

SE Corner of N. Pennsylvania Ave & Scott St

Wilkes Barre, PA 18702

1.33 Acres of Land Available

Available For Lease

Property Overview

The corner of N. Pennsylvania Ave and Scott St. offers a prime leasing opportunity for a 1.33-acre lot in a Federal Opportunity Zone. Landlord is willing to consider a long term ground lease or Build-To-Suit up to 8,000 SF for a credit Tenant. The site is not only in a Federal Opportunity Zone, but it is positioned in the thriving downtown Wilkes Barre area which has seen a recent boom in residential and commercial development due to the rapid increase of professional and college student population. The site sits within walking distance of Kings College ($\pm 2,700$ students) and Wilkes University ($\pm 5,200$ students). Just a short drive away is Wilkes-Barre General Hospital which encompasses 412 beds and a large staff population. In addition, the corner of N. Pennsylvania Ave and Scott St. is surrounded by national and regional retailers including: the Wyoming Valley Mall, Home Depot, Walmart, Dunkin Donuts, Turkey Hill and more!



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	85,747	117,118	158,408
TOTAL EMPLOYEES	49,509	62,037	74,426
AVERAGE HHI	\$58,914	\$62,830	\$69,427
TOTAL HOUSEHOLDS	36,740	50,474	67,529

TRAFFIC COUNTS:

Scott St - $\pm 13,000$ VPD
N Pennsylvania Ave - $\pm 10,000$ VPD

ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE | DAVE NICHOLSON
717.843.5555
www.bennettwilliams.com

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
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAILBROKERS
NETWORK

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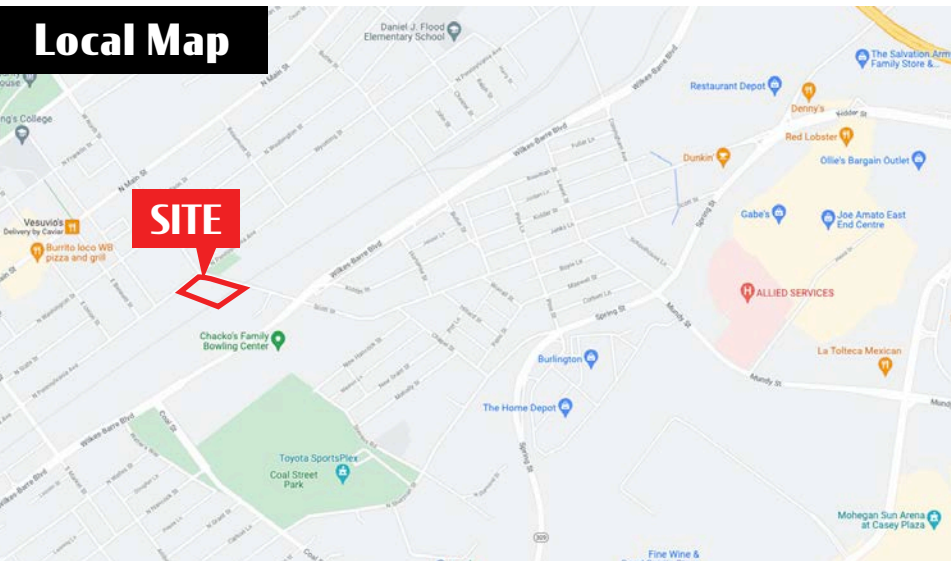
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Location

The site is highly visible, flat and sits at signalized corner in the Downtown Wilkes-Barre market. There are two approved ingress/egress areas on Scott Street ($\pm 13,000$ VPD), and one ingress area along Pennsylvania Avenue ($\pm 10,000$ VPD). With Kings College and Wilkes University within a 100-yard distance of the site, the site has a population of 140,000 people within a 5-mile radius. Construction was recently completed on a \$30 Million student high-rise building for King's College at a site less than a quarter mile away. The housing density near the property is Luzerne County's most concentrated residential area. Lastly, the planned exit of I-81 to central Wilkes Barre will feed into North Pennsylvania Ave, increasing the traffic flow to above 40,000 VPD.

Local Map



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SITE PLAN

CONCEPTUAL PLAN A



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SITE PLAN

CONCEPTUAL PLAN B



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MARKET AERIAL

**Wiles Barre
General Hospital
412 Beds**

King's College
±2,700 Students

Wilkes University
±5,200 Students

SITE

WYOMING VALLEY MALL

★ macy's verizon GameStop

aerie H&M ZALES THE DIAMOND STORE f.y.e.

SPENCER'S SHOE DEPT. 

GNC **Arby's** Bath & Body Works
LIVE WELL.

JOE AMATO EAST END CENTRE

BARNES & NOBLE

**WILKES-BARRE TWP MARKETPLACE**









HIGHLAND CROSSING



KOHL'S
expect great things



five BELOW **SHOE DEPT.**
ENCORE



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