

# 4011 COMMERCE BOULEVARD

DICKSON CITY, PA | 18519

± 6,400 SF AVAILABLE | FOR LEASE OR SALE



JOIN



## PROJECT

6,400 SF turnkey restaurant on 2.19 acres for lease or sale in Dickson City, PA. 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. Property could also be re-developed for retail, office or hotel.

## 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. Other retailers and restaurants in the area include Starbucks, Hobby Lobby, Regal Cinema/IMAX, Michaels, Texas Roadhouse, Primanti Brothers, Chipotle, Olive Garden, Red Lobster, Petsmart, TJ Maxx, Books A Million, Macy's, and Homegoods.

## 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.

POPULATION		3 MILES - 41,514	EMPLOYEES		3 MILES - 25,615
		5 MILES - 117,192			5 MILES - 77,296
		7 MILES - 154,440			7 MILES - 90,021
AVERAGE HHI		3 MILES - \$64,924	HOUSEHOLDS		3 MILES - 18,339
		5 MILES - \$64,759			5 MILES - 50,593
		7 MILES - \$64,383			7 MILES - 66,889

**TRAFFIC COUNTS:** SCRANTON CARBONDALE HIGHWAY: 29,127 VPD



York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**BLAKE GROSS | BRAD ROHRBAUGH | CHAD STINE**  
717-843-5555  
www.bennettwilliams.com



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.



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