

FOR LEASE

25K SF (±) of Warehousing or Storage Space

90 E. Union Street
Wilkes-Barre, PA 18701



PROPERTY SUMMARY

The lower level of the property offers a large-format, cost-effective solution for storage and warehousing. The open floorplate is adaptable for bulk inventory, staging, or light production, and a cooler is in place that may be repurposed or removed depending on tenant needs. Direct access and freight elevator service allow for seamless movement of goods between this space and the upper warehouse suite, creating operational efficiency for users that manage both general and refrigerated storage.

- As one of the most cost-effective large blocks of space available in the Wilkes-Barre market, this vacancy offers tenants the ability to scale operations without incurring the expense of new construction. On-site parking, downtown proximity, and immediate highway connections further enhance the property's functionality, while additional office and industrial suites within the building create an opportunity for tenants to consolidate operations under one roof.

Total Building SF	75K SF (±)
Available For Lease	25K SF (±) / \$3 NNN
Available For Lease	6.4K SF (±) / \$9 NNN
Available For Lease	6K SF (±) / \$11 NNN
Available For Lease	18K SF (±) / \$10 NNN



MATTHEW NELSON

Realtor

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JONATHAN J. NELSON
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Jonathan J. Nelson Real Estate

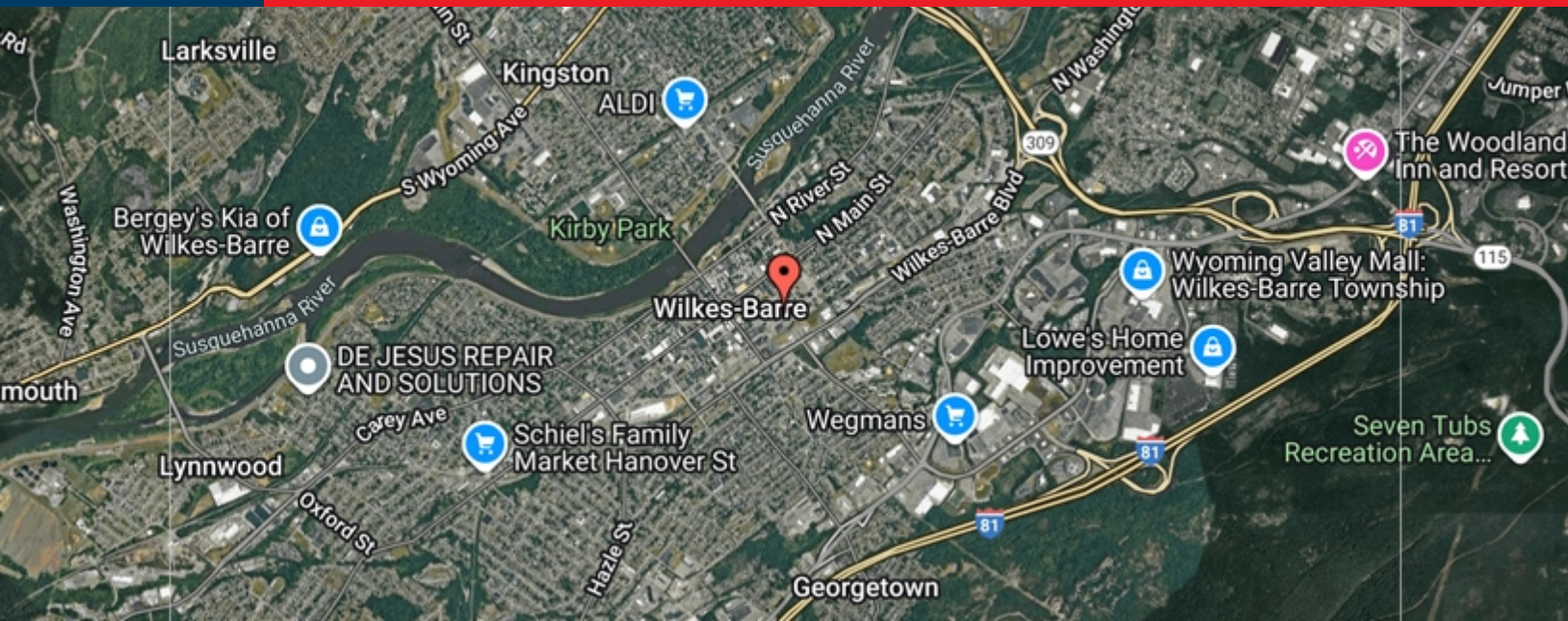
9 N. Main Street, Suite #9
Pittston, PA 18640

Office: (570)212-9583
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,821	90,916	123,444
2010 Population	19,033	86,623	117,408
2025 Population	21,609	90,428	120,903
2030 Population	21,823	90,920	121,580
2025-2030 Growth Rate	0.2 %	0.11 %	0.11 %
2025 Daytime Population	31,024	104,778	138,202

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,891	6,096	7,512
\$15000-24999	996	3,471	4,495
\$25000-34999	718	3,297	4,584
\$35000-49999	1,181	4,974	6,723
\$50000-74999	1,206	6,760	9,471
\$75000-99999	759	4,925	6,634
\$100000-149999	596	4,906	6,865
\$150000-199999	280	1,973	3,061
\$200000 or greater	188	1,892	2,591
Median HH Income	\$ 38,543	\$ 53,768	\$ 55,732
Average HH Income	\$ 52,701	\$ 71,761	\$ 74,112

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,934	38,781	52,462
2010 Total Households	7,392	37,144	50,573
2025 Total Households	7,814	38,293	51,935
2030 Total Households	7,907	38,675	52,455
2025 Average Household Size	2.23	2.23	2.22
2025 Owner Occupied Housing	2,735	20,036	29,292
2030 Owner Occupied Housing	2,883	20,728	30,233
2025 Renter Occupied Housing	5,079	18,257	22,643
2030 Renter Occupied Housing	5,024	17,947	22,222
2025 Vacant Housing	1,320	5,201	6,856
2025 Total Housing	9,134	43,494	58,791

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