

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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Arrick Beagle

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NAI Mertz

NAI Mertz | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | 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

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

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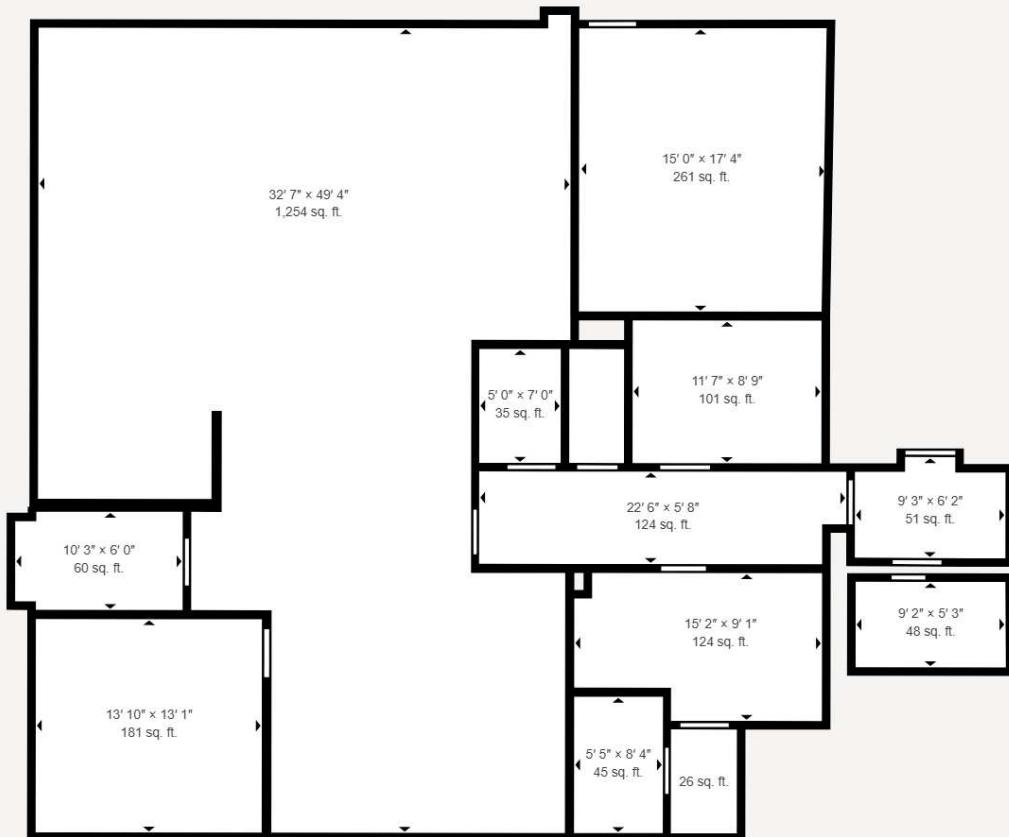
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Matterport Property Report:

