

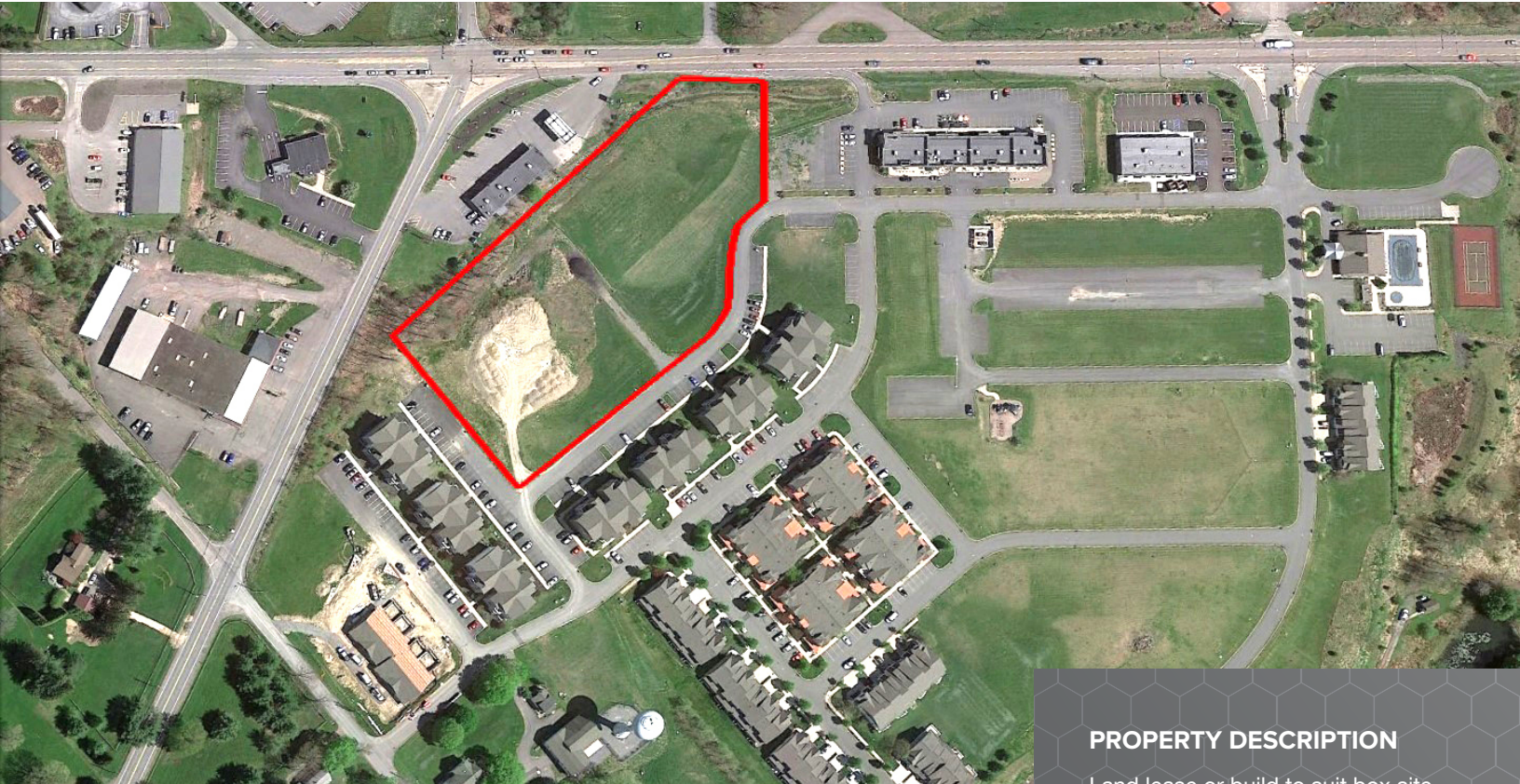
# YALICK FARMS DEVELOPMENT

3500 Rt. 415 Dallas, PA 18612

 FOR LEASE & BTS

 LAND

 4 ACRES




## PROPERTY DESCRIPTION

Land lease or build to suit box site  
Located at Yalick Farms, a new and expanding 60-acre upscale housing development offering Condos, townhomes, apartments, and retail, this site represents an opportunity for businesses looking to establish a presence in a desirable market area where new construction opportunities are limited.

