

# LUZERNE

## SHOPPING CENTER

611 Luzerne Street | Scranton, PA 18504

LEASE

### Property Overview

**Luzerne Shopping Center** is a 58,388 square foot, PriceRite anchored shopping center in the heart of Scranton, PA. PriceRite has anchored Luzerne Shopping Center since 2004 and expanded twice. PriceRite has extended their lease through 2027 and currently holds options through 2042. This center offer 14,131 square feet of vacant retail space on the end cap of the center. This space is fitted for a variety of uses, including but not limited to medical, retail, and service-oriented users with plenty of parking. Luzerne Shopping Center sits on the corner of Luzerne St. and Meridian Ave, providing great visibility and convenient access off one the market's main thoroughfare.



Price Rite  
MARKETPLACE



Little Caesars

SUBWAY



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*



# Luzerne Shopping Center

611 Luzerne Street | Scranton, PA 18504

*For Lease*

## Location

Luzerne Shopping Center has great visibility and signalized access to Luzerne Street ( $\pm 14,000$  VPD) and Meridian Ave ( $\pm 3,000$  VPD) with convenient proximity to I-81 ( $\pm 83,000$  VPD) and I-476 ( $\pm 11,000$  VPD). The center sits along the main retail thoroughfare of the market and is able to tap into an expansive consumer base traveling along the main interstates.



## Trade Area

Adding to the stability of the center, the site shows a 20-minute drive time demographic of over 172,717 people with household incomes more than \$72,095 and daytime employment demographics equally as strong with 83,383. The demographics within a 10-mile radius include 222,655 people in 92,627 homes, a labor force of 185,285 with an average household income of \$73,633. The area has seen a growth of 7% since 2000 with over 7,191 new homes



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	18,803	88,604	120,418
TOTAL EMPLOYEES	12,476	44,937	63,823
AVERAGE HHI	\$53,222	\$63,294	\$66,885
TOTAL HOUSEHOLDS	8,130	35,592	49,390

### TRAFFIC COUNTS:

**Luzerne St** -  $\pm 14,000$  VPD | **Rt 11** -  $\pm 20,000$  VPD



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

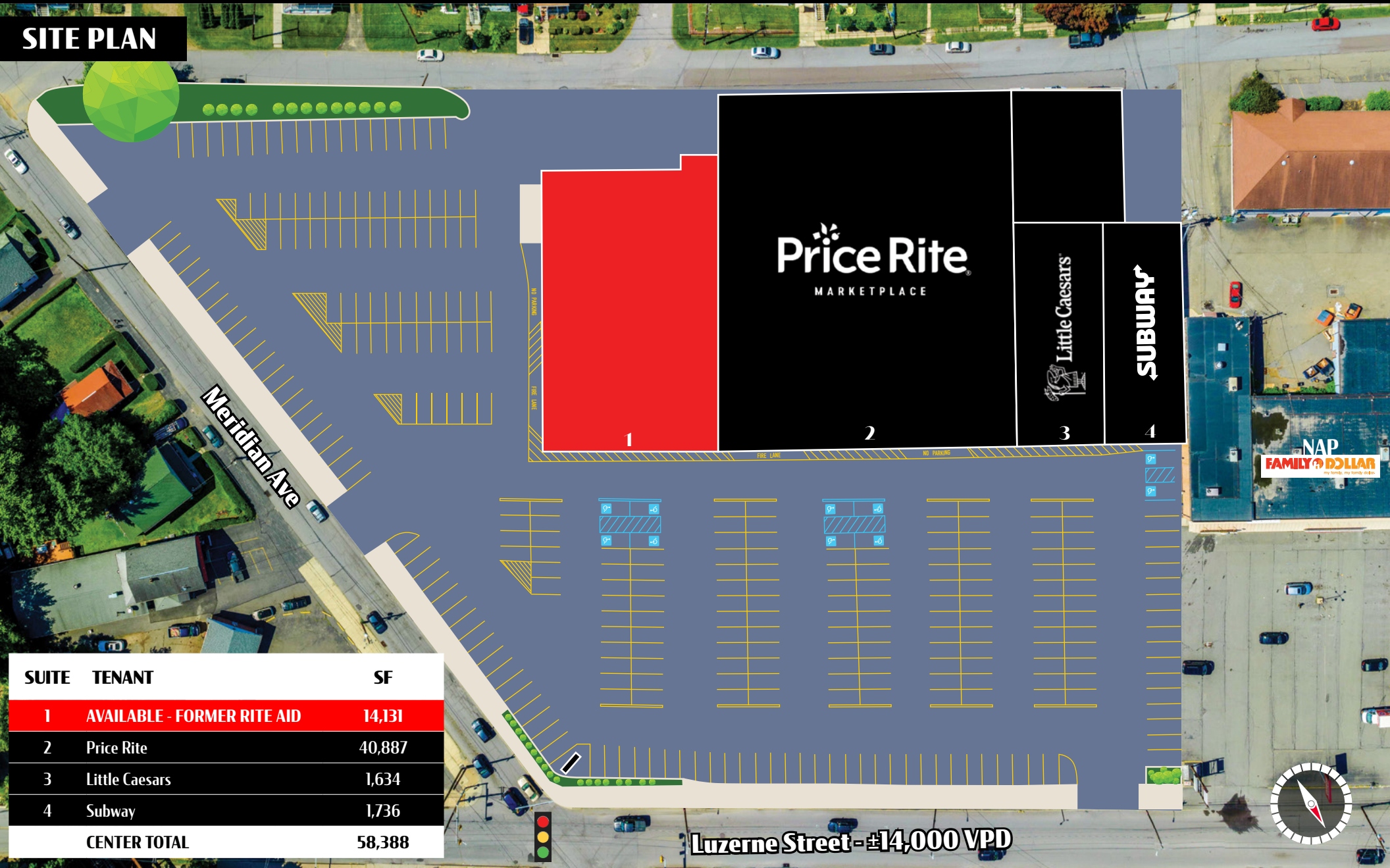


# Luzerne Shopping Center

611 Luzerne Street | Scranton, PA 18504

*For Lease*

## SITE PLAN



SUITE	TENANT	SF
1	AVAILABLE - FORMER RITE AID	14,131
2	Price Rite	40,887
3	Little Caesars	1,634
4	Subway	1,736
CENTER TOTAL		58,388



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# Luzerne Shopping Center

611 Luzerne Street | Scranton, PA 18504

*For Lease*

## MARKET AERIAL



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## INVESTMENT ADVISORS:

### Adam Hagerman

ahagerman@bennettwilliams.com

### Cale Bruso

cbruso@bennettwilliams.com

### Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

### Chad Stine

cstine@bennettwilliams.com

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### NEW JERSEY OFFICE:

309 Fellowship Rd, Suite 200  
Mt. Laurel, NJ 08054

### CONTACT US

717.843.5555  
www.bennettwilliams.com

