



651 Carey Avenue

Retail/Office Space

FOR LEASE

PROPERTY NAME	651 Carey Avenue						
ADDRESS	651 Carey Avenue, Hanover Township, PA, Luzerne County, PA 18706						
LOCALE	Located on Carey just south of the intersection of Carey Avenue and Division Stret. Free Standing building of ± 9,600 SF.						
SPACE	<table><tr><td><u>Unit</u></td><td><u>Current Tenant</u></td><td><u>Square Feet ±</u></td></tr><tr><td>1</td><td>Keystone Fireworks (available 11-1-24)</td><td>9,600</td></tr></table>	<u>Unit</u>	<u>Current Tenant</u>	<u>Square Feet ±</u>	1	Keystone Fireworks (available 11-1-24)	9,600
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CONSTRUCTION	Cinderblock building construction, steel roof deck with rubber cover, concrete floor.						
INTERIOR FINISH	Landlord will provide unit in the current vanilla box condition: sheet rock walls, suspended acoustical ceiling (11’ 9”) with LED lighting fixtures, heat and air conditioning with duct and diffusers, plumbing, and electrical. Current floor a mix of carpeting, concrete slab and VCT tile. One 2’ high dock.						
RESTROOMS	One existing main level and two existing on the second-floor mezzanine.						
UTILITIES	Public Water and Sewer, Electric, and Natural Gas.						
SPRINKLERS	Dry sprinkler system.						
HVAC	Individual gas fired roof top HVAC, ducted through roof.						
PARKING	Approximately 45 paved and striped spaces (additional area available for parking at rear of lot).						
TRAFFIC VOLUME	15,012 ADT on West End Road (PennDOT ITMS June 2021).						
ZONING	C-2: Highway Commercial District.						
RENT/TERM	\$11 per Square Foot (NNN Lease)/Negotiable Term.						
RE TAXES	\$20,411 per Year.						
REMARKS	Property is located along Carey Avenue in Hanover Township, PA, just south of the Wilkes-Barre City line, with ± 9,600 SF available for lease (additional office mezzanine and basement space). Surrounding generators include Turkey Hill, Burger King, Taco Bell, KFC, CVS, Dollar General, and Carvel Ice Cream.						