

4011 COMMERCE BOULEVARD | DICKSON CITY, PA 18519

UNBELIEVABLE TURN KEY OR REDEVELOPMENT OPPORTUNITY FOR SALE OR LEASE



NEARBY RETAILERS



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603

BLAKE GROSS | BRAD ROHRBAUGH | CHAD STINE
717 | 852 | 4193
www.bennettwilliams.com

Bennett WILLIAMS
COMMERCIAL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

4011 COMMERCE BOULEVARD | DICKSON CITY, PA 18519

20 MINUTE DRIVE TIME DEMOGRAPHICS



POPULATION

155,123



MEDIAN HH INCOME

\$65,509



OF EMPLOYEES

92,260



OF HOUSEHOLDS

66,755

TRAFFIC COUNT

SCRANTON CARBONDALE HIGHWAY: 29,127 VPD

LIQUOR LICENSE AVAILABLE

PROJECT

6,400 SF turnkey restaurant on 2.19 acres for lease or sale, which can be fully redeveloped into a strip center with pad site. FF&E is included and liquor license available. The restaurant seats up to 238 customers with a full bar and beer tap system. Very nice interior build out with laminate floors, overhead flat screen TV's, wood tables, chairs, and booths in like new condition. Also included is an entertainment area for pool tables and a patio for outdoor seating. Great location for a restaurant, brewery, or taphouse.

LOCATION

The restaurant is located on Commerce Blvd adjacent to Kohl's and across from the Target in Dickson City. It has good visibility and access from Commerce Blvd which includes access to a traffic signal. Commerce Blvd is a main traffic artery that carries local traffic from Route 6 and surrounding areas to the Target, Walmart, Home Depot, and Viewmont Mall.

Join Olive Garden, Texas Roadhouse, Chick-fil-a, Buffalo Wild Wings, Starbucks, Hobby Lobby, Regal Cinema/IMAX, Chipotle, Red Lobster and many other retailers in the Commerce Blvd. Dickson City Corridor.

TRADE AREA

Dickson City is on the north side of Scranton less than 10 minutes from downtown. It pulls from a population of approximately 154,000 people. The area has strong daytime employment with approximately 77,296 employees within 5 miles. The site is within a 10 minute drive from Maywood College, Penn State Scranton, Scranton University, and Geisinger School of Medicine. The property is located in the dominant retail corridor of Scranton with easy access from Route 6, Interstate 81, the Central Scranton Expressway, and PA turnpike.



York Office: 3528 Concord Rd. York, PA 17402

Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341

Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603

BLAKE GROSS | BRAD ROHRBAUGH | CHAD STINE
717 | 852 | 4193
www.bennettwilliams.com

Bennett WILLIAMS
COMMERCIAL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

4011 COMMERCE BOULEVARD | DICKSON CITY, PA 18519



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603

BLAKE GROSS | BRAD ROHRBAUGH | CHAD STINE
717 | 852 | 4193
www.bennettwilliams.com

Bennett WILLIAMS
COMMERCIAL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

4011 COMMERCE BOULEVARD | DICKSON CITY, PA 18519



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Lancaster, PA 17603

BLAKE GROSS | BRAD ROHRBAUGH | CHAD STINE
717 | 852 | 4193
www.bennettwilliams.com

Bennett Williams
COMMERCIAL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.