

FOR LEASE

RESTAURANT SPACE WITH DRIVE-THRU



900 S STATE ST, CLARKS SUMMIT, PA 18411



HIGHLIGHTS

- **Newer Construction:** 3-year-old freestanding restaurant with drive-thru – turnkey opportunity with modern infrastructure
- **Prime Location:** High-visibility site along S State St in a growing commercial corridor
- **Immediate Access to I-81:** Strategically positioned just off I-81, capturing high volumes of commuters and travelers
- **Excellent Accessibility:** Convenient ingress/egress with ample parking and drive-thru stacking
- **Ideal for QSR or Retail Conversion:** Existing drive-thru setup, reducing capital investment for new users
- **Great Branding Opportunity:** Strong street frontage and signage visibility

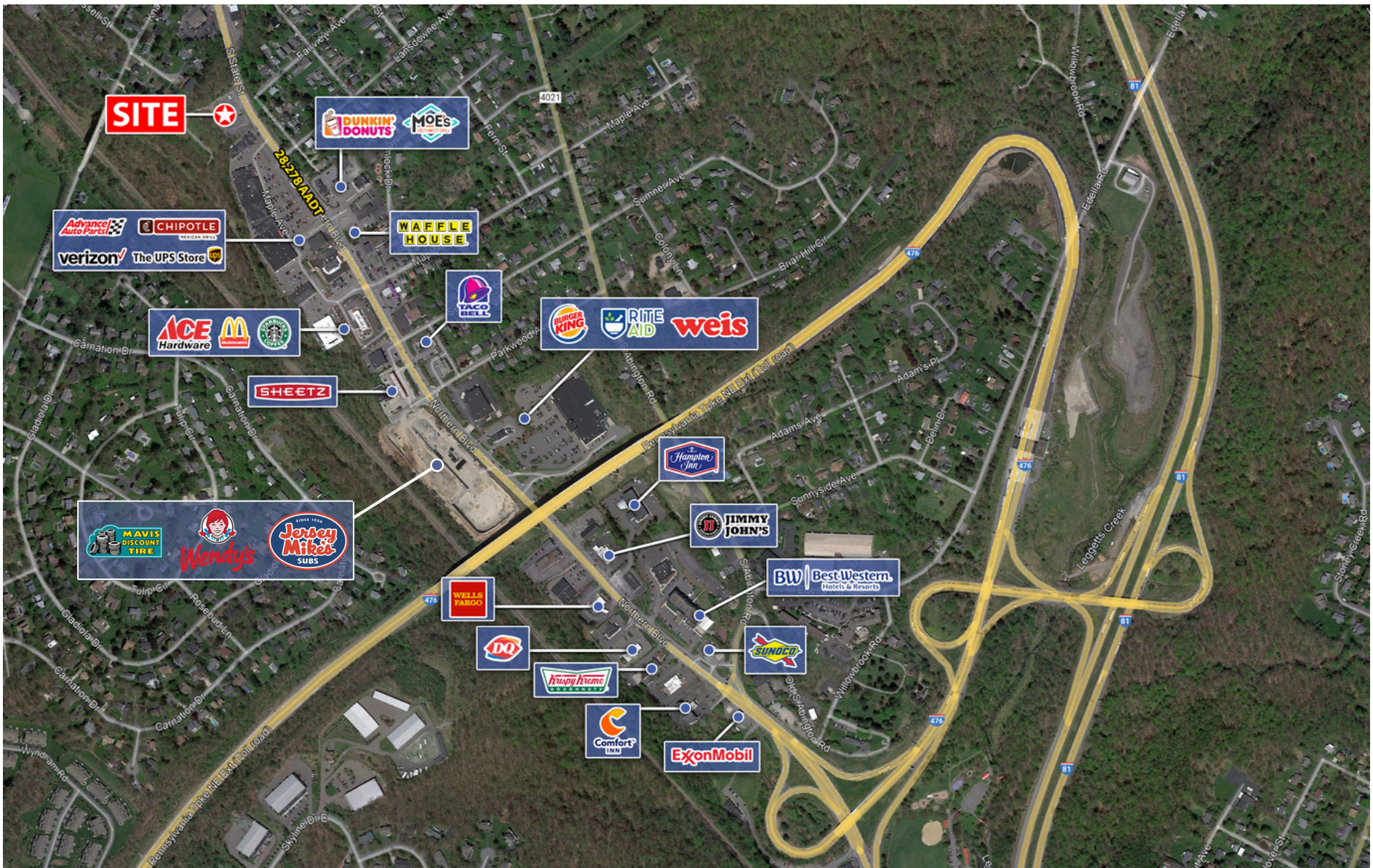
DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
POPULATION:	22,032	75,326	149,727
EMPLOYEES:	15,745	32,136	69,369
AVERAGE HH INCOME	\$84,658	\$61,995	\$56,990
TOTAL HOUSEHOLDS	8,829	30,548	61,117



