

## FACT SHEET

**ADDRESS:**

BEAR CREEK COMMONS, BEAR CREEK BLVD., WILKES BARRE TWP, PA

**GENERAL INFORMATION:**

1. SPACE SIZE(S): 2,350± SF (+/- 30' x 80') – Former Casa Bella Nails  
1,275± SF - Former Sports Clips
2. STREET: BEAR CREEK BLVD, WILKES BARRE TWP., PA
3. COUNTY: LUZERNE
4. MUNICIPALITY: WILKES BARRE TOWNSHIP, PA
5. ZONING: COMMERCIAL/RETAIL
6. RESTRICTIONS: RED MEAT %, SPORTS BARS
9. LIST PRICE: \$ 27 PSF NNN – INQUIRE FOR INFO
10. CAMS/UTILS (EST.): \$9.50 PSF (Estimated)
11. PARKING: TENANT IN COMMON
12. PRESENT CONDITION: PRIOR TENANT FITOUT

**HIGHLIGHTS**

- HIGH VISIBILITY FROM MUNDY STREET, WILKES BARRE TWP.  
(SITE ACCESSED BY BEAR CREEK BLVD. ENTRY)
- CLOSE TO PA RTE 309, PA RTE 315, PA RTE 115, AND INTERSTATE 81
- LARGE LIGHTED PARKING LOT – AMPLE PARKING FOR VARIOUS USES
- JOIN BUFFALO WILD WINGS, MOE'S, JERSEY MIKE'S, YSJ YOGURT.
- ADJACENT TO VA HOSPITAL, WYOMING VALLEY MALL, ETC.
- GLASS STOREFRONT, SIGNAGE OPPORTUNITY
- RETAIL EXPERIENCED LANDLORD WITH PROPERTY MANAGER

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