



**FOR
LEASE**

\$8.25/SF-Front Building
\$7.50/SF Rear Building

**Commercial Property with Dual-Building
Opportunity on Route 315 — Minutes from I-81**

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**1341, 1337 ROUTE 315
PLAINS TOWNSHIP
LUZERNE COUNTY, PA 18705**

**RETAIL/
OFFICE**

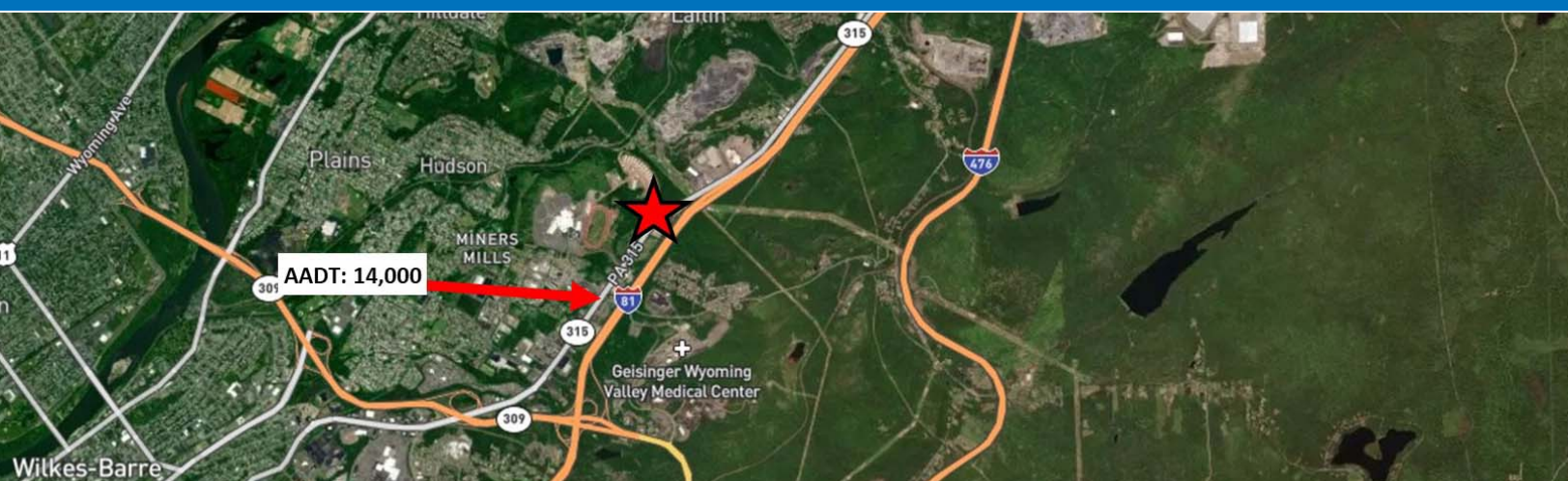
**LATITUDE: 41.270499
LONGITUDE: -75.808270**



Unlock Exceptional Visibility and Versatility with this Unique Leasing Opportunity Featuring Two Standalone Commercial Buildings on High-Traffic Route 315, Just Moments from Interstate 81.

Flexible Leasing Options: Lease Both Buildings Together for Maximum Functionality, or Lease Separately to Suit Your Business Needs.

***Adjacent Lot Available for Lease Separately If Additional Storage Space is Needed.**



***Prime Location | *Excellent Access | *Move-In Ready**

Don't Miss This Chance to Establish Your Business In a High-Visibility, Easily Accessible Location with Quick Access to Rt 309, I-81 & PA 476. Contact Us Today to Schedule a Private Tour!

mericle.com



570.823.1100



PLAINS TOWNSHIP DEMOGRAPHICS

	3 MI	5 MI	7 MI
Population	25,203	106,473	156,149
Households	11,416	46,488	67,793
Median Age	48.3	43.4	43.5
Median Household Income	\$61,440	\$56,252	\$58,799
Average Household Income	\$81,524	\$75,668	\$78,127
Per Capita Income	\$36,813	\$33,212	\$34,128

PROPERTY DETAILS

- ▶ PINs: G1100A27D-50; G1100A27C-50
- ▶ 1.05+/- Acres
- ▶ Public Water
- ▶ On-Site Septic
- ▶ Propane and Natural Gas Fuel
- ▶ Zoned B-3 (Highway Commercial)
- ▶ AADT: 14,000 (PennDOT 2023)

PROPERTY FEATURES

3,200 SF - Front Building

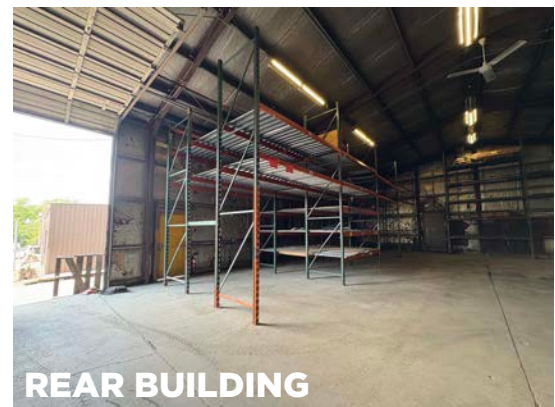
- ▶ Ideal for Office, Retail, or Mixed-Use
- ▶ Steel Exterior
- ▶ Steel Roof
- ▶ 4 Private Offices, Kitchenette, Spacious Showroom
- ▶ Propane and Electric Heat
- ▶ Central A/C
- ▶ 3 Restrooms
- ▶ Warehouse/Storage Area
- ▶ One Ground Level Drive-In Door (8'x8')
- ▶ Road Signage and Building Signage

5,000 SF - Rear Building

- ▶ Designed for Light Industrial, Showroom, or Service Business
- ▶ Steel Exterior
- ▶ Steel Roof
- ▶ 2 Private Offices, 1 Restroom, Kitchen, and Multiple Storage Rooms
- ▶ Natural Gas Heat
- ▶ Hanging Gas Units with York HVAC System
- ▶ A/C Units
- ▶ One 14'x12' Ground-Level Drive-in Door
- ▶ Ceiling Heights 22' at Center of Roof Peak
- ▶ Two Additional 8'x8' Overhead Doors (Rear Access)
- ▶ Expansive Showroom Area
- ▶ Building and Road Signage



FRONT BUILDING



REAR BUILDING

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

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**To learn more, please call
 Julia D. Namutka to arrange a
 tour.**

TCN
 WORLDWIDE
 REAL ESTATE SERVICES