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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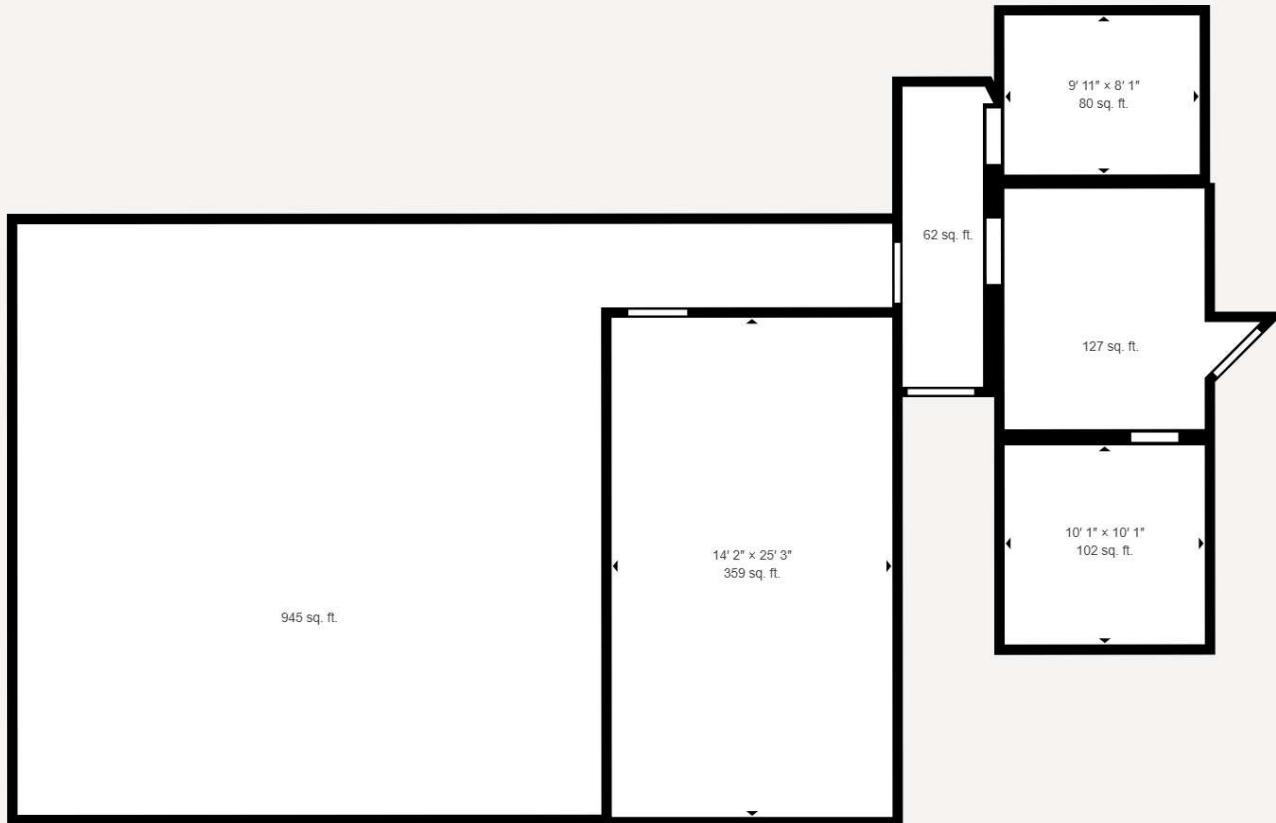
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Matterport Property Report: In-Line Unit

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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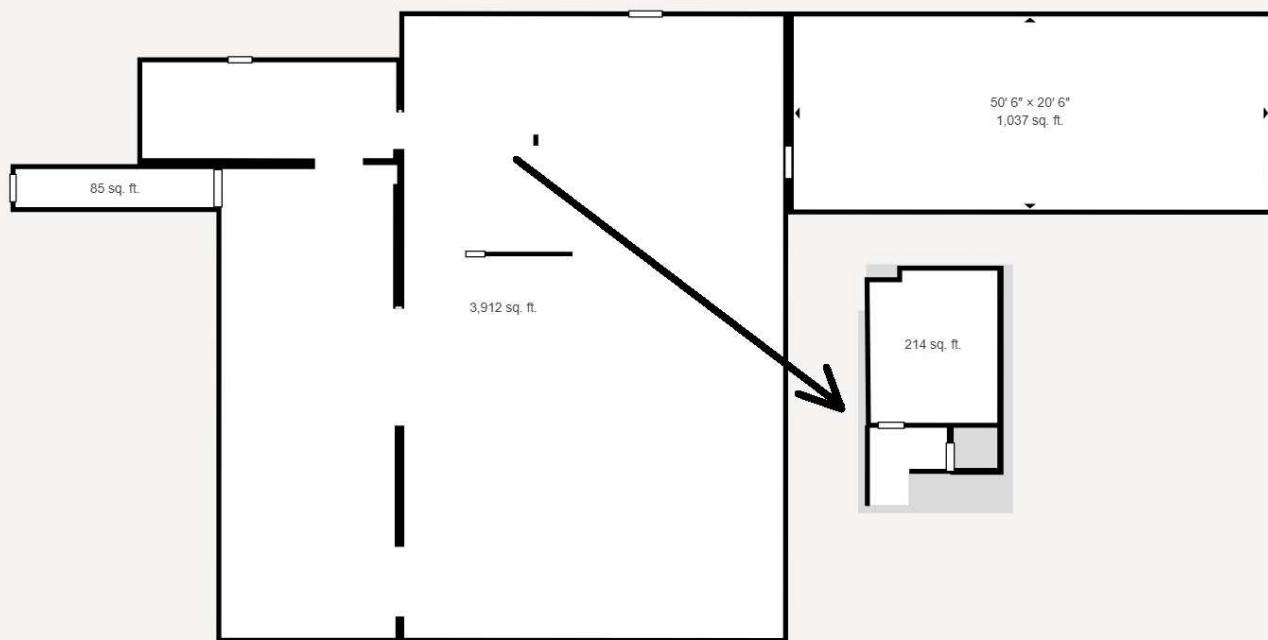
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Matterport Property Report: **WAREHOUSE**

