

# FOR LEASE

## FORMER PRICE CHOPPER

1510 SOUTH MAIN AVENUE | TAYLOR, PA

2,000 SF & PROPOSED  
PADSITE REMAINING

 DRONE VIDEO



JOIN PLANET FITNESS, A NATIONAL GROCER,  
AND A NATIONAL OFF-PRICE RETAILER!

# EXECUTIVE SUMMARY

The former Price Chopper at 1510 South Main Avenue in Taylor, Pennsylvania presents an exceptional leasing opportunity in a highly active retail environment. Located within a strong shopping center alongside Planet Fitness, a national grocer, and a national off-price retailer, the property will benefit from strong co-tenancy, consistent traffic and a built-in customer base.

The building offers divisible space with 2,000 SF remaining, as well as a proposed pad site for additional development. With excellent visibility, ample parking, and flexible configurations, the site is well suited for a wide range of retail, service, and medical users. In-line opportunities and pad site availability make this a rare chance to secure space in an anchored center directly across from Walmart.



# FACTS

## IN-LINE SPACE

Year Built:	2,000
Building Size:	68,894
Lot Size:	7.82 Acres
Parking Stalls:	330
Clear Ceiling Height:	21.6 FT

## PADSITE

Building Size: Up to 5,000 SF

# SEEKING

## IN-LINE SPACE

Well suited for quick service restaurant, postal, copy, financial, medical, and mobile/wireless users.

## PADSITE

Ideal for QSR, bank or credit union, and urgent care uses



# DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Population	10,498	74,808	118,165
2029 Population Projection	10,307	74,455	117,623
Change (%)	-0.37%	-0.09%	-0.09%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Households	4,340	29,831	48,884
2029 Households Projection	4,332	30,246	49,520

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$70,696	\$74,848	\$81,552



## MARKET AERIAL

FORMER PRICE CHOPPER - 1510 SOUTH MAIN AVENUE | TAYLOR, PA



# LEASING PLAN

## 2,000 SF & PROPOSED PAD SITE AVAILABLE

**AVAILABLE**

  
**NOW OPEN**

**NATIONAL OFF PRICE RETAILER**  
COMING SOON

**NATIONAL GROCERY STORE**  
COMING SOON



# MARKET AERIAL

**SITE**

**Redner's**

**Price Rite**  
MARKETPLACE  
**RITE AID**

**Gerrity's**  
SUPERMARKETS

**Staples**  
**BEST BUY**  
**GANDER OUTDOORS**

**LOWE'S**

**sam's club**

**GIANT**  
**Walgreens**  
**CVS pharmacy**

**Durilton**  
**TJ-maxx**  
**Gabe's PETSMART**

**JCPenney**  
**macy's**  
Raymour & Flanigan  
FURNITURE | MATTRESSES  
**DICK'S**  
SPORTING GOODS  
FIELD & STREAM

**Price Chopper**

**BIG LOTS!**

Scranton HS  
1,755 Students

Mount Pleasant  
Corporate Center

Lackawanna  
College  
1,604 Students

University of  
Scranton  
15,373 Students

**Boscov's**

**Walmart**  
**DOLLAR TREE**  
**TRACTOR SUPPLY CO**

**DOLLAR TREE**

**CVS pharmacy**

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