

# SANS SOUCI - STRIP CENTER

734 Sans Souci Pkwy, Wilkes-Barre, PA 18706

 **FOR LEASE**

 **RETAIL**

 **10,000±SF**



## PROPERTY DESCRIPTION

Highly visible 10,000± SF strip center located at the Crossroads connecting Wilkes-Barre, Hanover Township, and Plymouth. This densely populated commercial zone is home to national brand tenants along with well established local businesses. A rare opportunity, the three units offer flexibility with the capability of being combined or demised. Roadside unit, formerly a bank is fully equipped.

LEASE RATE:

**PRICE UPON REQUEST**

## FOR MORE INFORMATION

**David Weaver, SIOR**

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 david.weaver@naimertz.com


**Arrick Beagle**

 570.204.7435

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# NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [naimertz.com](http://naimertz.com)





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## PROPERTY HIGHLIGHTS

- Three Unit 10,000± SF Strip Center
- 18 Designated Parking Spots
- Excellent roadside visibility
- Traffic Count: 11,889 VPD
- Two Pylon Signs

### Unit 1 - Bank 2,600± SF

- Fully equipped Bank set up
- Outside Drive-thru Teller/ATM
- Two Offices
- Two Privacy Rooms
- Vault/ Safety Deposit Room
- Kitchen Break area
- 1 Restroom
- IT & Storage rooms

### Unit 2 - In line 1,900± SF

- Large Main Area
- Executive Office
- 1 Restroom
- 2 Storage areas
- Warehouse access

### Warehouse - 6,000± SF

- 1 Drive-in
- 1 Dock Door
- 300± SF Loft Office
- Storage Area
- Access to inline unit



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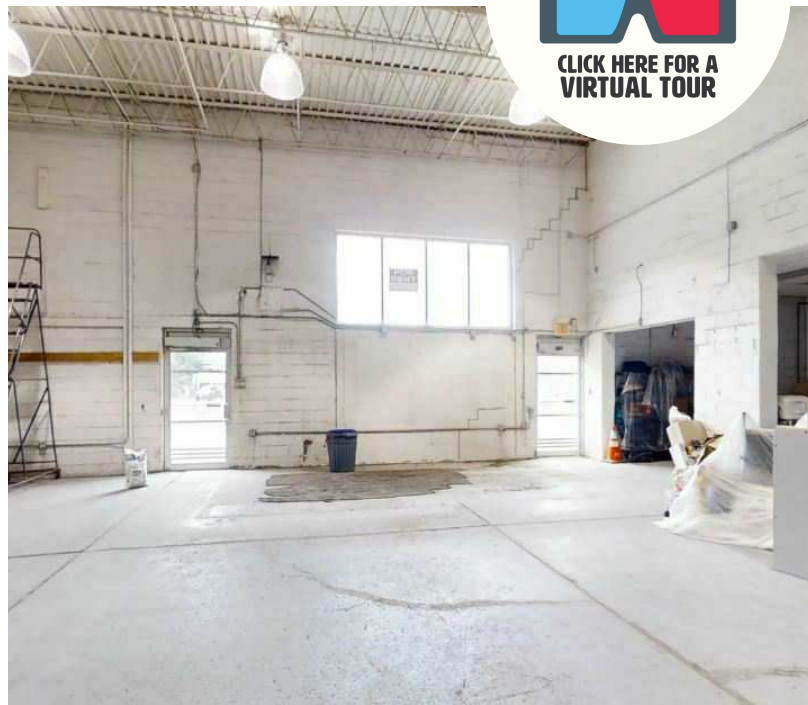
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SEE IT IN  
**3-D!**  
  
