

# TAYLOR COMMONS

1341 S MAIN AVE | SCRANTON, PA | 18504



Walmart

±1,520 SF  
AVAILABLE

CSL Plasma  
Good for You. Great for Life.

GameStop

SUBWAY

3,200 SF  
AVAILABLE

DOLLAR TREE

TSC TRACTOR  
SUPPLY CO

five BELOW



±2,500 - 11,500 SF  
AVAILABLE

±16,050 VPD

± 1,520 - 11,000 SF  
FOR LEASE  
PAD SITES AVAILABLE



Cale Bruso | Dave Nicholson | 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.*



# PROPERTY OVERVIEW

Taylor Commons is a well-located 254,848 square-foot Super Walmart anchored retail shopping center located in Lackawanna County along S Main Ave (16,050 VPD) in Scranton, PA. Taylor Commons is one of the dominant power centers in the Scranton retail market. This center offers convenient access to and from the PA Turnpike (Rt. 476) (10,000 VPD) and I-81 (75,300 VPD). The project benefits from having the convenient proximity to the highway and having signalized access. Along with being anchored by the region's Super Walmart, the other co-tenants include national names such as, Tractor Supply Company, Dollar Tree, Great Clips, Subway and more! With its traffic generating lineup of destination and convenience style retailers, the proximity to the interstate, this shopping plaza serves as one of the primary shopping centers in the Greater Scranton market.



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# LOCATION

Taylor Commons is strategically positioned with significant frontage along the market's primary retail corridor, Main Ave (16,050 VPD). The center benefits from the high-volume traffic flow and its ease of access to other major roadways in the market, such as the PA Turnpike (10,000 VPD) and I-81 (75,300 VPD).

# TRADE AREA

Adding to the stability of the project, Taylor Commons shows a 15-minute drive time demographic of over 116,511 people with household incomes of more than \$80,708 and daytime employment demographics equally as strong with 53,632. The demographics within a 5-mile radius include 117,940 people in 48,765 homes, a labor force of 54,583 with an average household income of \$80,770.



## DEMOGRAPHICS/TRAFFIC COUNTS



### POPULATION

1 MILE- 11,768  
3 MILE- 74,868  
5 MILE- 54,583



### EMPLOYEES

1 MILE- 4,456  
3 MILE- 35,460  
5 MILE- 54,583



### AVERAGE HHI

1 MILE- \$65,487  
3 MILE- \$74,359  
5 MILE- \$80,770



### HOUSEHOLDS

1 MILE- 5,001  
3 MILE- 30,277  
5 MILE- 48,765



SOUTH MAIN AVE- ±16,050 VPD



PA TURNPIKE- ±10,000 VPD



I-81- ±75,300 VPD



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# SITE PLAN



## TENANT ROSTER

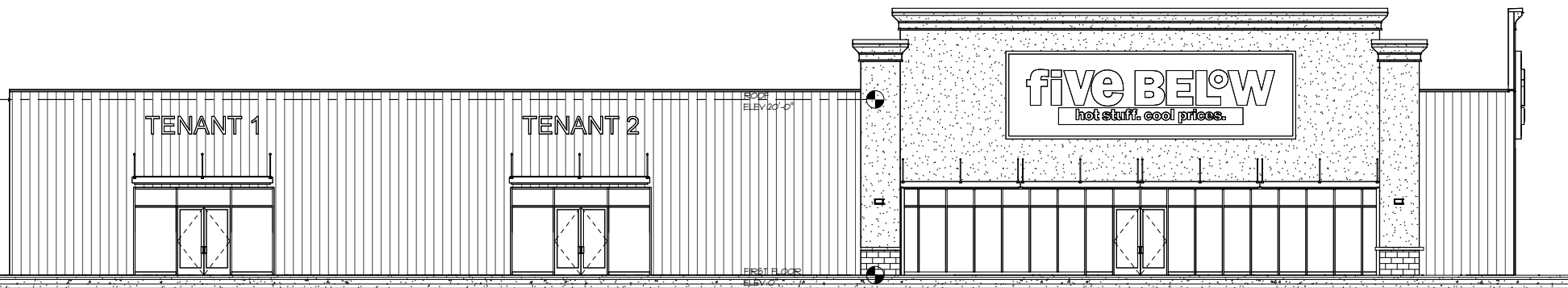
SPACE	TENANT	AREA(SF)
200-210	CSL Plasma	11,240
220	Verizon	1,520
225	Skilled Gaming	2,510
230	AVAILABLE	1,520
235	Laundromat	2,500
240	Gamestop	2,000
250	Rent-A-Center	4,276
260-280	10X Fitness	8,815
290	Subway	1,400
300	Northeast Title & Tag	1,400
310	Tobacco Express	1,400
320	Great Clips	1,400
330	AVAILABLE	3,200
350	Aldo's Pizzeria	5,840
360	Dollar Tree	10,000

±1,520 SF

PROPOSED  
**five BELOW**  
2,500-11,500 SF  
AVAILABLE



# OUTPARCEL RENDERING



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# MARKET AERIAL

**FAMILY DOLLAR**  
my family, my family dollar.

**SHEETZ**

**Arby's**

**TACO BELL**

**R REDNER'S**

**West Scranton High School**  
±1000 Students

**Walgreens**

**AGGRIUM**  
& REPTILE DEN

**BURGER KING**

**DOLLAR GENERAL**

**AutoZone**

**Advance Auto Parts**

**CRUNCH** *Boscov's*

**FAMILY DOLLAR**  
my family, my family dollar.

**LUZERNE SHOPPING CENTER**

**Price Rite** **Little Caesars**  
MARKETPLACE **SUBWAY**

**Krispy Kreme**  
DOUGHNUTS

**SOUTH SIDE STATION**

**FAMILY DOLLAR**  
my family, my family dollar.

**SOUTH SIDE SHOPPING CENTER**

**McDonald's** **SALLY BEAUTY** **RITE AID**  
**POPEYES** **DOLLAR TREE**

**CVS**  
pharmacy

**Price Chopper**  
FINE WINE & GOOD SPIRITS

**DUNKIN'**

**TAYLOR COMMONS**

**Walmart** **TSC TRACTOR SUPPLY CO**  
**DOLLAR TREE** **SUBWAY**





# Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
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PROPERTY  
MANAGEMENT

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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## CONTACT US

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## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

