

3905 COMMERCE BOULEVARD

DICKSON CITY, PA | 18519

± 6,000 SF AVAILABLE | 2.034 ACRES | FOR SALE

FORMER UNO PIZZERIA & GRILL AT MAIN ENTRANCE TO REGAL 14-PLEX/IMAX



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: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

GARY RUSSELL
717-843-5555
www.bennettwilliams.com

Bennett Williams
RETAIL

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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PROJECT

3905 Commerce Boulevard is a former Uno Pizzeria and Grill in the heart of the Commerce Boulevard retail complex. The building is situated at the main entrance to a Hobby Lobby, Kohl's, Regal/Imax anchored project, across from a proposed freestanding Chick-Fil-A restaurant. The subject has excellent visibility and is located at a fully signalized, full access intersection.



LOCATION

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 HH		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



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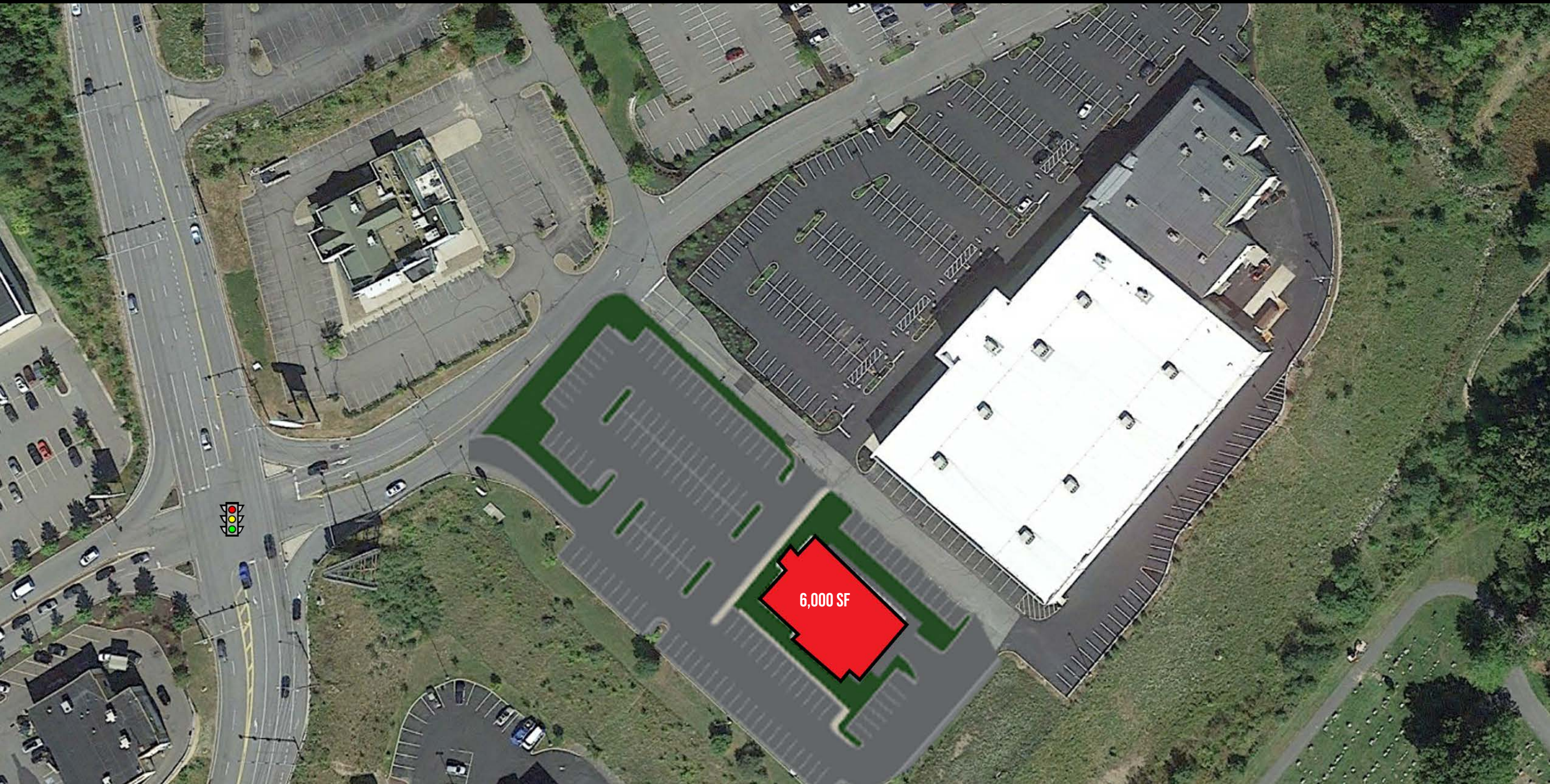
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