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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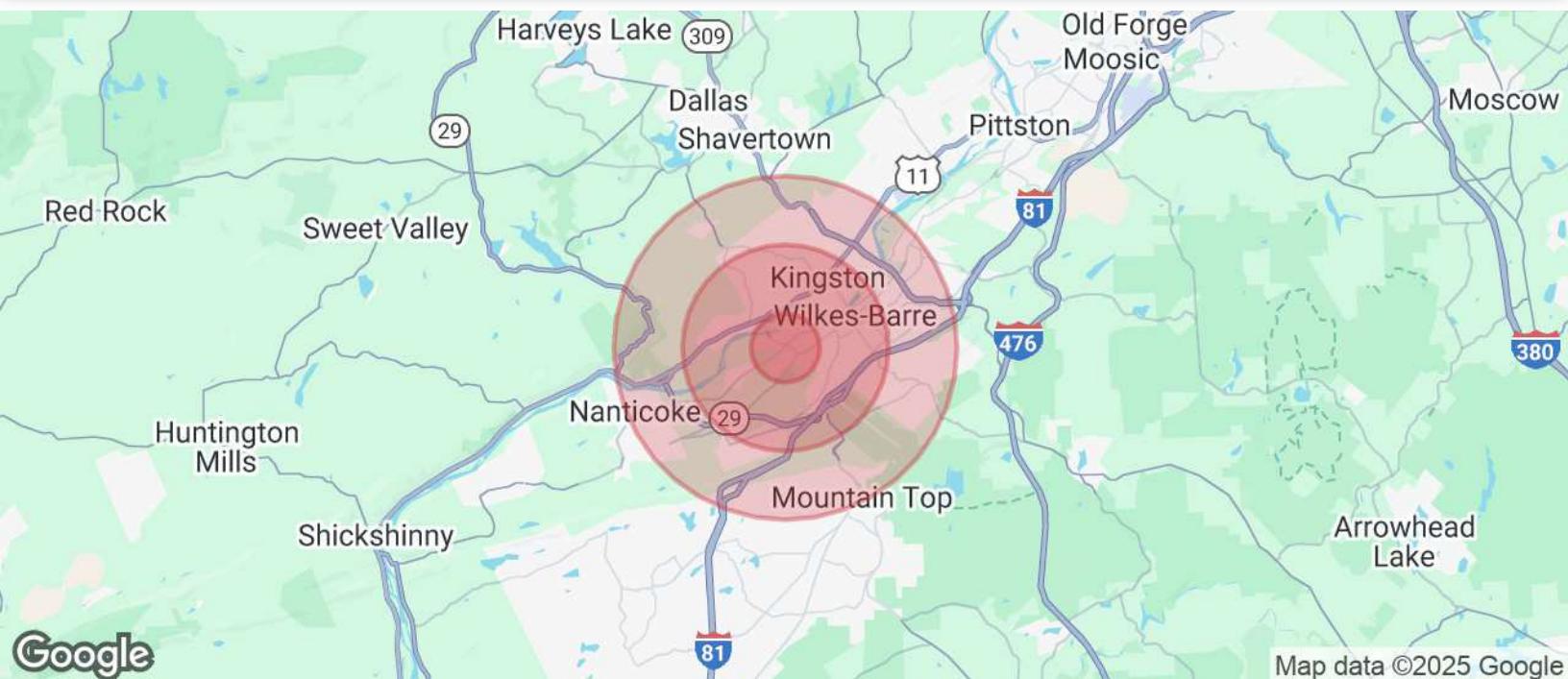
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POPULATION

	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

Demographics data derived from AlphaMap

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