

# Valley View Business Park Professional Plaza



Valley View Drive  
Jessup, PA 18434

+/- 1.91 to 9.94 Acre Lots Available



# Valley View Business Park Professional Plaza

220-230 Valley View Drive, Jessup, PA

## Conceptual Site Plans



# Property Overview

Strategically located along the I-81 Corridor, Adjacent to US Route 6, Valley View Business Park Professional Plaza is a sister development to Valley View Business Park and Jessup Small Business Center consisting of +/-20 acres divided into four building sites to accommodate retail and commercial development opportunities to service the adjacent parks and surrounding communities.

Valley View Business Park and Jessup Small Business Center was developed with utilities in place, allowing for the extension of the utilities from the roadway direct to the site, reducing construction expenses. The Sites within the Professional Plaza qualify for tax abatements under the Federal Tax Cuts and Jobs Act Opportunity Zone Program.

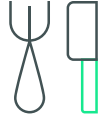
## Zoning and Potential Uses

- + Zoned IC (Interchange Commercial)
- + Potential Use(s): Auto Service Station (SE), Convenience Store, Hotel/Motel, Restaurant, Exercise Club, Financial Institution, Retail Club, Day Care, Nursing Home, School, Tavern, Theater, or Light Industrial

Possible Development Uses include:



Hotel



Restaurant



Childcare Center



Gas Station with  
Convenience Store



Light Industrial



# VALLEY VIEW BUSINESS PARK

*Professional Plaza*

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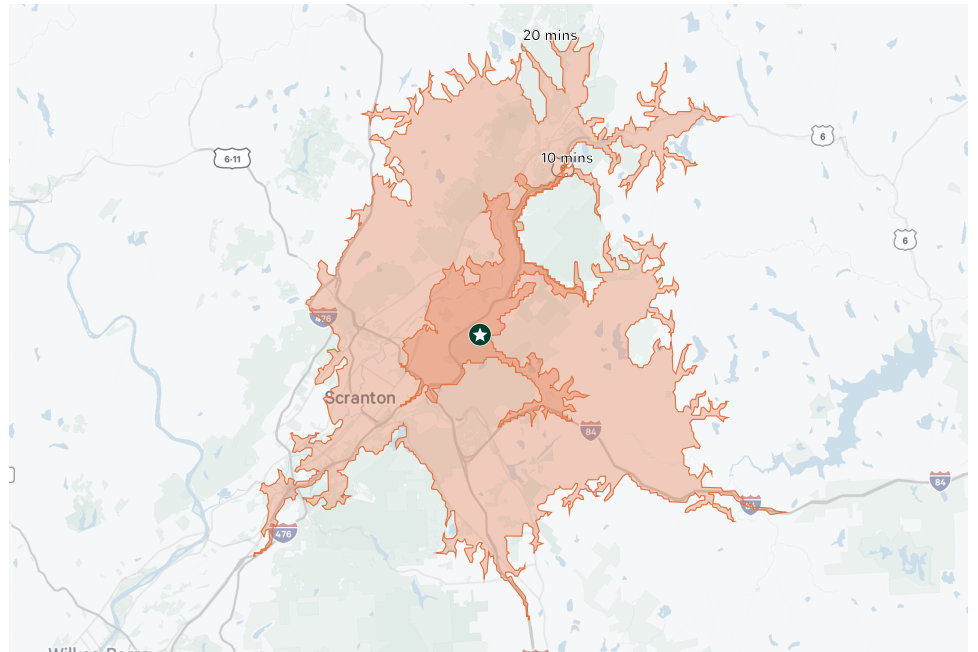


## 4 Building Sites on 20 Acres in Jessup, PA

- + **Type of Development:** Commercial & Retail
- + **Location:** SR 247, Jessup PA - adjacent to US Route 6
- + **Accessibility:** Highway - 22,000+ vehicles per day, serves two business parks. 99 million people live within a 500-mile radius.
- + **Electric:** Electric service is provided from the 136 KV power lines located in the Valley View Business Park. The park is served by 12,470 colt, 3 phase, 4 wire, 600 amp overhead electrical distribution system located on Route 247 by PPL Electric Utilities.
- + **Natural Gas:** The park is served by UGI via an 8' plastic main rated at 60 psi. Each site has intermediate pressure with gas sleeves.
- + **Sewer:** Lackawanna River Basin Sewer Authority treats the effluent at their Throop treatment plant via 2" low pressure forced main.
- + **Water:** PA American Water Company services the park via a 12" main. Available system pressure ranges are from 55 to 137 PSI.
- + **Telecommunications:** Service is provided by Verizon, Comcast, Level 3 Communications and Frontier Communications. Telecommunications infrastructure with fiber is located along SR 247. The park offers wireless communication service via the Lackawanna County Wireless Initiative. This service is a quick and cost-effective connectivity readily available.

## Location Highlights

- + Located off Exit 3 | US Route 6 (22,500 ADT)
- + Frontage | PA-247 (8,570 ADT)
- + 16 miles to Wilkes-Barre/Scranton International Airport
- + 11 miles from Downtown Scranton
- + 6 miles to I-81/380 & US Route 6 Interchange
- + 5 miles to I-84



## Area Demographics

Population	10 Mile Drive	20 Mile Drive	30 Mile Drive
2022 Population (Current Year Estimate)	29,059	169,210	283,112
Household Income	10 Mile Drive	20 Mile Drive	30 Mile Drive
2022 Households	12,674	69,073	116,808
2022 Average Household Income	\$80,783	\$78,635	\$83,177
Employment Status	10 Mile Drive	20 Mile Drive	30 Mile Drive
2022 Civilian Population 16+ in Labor Force	14,715	81,156	138,111
2022 Employed Civilian Population 16+	14,218 96.6%	77,723 95.8%	132,498 95.9%
2022 Unemployed Population 16+	497 3.4%	3,433 4.2%	5,613 4.1%
Place of Work	10 Mile Drive	20 Mile Drive	30 Mile Drive
2022 Businesses	1,279	7,774	12,165
2022 Employees	14,791	95,993	153,893
Daytime Population	10 Mile Drive	20 Mile Drive	30 Mile Drive
2022 Daytime Population	28,787	177,155	297,485
Daytime Workers	13,818 48.0%	86,877 49.0%	148,729 50.0%
Daytime Residents	14,969 52.0%	90,278 51.0%	148,756 50.0%

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# For Sale



## Contact Us

### Bill Wolf

Vice Chairman  
+1 610 3987175  
bill.wolf@cbre.com  
Licensed: PA

### Max Wolf

First Vice President  
+1 610 573 5343  
max.wolf@cbre.com  
Licensed: PA

### Jim Creed

First Vice President  
+1 610 573 5343  
max.wolf@cbre.com  
Licensed: PA

### CBRE, Inc.

1275 Glenlivet Drive, Suite 320  
Allentown, PA 18106  
www.cbre.us  
Licensed Real Estate Broker

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