



## RETAIL/OFFICE SPACE FOR LEASE

ADDRESS	295B South Main Street, Wilkes-Barre, PA, Luzerne County, PA 18701						
LOCALE	Located along S Main Street in Wilkes-Barre, property is at the corner of S Main St and Ross Stm across from the United States Post Office. 1 available unit ± 1,100 SF.						
SPACE	<table border="1"> <thead> <tr> <th>Unit</th> <th>Use</th> <th>Square Feet ±</th> </tr> </thead> <tbody> <tr> <td>295B</td> <td>Office - Retail</td> <td>1,100</td> </tr> </tbody> </table>	Unit	Use	Square Feet ±	295B	Office - Retail	1,100
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295B	Office - Retail	1,100					
CONSTRUCTION	CMU building construction, steel roof deck with rubber cover, concrete floor, slab on grade.						
INTERIOR FINISH	Vanilla box condition: painted sheet rock walls, suspended acoustical ceiling with recessed light fixtures, heat and air conditioning with duct and diffusers, plumbing, electrical and concrete slab floor.						
DIMENSIONS	Approximately 20' x 55'.						
RESTROOMS	One existing restroom.						
HVAC	Individual gas fired roof top HVAC, ducted through roof.						
UTILITIES	Public utilities (water, sewer, gas and electric).						
PARKING	Approximately 50 paved and striped spaces.						
TRAFFIC VOLUME	9,306 ADT on S Main Street (PennDOT ITMS).						
ZONING	C-4: Commercial, Heavy.						
RENT/TERM	\$15 per Square Foot plus utilities/Negotiable Term.						
REMARKS	± 1,100 SF unit available for lease is located along S Main Street in Wilkes-Barre City. Surrounding generators include Dollar General, Subway, Prime Bins, Bravo Supermarket, CVS, and the United States Post Office.						

295B S Main Street Info Sheet 10/16/2025

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