

1004 - 1018 S Main Ave

Scranton, PA | 18504

Available

In the ❤️ of Scranton



Property Overview

1004-1018 S Main Ave features an 8,500 square foot single tenant building in the heart of the Scranton, PA market. The property was formerly known as a CVS Pharmacy but could be fitted for a variety of uses, including but not limited to pharmacy, medical, retail, automotive and other service-oriented users. This property is available for lease or sale!

Available
±8,500 SF

S Main Ave - ±13,000 VPD

Surrounding Retailers

Walmart
FAMILY DOLLAR
my family, my family dollar.

Price Chopper

TSC TRACTOR SUPPLY CO

DOLLAR TREE



Cale Bruso | Adam Hagerman | Brad Rohrbaugh | Chad Stine
For More Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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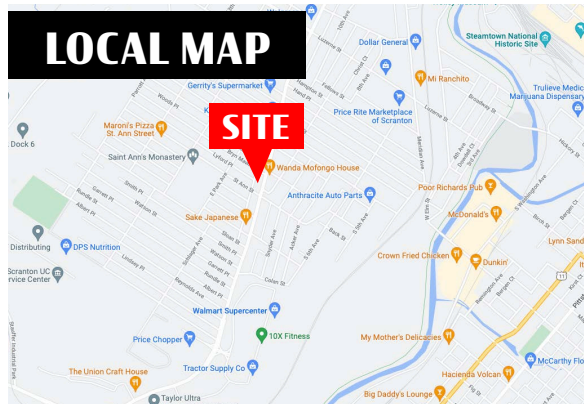
Available

Location

1004-1018 S Main Ave has great visibility along Scranton's S Main Ave. (±15,000 VPD) with convenient proximity to I-81 (±83,000 VPD) and I-476 (±11,000 VPD). This project sits along the main 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 project, 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	13,200	79,931	120,045
TOTAL EMPLOYEES	4,770	40,392	63,283
AVERAGE HHI	\$57,180	\$63,790	\$68,617
TOTAL HOUSEHOLDS	5,661	31,974	49,217
TRAFFIC COUNTS: S Main Ave ± 13,000 VPD			



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MARKET AERIAL



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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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.

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