

# 1212 SCOTT STREET

Wilkes-Barre, PA 18705

 FOR LEASE

 INDUSTRIAL

 4,050± SF



#### PROPERTY DESCRIPTION

- Available 4,050 SF Warehouse / Distribution space
- 110,000 SF Multi-Tenant Building
- Ceiling Height 14'
- Motion Sensor Lighting
- Access to One Dock Door
- Fully fenced rear truck yard
- 40 car surface parking
- Sprinkler System
- Public Water & Sewer
- Heating - Natural Gas
- Close proximity to Rt.309, I-81 & I-476

#### LEASE RATE:

**\$4.25 SF/YR**

#### FOR MORE INFORMATION

**Steve Cole, SIOR**

 570.578.8296

 [steve.cole@naimertz.com](mailto:steve.cole@naimertz.com)


**David Weaver, SIOR**

 570.406.7428

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# NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [naimertz.com](http://naimertz.com)



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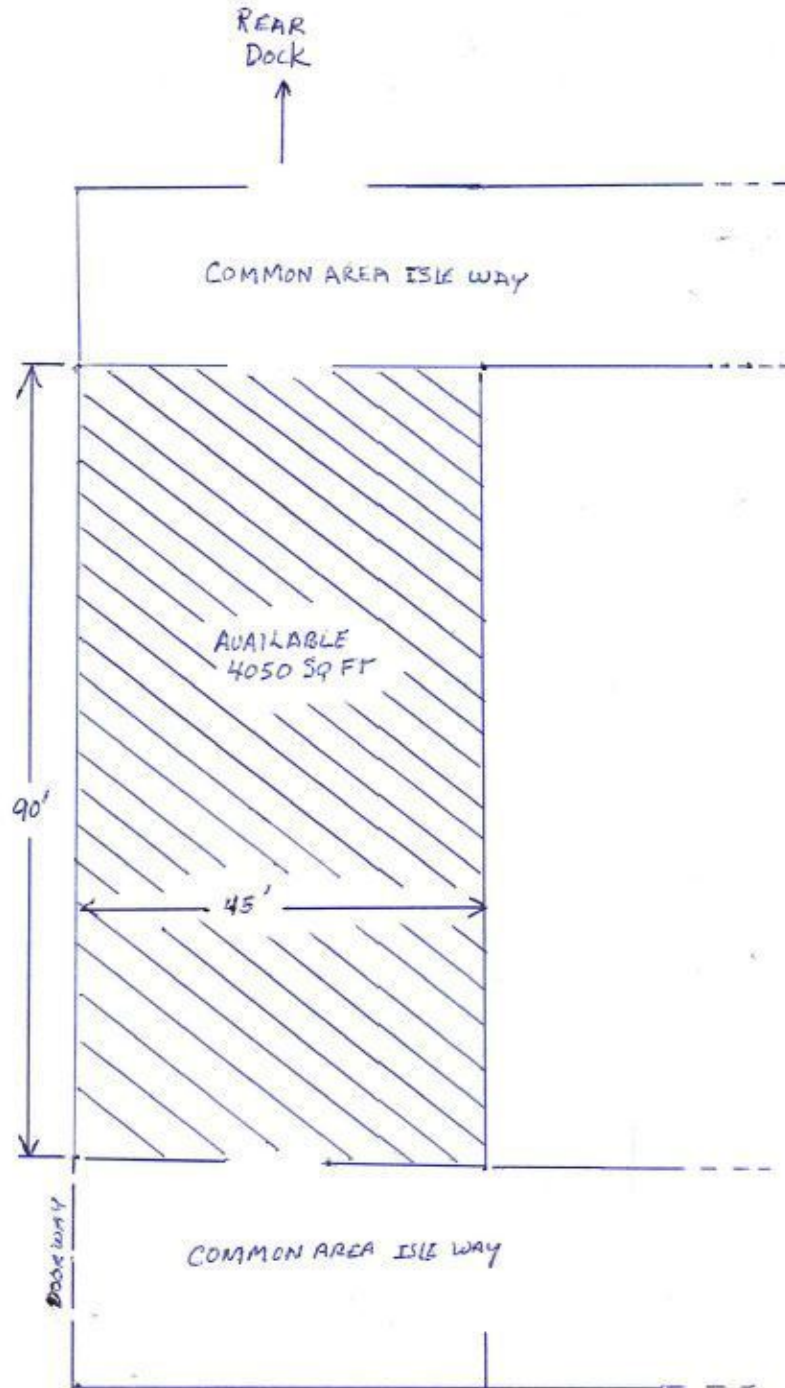
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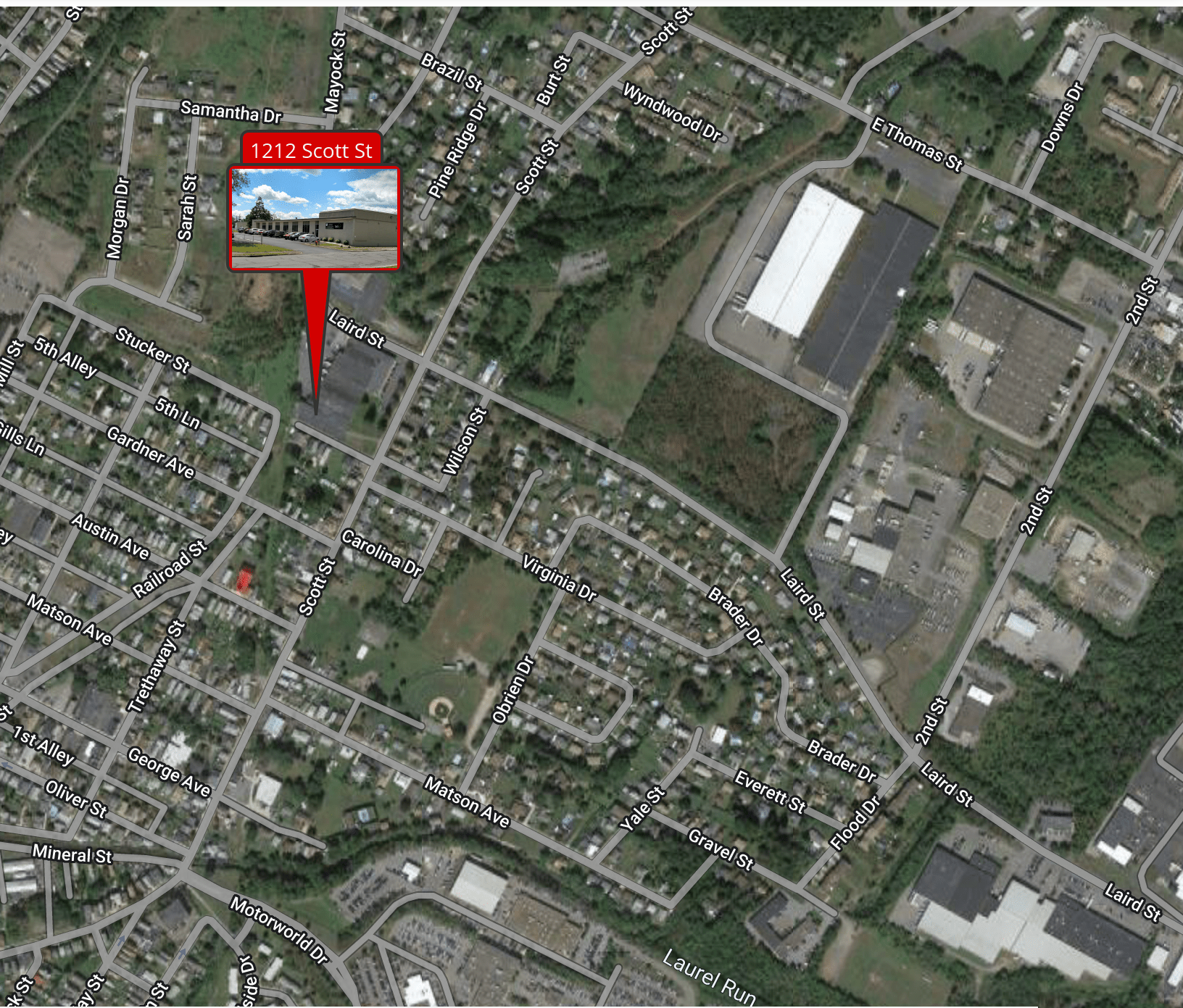
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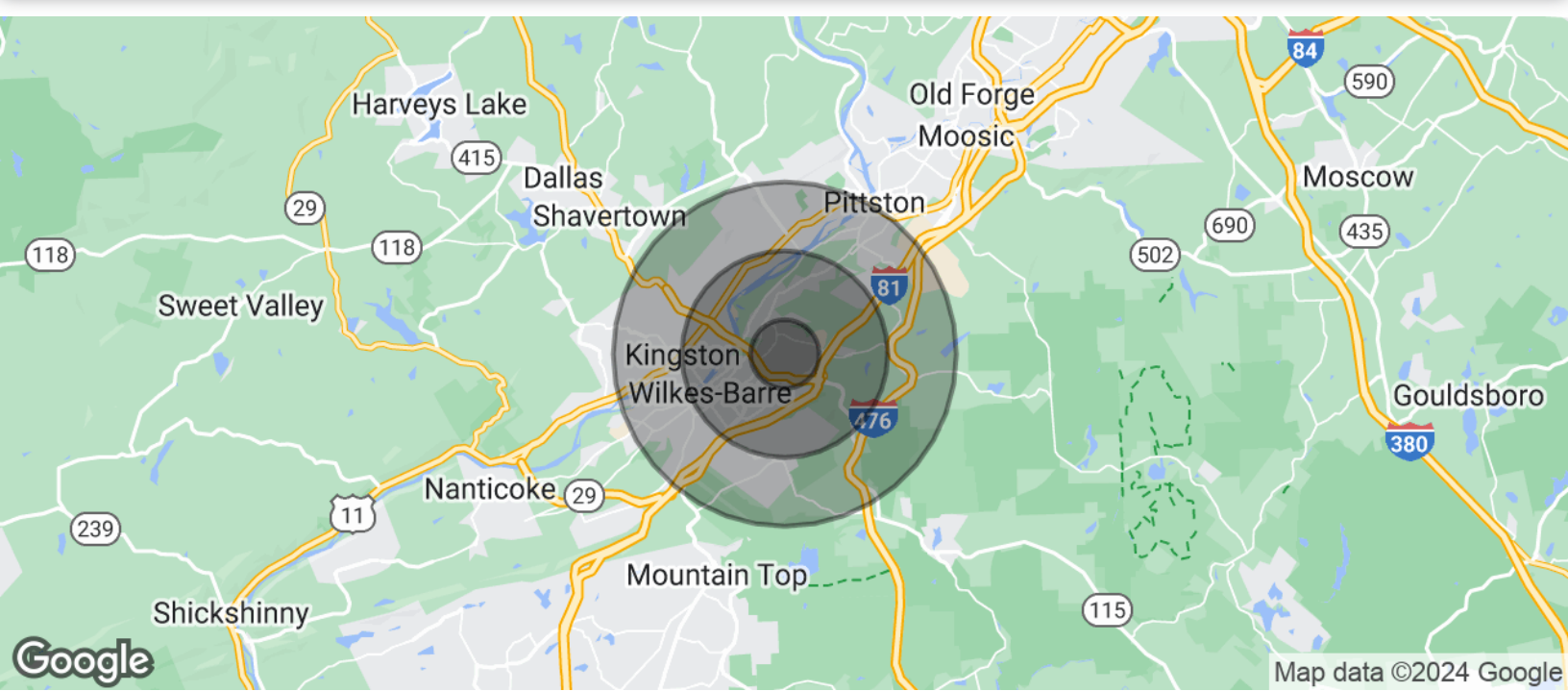
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,282	49,748	126,823
Average Age	42.0	41.3	40.9
Average Age (Male)	41.1	39.1	38.8
Average Age (Female)	42.8	43.3	42.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,204	20,888	54,477
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$44,897	\$50,141	\$48,929
Average House Value	\$96,622	\$125,576	\$126,844

## TRAFFIC COUNTS

Laird Street	5,119/day
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\* Demographic data derived from 2020 ACS - US Census

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