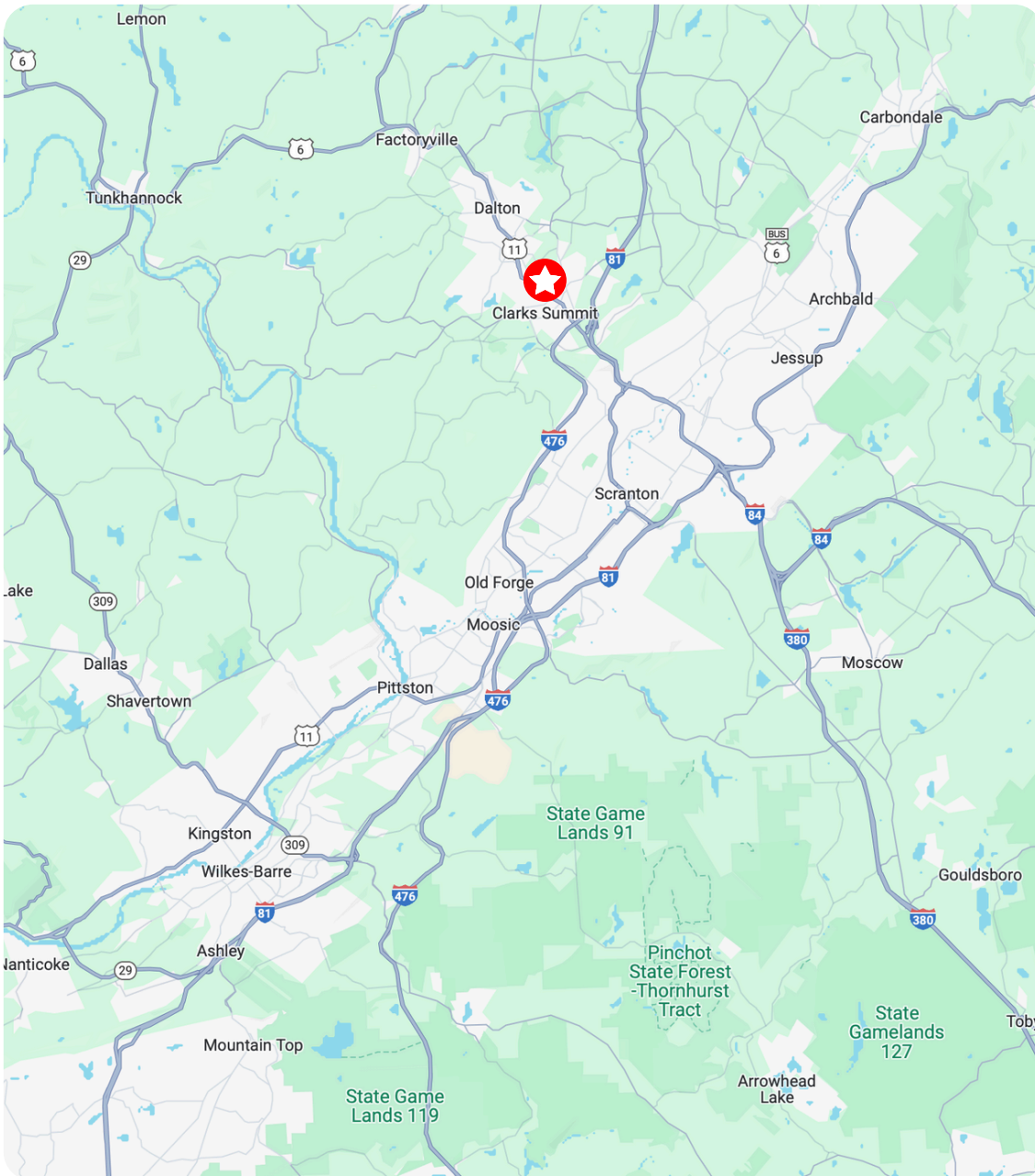
Area Retailers:







CLARKS SUMMIT, PENNSYLVANIA



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