**CLICK HERE FOR A  
VIRTUAL TOUR**



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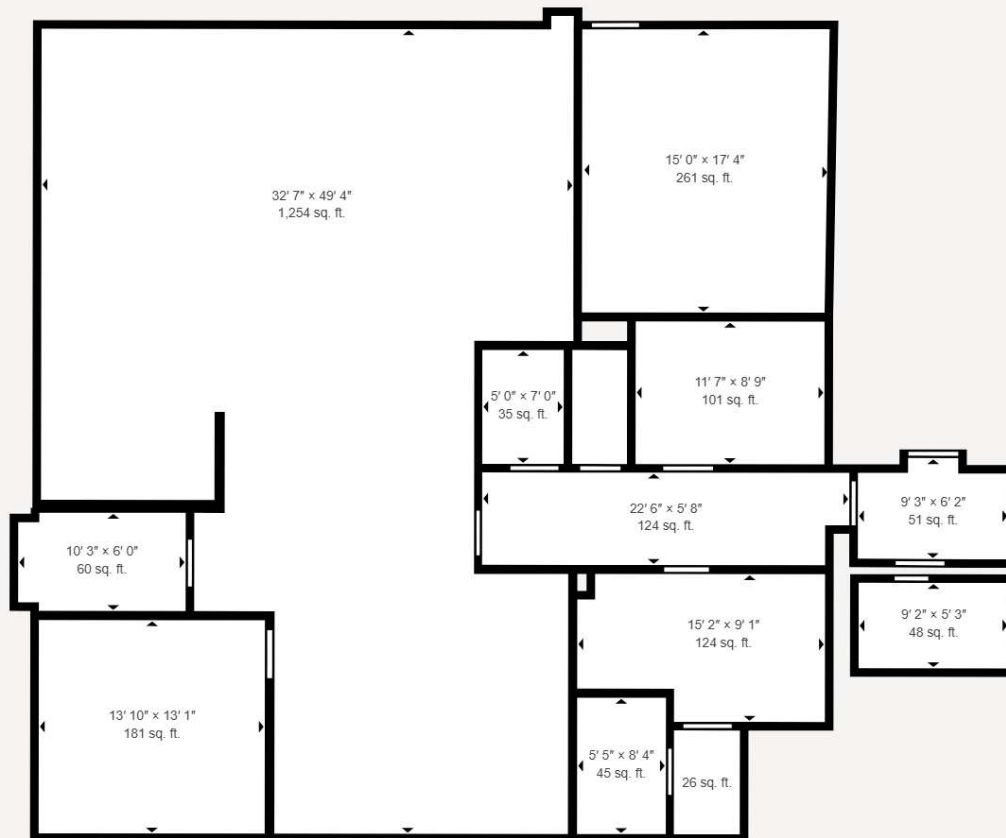
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RETAIL



10,000± SF



## Matterport Property Report:

### Sans Souci Parkway Strip Center - Bank

Gross Floor Area - Full Property 2,636 sq. ft. | Floor 1 2,636 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
Matterport



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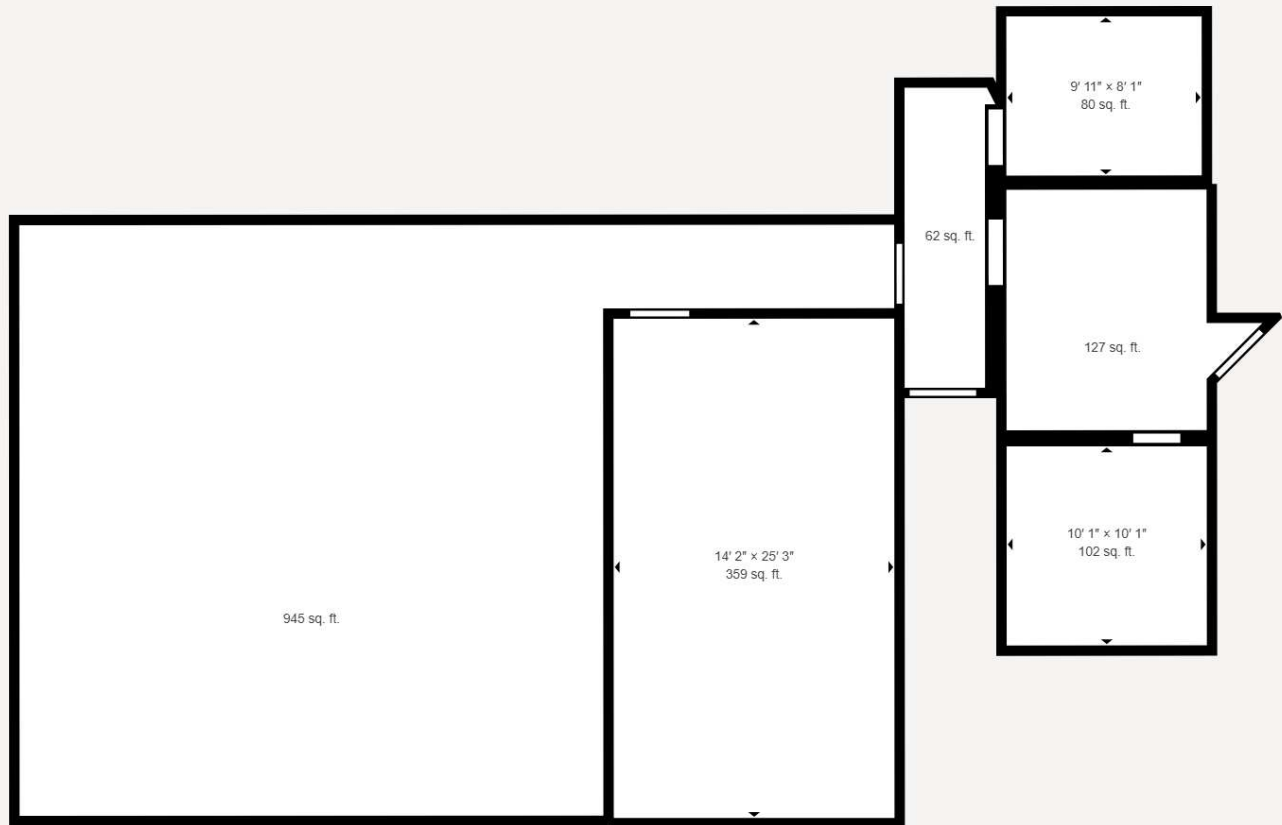
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## Matterport Property Report: In-Line Unit

