

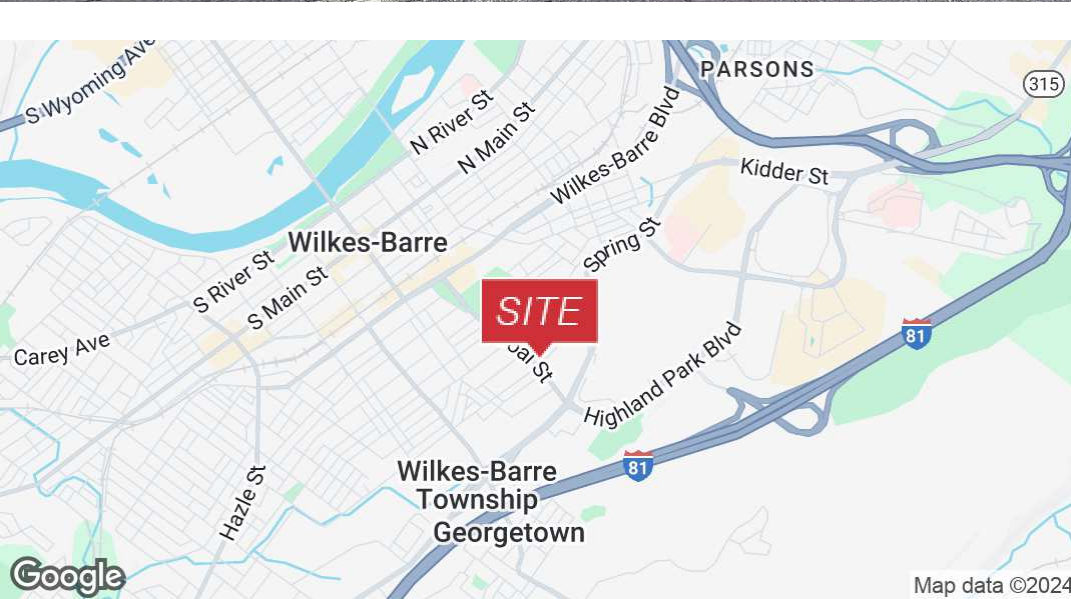
302 NORTH EMPIRE COURT

Wilkes-Barre, PA 18702

 FOR LEASE

 RETAIL

 11,500± SF



PROPERTY DESCRIPTION

11,500± SF commercial building on 2.90± acres. Zoned C-4 Heavy Commercial which allows for many uses: retail, office, distribution, etc. Its proximity to Route 309 conveniently offers easy access to the main shopping corridor and I-81.

LEASE RATE:

\$13.00 SF/YR (MODIFIED GROSS)

FOR MORE INFORMATION


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PROPERTY HIGHLIGHTS

- (1) 8' x 8' overhead drive-in door.
- Newly paved parking lot and ramp.
- Ample off street parking.
- Located at the corner of signaled 4 way intersection.
- Public bus stop across the street.
- Significant population within walking distance.
- 15,900± vehicles per day.
- Close proximity to Route 309 and I-81.
- Walmart, Wegmans, Walgreens, Sam's Club, Kohl's and many other retailers within minutes of property.

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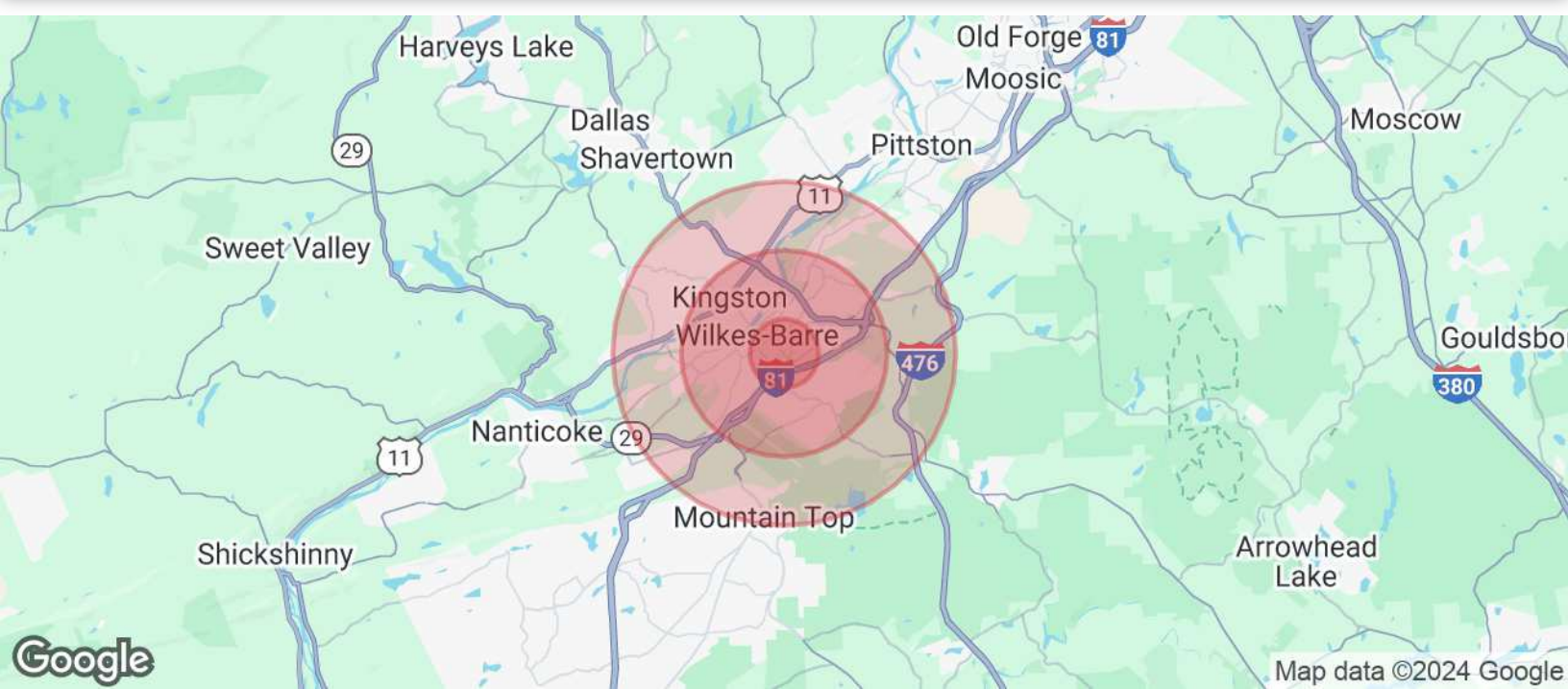
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,958	78,145	114,746
Average Age	39	41	43
Average Age (Male)	37	40	41
Average Age (Female)	40	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,170	32,483	48,993
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$55,109	\$69,127	\$73,471
Average House Value	\$102,569	\$145,560	\$154,190

TRAFFIC COUNTS

Coal Street	15,900/day
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Demographics data derived from AlphaMap

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