LEASE RATE:  
**NEGOTIABLE**

## FOR MORE INFORMATION


**Chris Matus, CCIM, SIOR**

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# NAI Mertz

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## PROPERTY HIGHLIGHTS

- Land lease or build to suit box site
- Approximately 4-acre site
- Pricing negotiable
- Can accommodate up to 40,000 SF building
- Retail, medical, hospitality, or office
- Ideal location for grocery
- At the intersection of routes 415 and 118
- Traffic exposure: 13,000 +/- vehicles per day
- Existing medical/retail tenants at the adjacent Yalick Plaza include:
  - Fresenius dialysis center
  - Back Mountain Pediatric Dentistry
  - Glam Trend Beauty Salon
  - Little Lenny's Cheesecake Bakery
  - Burrito Loco Mexican Grill
- Minutes from Misericordia University and Penn State Wilkes-Barre campuses

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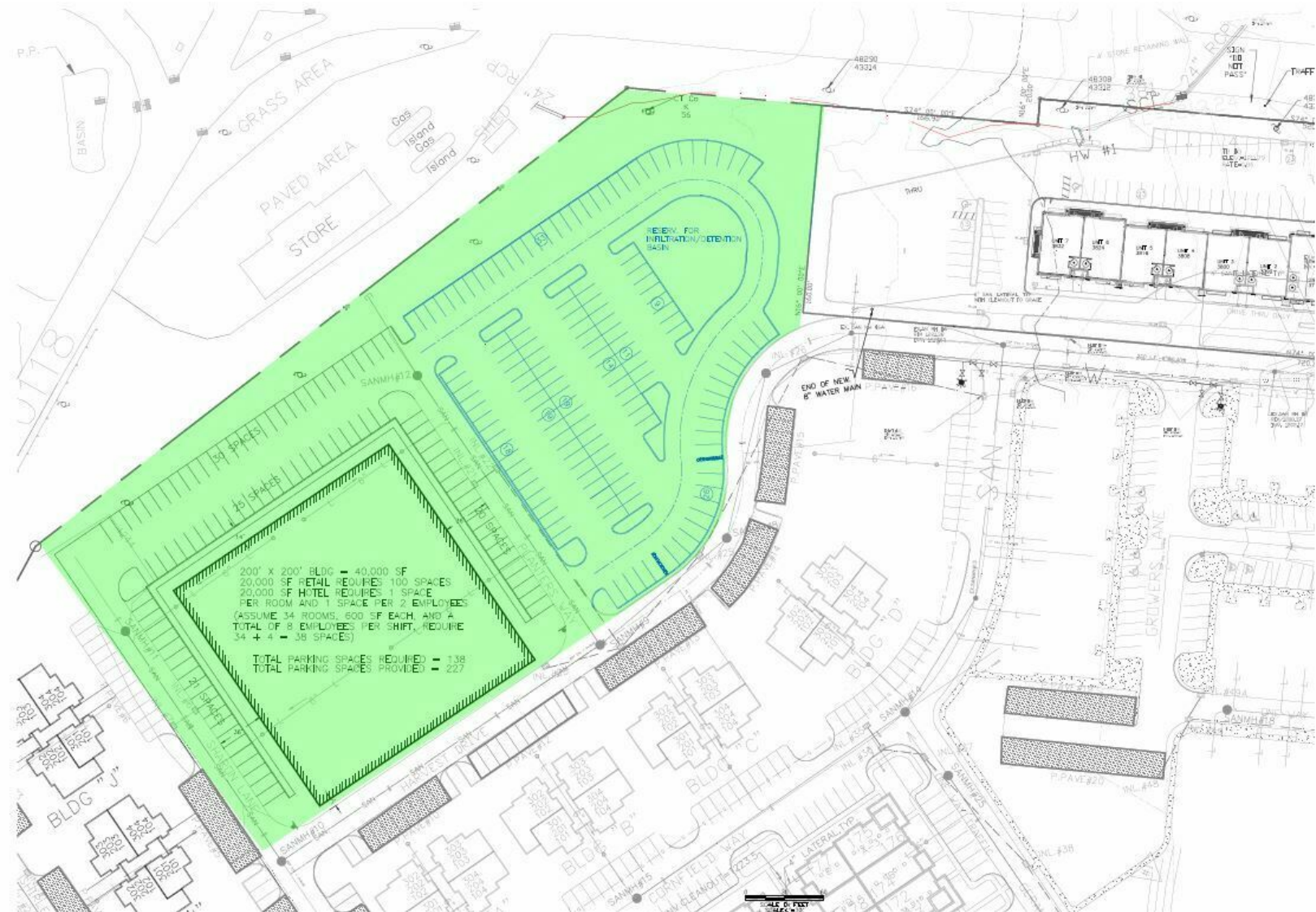
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Adjacent Shoppes at Yalick Farms - Street View



Shoppes at Yalick Farms - Rear Access

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**4 Acres Pad Site Development**

## LOCATION OVERVIEW

Situated close to the heavily traveled Route 118 & Route 415 intersection. The property is within minutes to Route 309 with close proximity to Interstates 81, 80, 84 and the PA Turnpike Extension. Approximately 2.5 miles to Harvey's Lake, the largest natural lake in Pennsylvania.

