

**ASKING PRICE: \$925,000**

# AVAILABLE RETAIL



**934 WYOMING AVENUE, FORTY-FORT, LUZERNE COUNTY, PA 18704**

LATITUDE: 41.277473 LONGITUDE: -75.880648

Prime 7,320 SF commercial building situated at the corner of Dilley Street & Wyoming Avenue along the area's busiest corridor. This property offers exceptional visibility plus signage to capture the high-volume traffic, ample on-site parking, close proximity to major and local retailers, restaurants and surrounded by residential neighborhoods. This location has proven success with incredible opportunity for your business expansion, relocation or as a long-term investment. Building in outstanding condition and worthy of many types of uses including retail, professional offices or services, medical, fitness, and more. Front retail area with multiple offices, showroom, restrooms and rear warehouse which can be utilized for storage, business operations future expansion or a variety of other tenants.

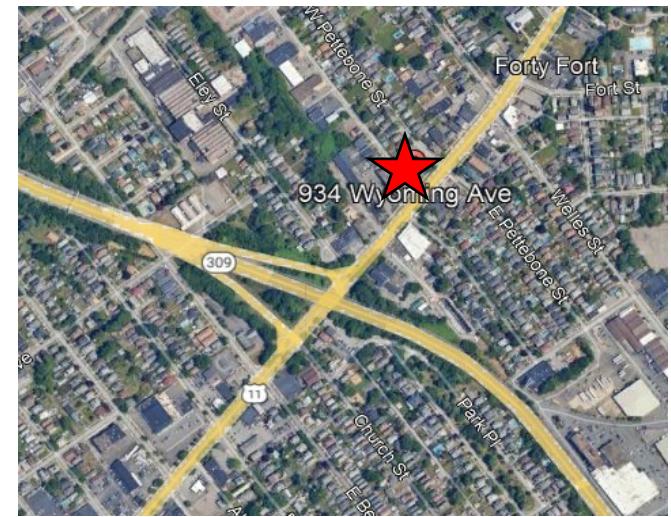
## PROPERTY DETAILS:

- 7,320 SF+/- Building
- 0.241+/- Acres
- PINs: G9NE3001019-21  
G9NE3001021-21
- Public Utilities
- 123 ft. Frontage
- Steel/Block Construction
- Block/Brick Exterior
- 12 Parking Spaces
- HVAC - Gas Forced Hot Air
- AADT: 16,786 Vehicles (PennDOT TIR 2021)
- Electric Air
- Central A/C
- 200 amp Electrical Service
- 10 ft. Ceiling Heights
- Zoned C-1 (Commercial)
- 2025 Taxes - \$9,069.63

## 2025 DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
POPULATION	75,915	136,545	170,896
HOUSEHOLDS	32,432	58,887	73,348
MEDIAN HH INCOME	\$54,078	\$58,022	\$59,750

Source: Esri



## For Information Contact:

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

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