### Sans Souci Pkwy Strip Center

Gross Floor Area - Full Property 1,876 sq. ft. | Floor 1 1,876 sq. ft.

Sizes and dimensions are approximate, actual may vary

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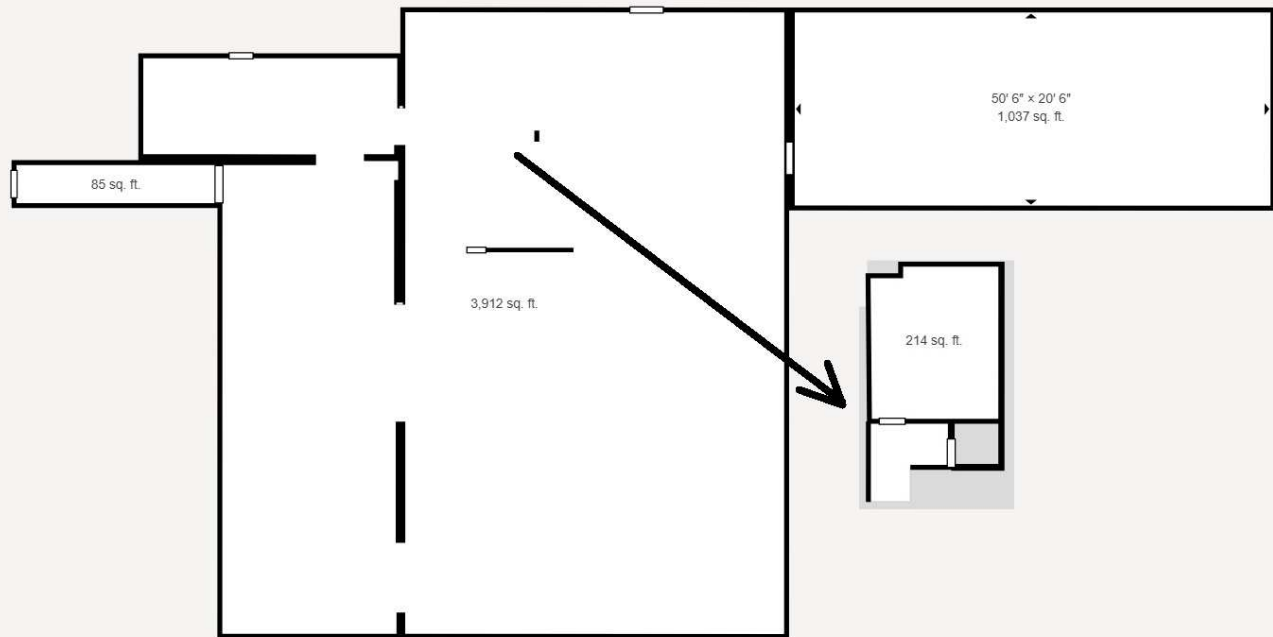
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## Matterport Property Report: WAREHOUSE

### Sans Souci Pkwy Strip Center

Gross Floor Area - Full Property 5,650 sq. ft. | Floor 1 5,338 sq. ft.

