

AVAILABLE COMMERCIAL

SALE PRICE: \$725,000

2025 DEMOGRAPHICS

| | 10 MINUTE DRIVE TIME | 20 MINUTE DRIVE TIME | 30 MINUTE DRIVE TIME |
|------------------|-------------------------|-------------------------|-------------------------|
| POPULATION | 33,268 | 147,844 | 238,251 |
| HOUSEHOLDS | 14,486 | 60,230 | 96,713 |
| MEDIAN HH INCOME | \$59,494 | \$56,522 | \$59,370 |
| Esri | | | |



615 SCRANTON/CARBONDALE HWY (RT. 6), ARCHBALD, LACKAWANNA COUNTY, PA 18403

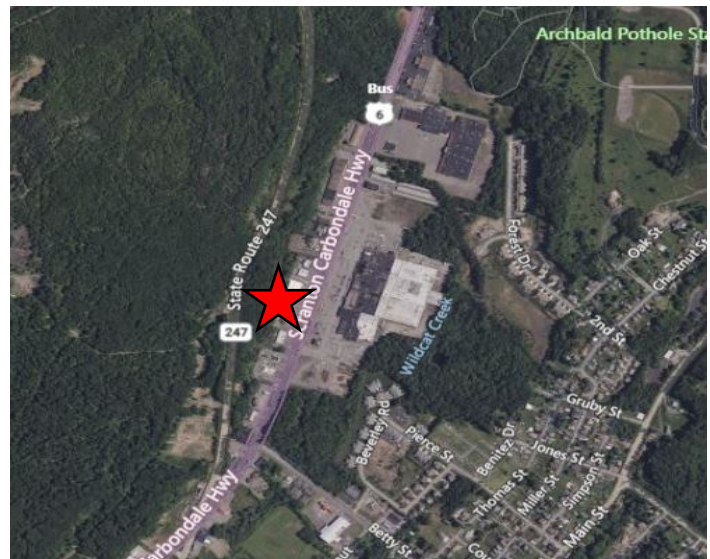
Former Burger King restaurant building with walk-in refrigerator/freezer and a 550 SF sunroom. Building has a drive-thru window. **Property is also available for Lease with a 5-Year Minimum Lease Term.**

PROPERTY DETAILS:

- 3,428 SF+/- Building
- PIN: 09401010009
- 1.03+/- Acres
- 200 ft. Frontage
- Brick/Wood Exterior
- Shingle and Flat Rubber Roof
- Public Utilities
- Natural Gas Hot Air Heat
- Central A/C
- 9 ft. Ceiling Height
- 1,850 amp / 3 Phase Power
- 3 Restrooms
- 74 Parking Spaces
- Zoned C-2 (General Commercial)
- 2025 Taxes - \$25,469.72
- AADT: 10,510 (PennDOT TIRe 2021)
- **LEASE PRICE: \$17.50/SF NNN**

LATITUDE: 41.503487

LONGITUDE: -75.580338



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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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