

EXCEPTIONAL DEVELOPMENT SITE

175 Market Street Kingston, PA 18704

 FOR SALE

 LAND

 4.34 ACRES



PROPERTY DESCRIPTION

This 4.34-acre development site in Kingston, PA, offers a rare opportunity to acquire one of the area's few remaining clear, developable parcels. Currently zoned C-3 General Commercial, it provides flexibility for various uses. Townhouse development, the site's best potential use, would require rezoning. The property borders public parks and the Luzerne County Levee Trail, offering immediate access to recreational amenities. Its walking distance to King's College, Wilkes University, dining, retail, and entertainment venues further enhances its suitability for residential or mixed-use projects.

SALE PRICE:

\$1,250,000

FOR MORE INFORMATION


Chris Matus, CCIM, SIOR, PMP

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 chris.matus@naimertz.com

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NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110
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570-820-7700 | naimertz.com



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COMPLETE HIGHLIGHTS

- Rare development opportunity in Kingston PA
- 4.34 acres clear development land
- Asking price: \$1,250,000
- Currently zoned C-3 General Commercial
- Ideal location for townhouse development with rezoning.
- Bordering Kirby Park – a 52-acre public park featuring picnic areas, playgrounds, a serene pond, walking paths, a running track, softball fields, volleyball courts, tennis courts, and pavilions.
- Direct access to Luzerne County Levee Trail – offering 12.8 miles of walking, biking, and inline skating trails
- Direct access to Nesbit Park – a riverfront park featuring fishing, boat launch and 9-hole Frisbee disc golf course.
- Walking distance to:
 - Kings College
 - Wilkes University
 - Movies 14 , a 14-screen movie theater
 - FM Kirby Center for the Performing Arts
 - Planned hotel/convention center
 - Wilkes-Barre River Commons, a 750-seat riverside amphitheater
 - Numerous restaurants and retail stores
- Public utilities available near site: water, sewer, electric, natural gas

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EXCEPTIONAL DEVELOPMENT SITE

RECREATIONAL ACTIVITIES

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NESBITT PARK



RIVER COMMONS AMPHITHEATRE



SUSQUEHANNA RIVER

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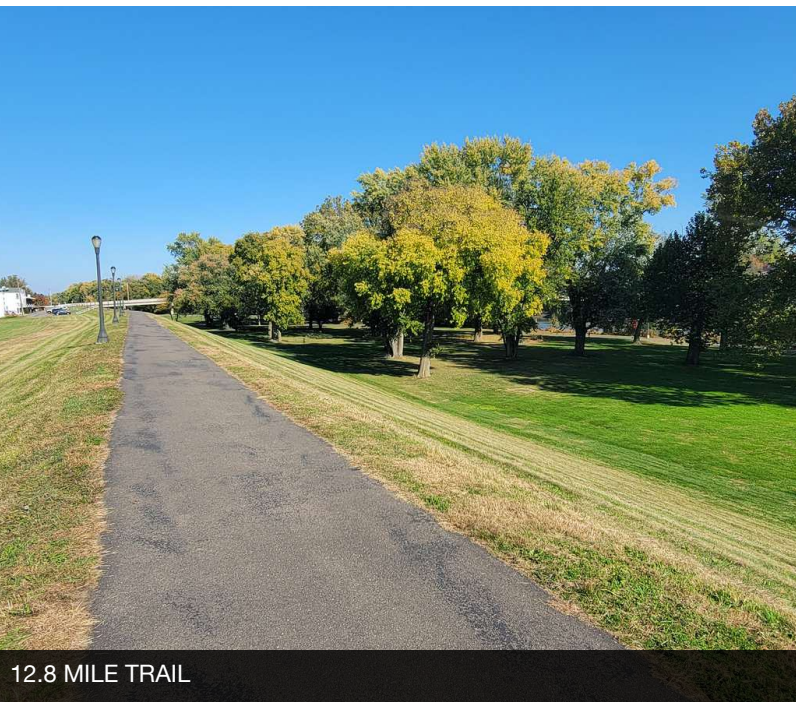
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SCENIC RELAXATION



FRISBEE DISC GOLF



12.8 MILE TRAIL



BOAT LAUNCH

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LOCATION OVERVIEW

Situated on heavily traveled Market St. along the Susquehanna River. At the foot of the Market St. bridge it leads you into downtown Wilkes-Barre City and River St with a connection to Route 309 (Cross valley Expressway). North on Market offers you connection to Route 11 (Wyoming Ave.)