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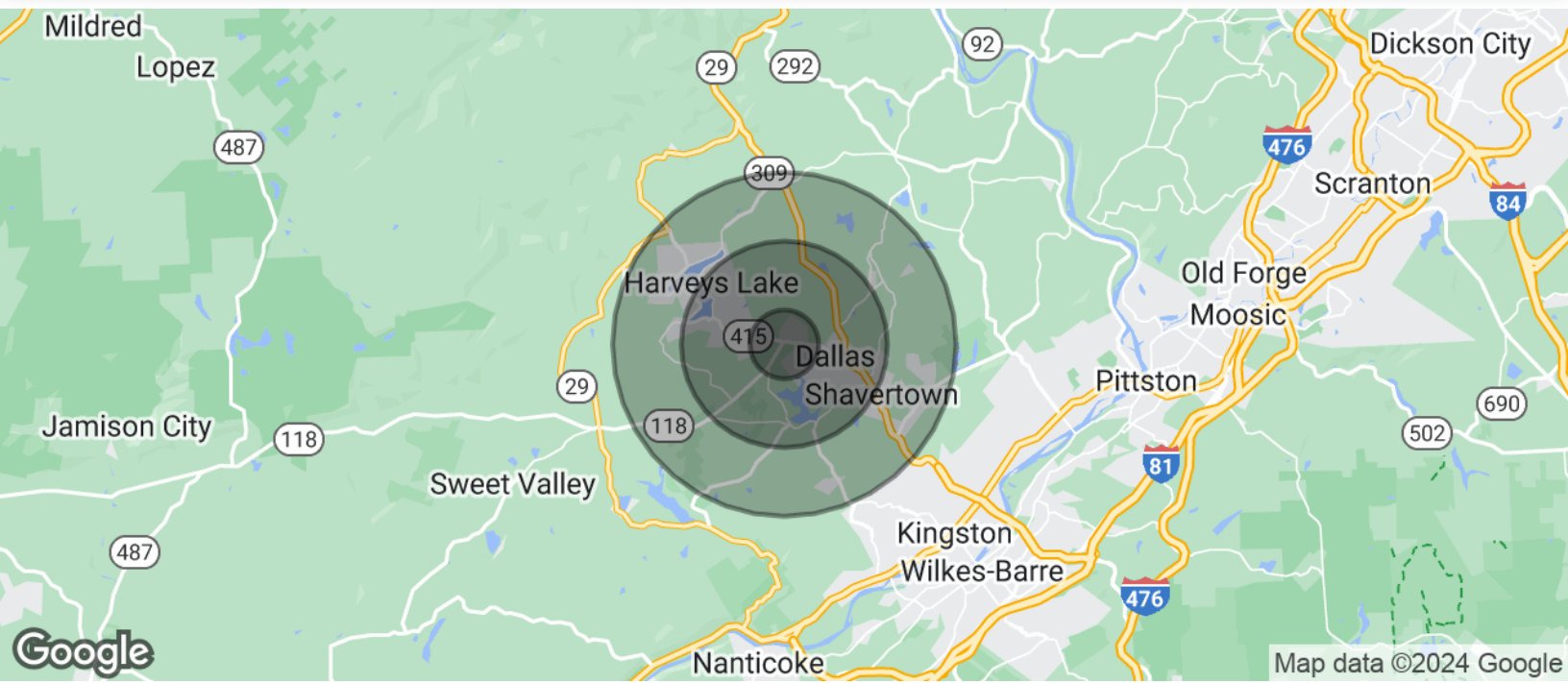
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,490	13,803	27,595
Average Age	49	46	46
Average Age (Male)	45	44	44
Average Age (Female)	52	47	47

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,122	5,577	10,724
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$134,966	\$124,790	\$116,484
Average House Value	\$382,996	\$324,431	\$310,288


## TRAFFIC COUNTS

Route 118	13,000/day
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Demographics data derived from AlphaMap

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