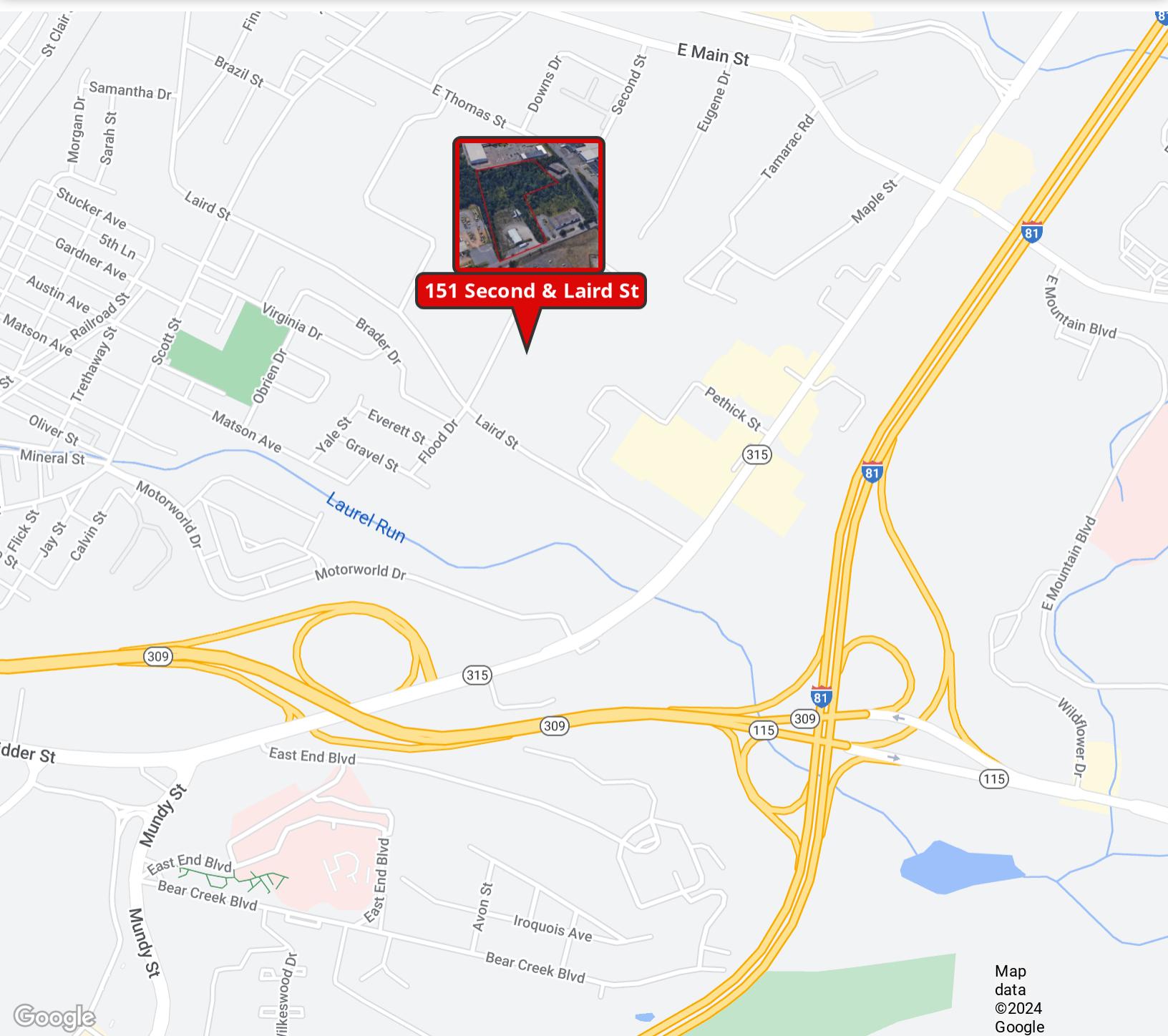


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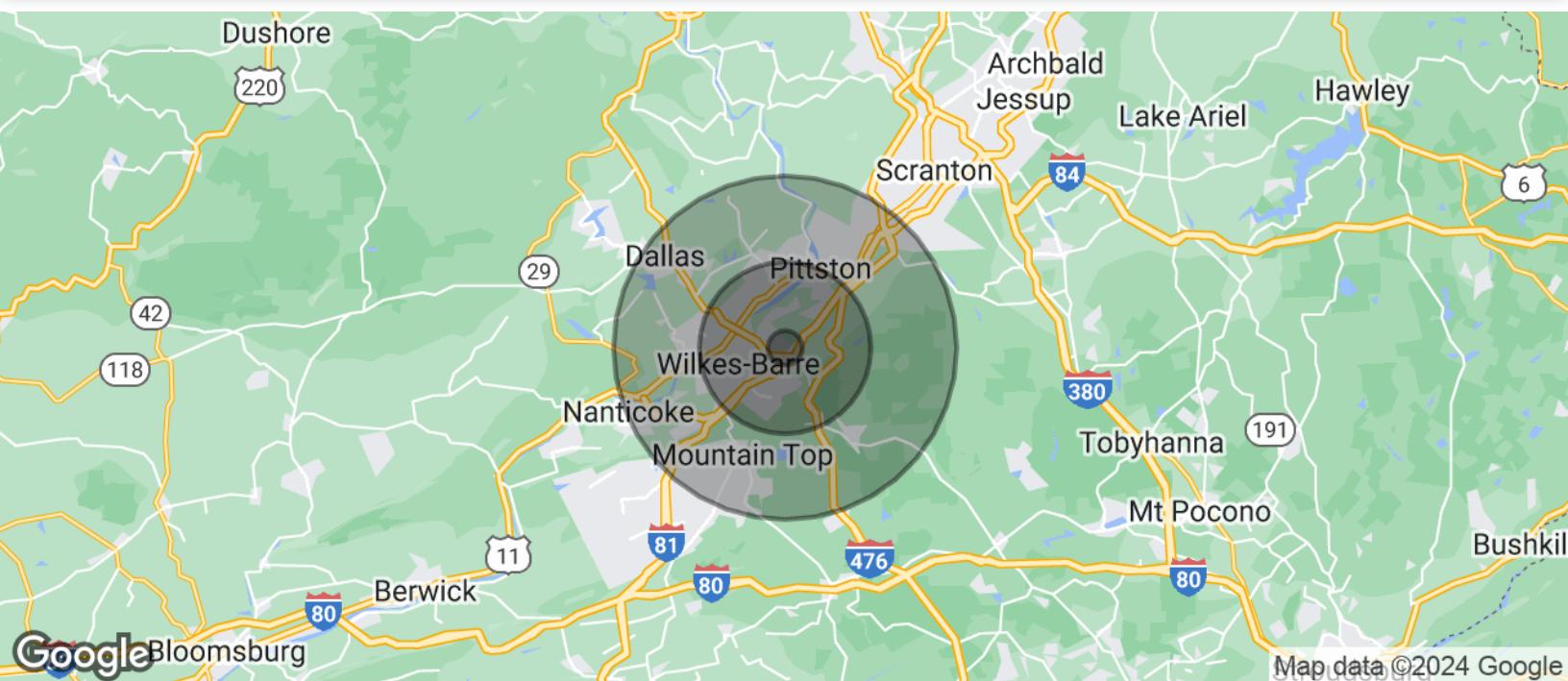
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## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 4,292  | 110,186 | 247,485  |
| Average Age          | 43.5   | 41.5    | 41.9     |
| Average Age (Male)   | 43.0   | 39.2    | 40.0     |
| Average Age (Female) | 43.8   | 43.4    | 43.7     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,878     | 47,488    | 104,019   |
| # of Persons per HH | 2.3       | 2.3       | 2.4       |
| Average HH Income   | \$47,960  | \$49,769  | \$54,185  |
| Average House Value | \$101,883 | \$127,404 | \$145,621 |

## TRAFFIC COUNTS

|              |           |
|--------------|-----------|
| Laird Street | 2,413/day |
|--------------|-----------|

2020 American Community Survey (ACS)

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