Sizes and dimensions are approximate, actual may vary

## Matterport Property Report: OFFICE LOFT

### Sans Souci Pkwy Strip Center

Gross Floor Area - Full Property 5,650 sq. ft. | Floor 2 313 sq. ft.

Sizes and dimensions are approximate, actual may vary

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 RETAIL

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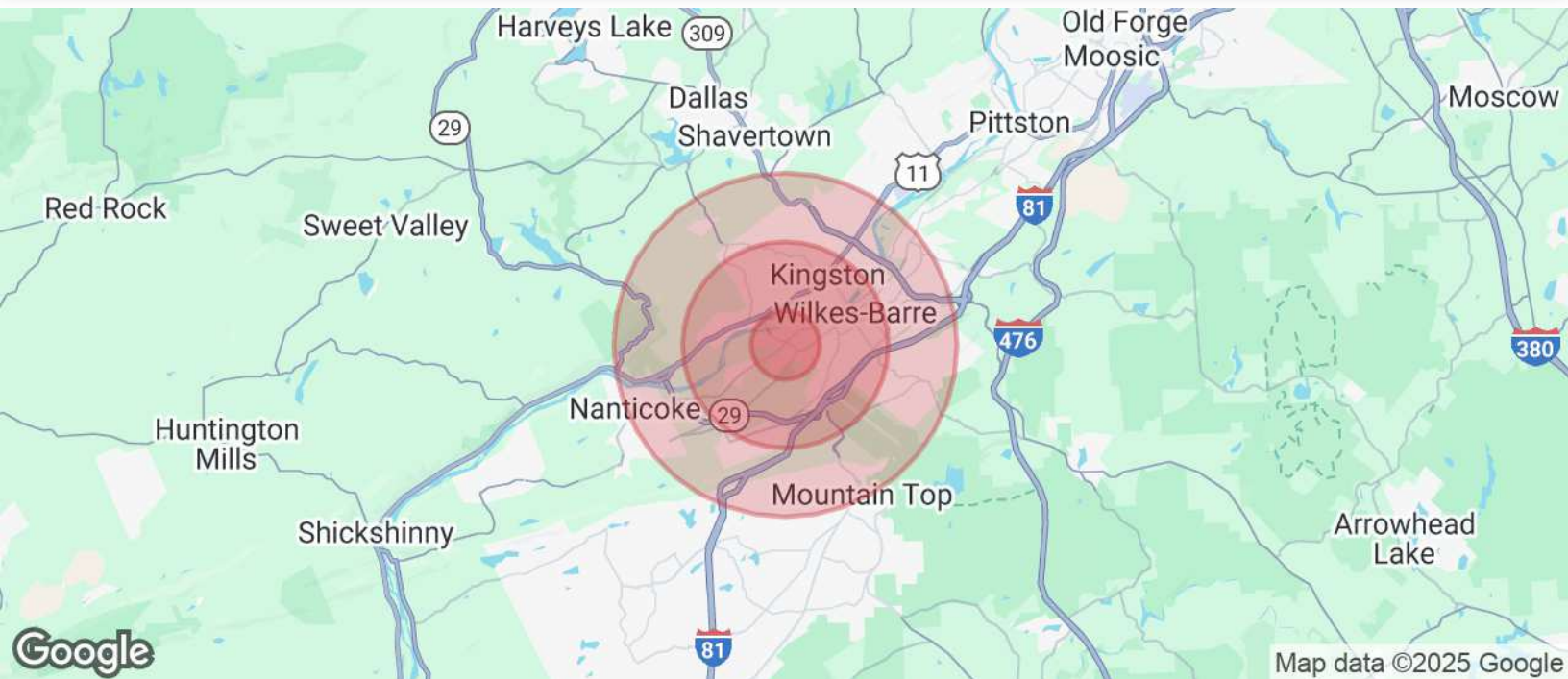
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,734	75,363	115,356
Average Age	41	41	42
Average Age (Male)	40	39	40
Average Age (Female)	43	42	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,949	31,139	48,714
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$77,479	\$68,926	\$72,449
Average House Value	\$150,563	\$142,238	\$151,090

## TRAFFIC COUNTS

Crossroads intersection & Sans Souci Pkwy	11,889/day
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Demographics data derived from AlphaMap

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