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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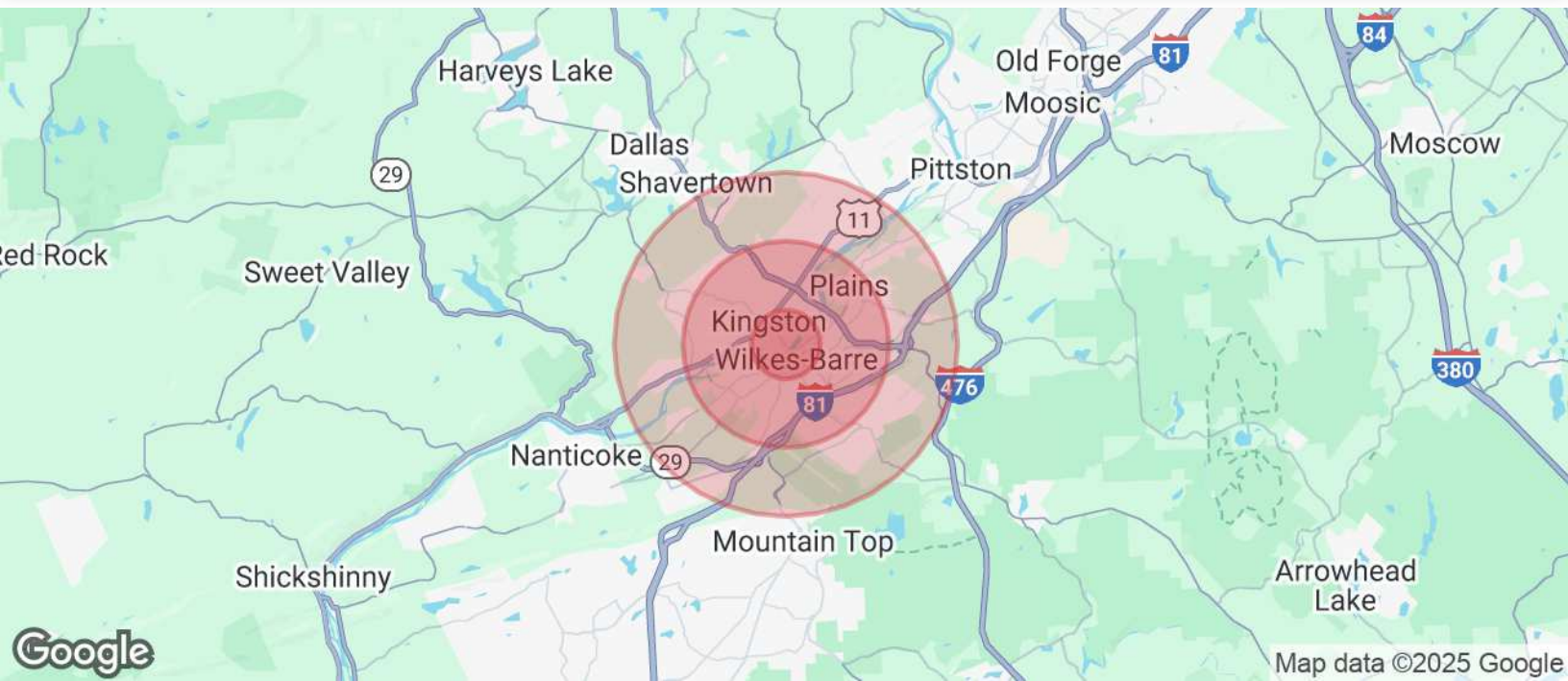
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,969	96,497	126,150
Average Age	39	42	43
Average Age (Male)	38	40	41
Average Age (Female)	41	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,694	40,805	53,983
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$67,048	\$71,258	\$75,090
Average House Value	\$159,622	\$146,913	\$158,750

TRAFFIC COUNTS

Market St.	17,965/day
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Demographics data derived from AlphaMap

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