

NONNO'S ITALIAN RESTAURANT

6 RADCLIFFE DRIVE, MOOSIC, LACKAWANNA COUNTY, PA

CONFIDENTIAL
OFFERING



BUILDING PLUS 1.5 ACRES FOR SALE & LEASE

GREAT DEMO'S & HUGE DAYTIME POPULATION

FACTS & DEMOGRAPHICS

6 RADCLIFFE DRIVE, MOOSIC, LACKAWANNA COUNTY, PA



ABOUT 6 RADCLIFFE DRIVE

BUILDING SIZE: Approximately 5,600/sf with a 75 seat out door patio

LOT SIZE: 1.5 Acres

PROPERTY TAXES: \$29,803.00 (2024)

PARKING: 80 Dedicated Parking + Cross Easement Parking With Adjoining Hotels

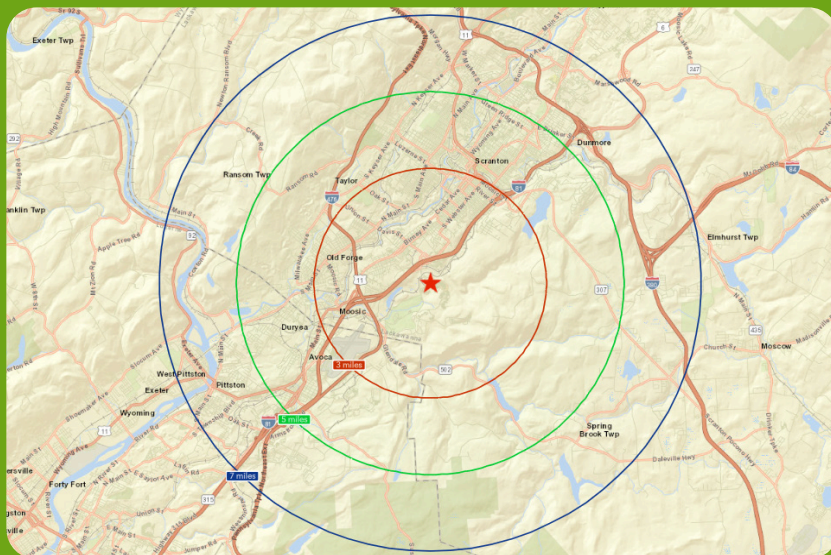
RENT: Call For Rent Quote

SEEKING: Liquor Based Restaurants

COMMENTS: Very active family Italian liquor based restaurant. Prime location situated among three (3) hotels (Towne Place Suites, Fairfield Inn & Suites, Spring Hill Suites). Absolutely beautiful building with a 75 seat patio area over looking PNC Field home of the AAA Yankees, minutes from Interstate Highway 81 with an AADT of 80,000 and across the street from the areas latest upscale Shopping Center, The Shoppes at Montage Mountain.

MARKET DRIVERS

- Montage Mountain Concert Venue
- 20 Screen Cinnemark Movie theatre
- Glenmaura National Golf club
- Glenmaura Corporate Center
- Montage Mountain Ski Resort & Water park
- PNC Field: 10k seat Stadium (home of AAA Yankees)
- Shoppes at Montage Mountain including Dave & Busters



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	7-MILE
Population	37,815	105,351	148,084
2029 Population Projection	37,453	104,908	147,662
Change (%)	-0.19%	-0.08%	-0.06%
Daytime Population	37,804	109,104	159,240
HOUSEHOLDS	3-MILE	5-MILE	7-MILE
Households	15,982	43,756	62,045
2029 Household Projection	16,105	44,311	62,874
HOUSEHOLD INCOME	3-MILE	5-MILE	7-MILE
Average HH Income	\$80,094	\$81,025	\$82,391

CLOSE IN AERIAL

6 RADCLIFFE DRIVE, MOOSIC, LACKAWANNA COUNTY, PA



GLENMAURA NATIONAL BLVD.

SITE

CINEMARK



MONTAGE MOUNTAIN RD

PNC FIELD



MARKET AERIAL

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FOR MORE INFORMATION CONTACT:
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