

Taylor Commons

1341 S MAIN AVE | SCRANTON, PA | 18504



±2,500 -
5,000 SF
AVAILABLE

Walmart

CSL Plasma
Good for You. Great for Life.

GameStop

SUBWAY

DOLLAR TREE

TSC TRACTOR
SUPPLY CO.

3 AC DIVISIBLE
FOR PAD SITES

±16,050 VPD

± 2,500 - 5,000 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

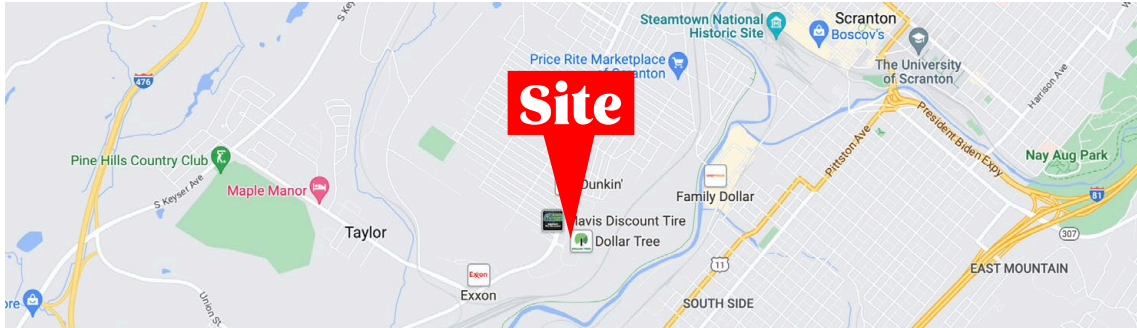
ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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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).

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.

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	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	11,768	74,868	117,940
TOTAL EMPLOYEES	4,456	35,460	54,583
AVERAGE HHI	\$65,487	\$74,359	\$80,770
TOTAL HOUSEHOLDS	5,001	30,277	48,765
TRAFFIC COUNTS: S Main Ave ± 16,050 VPD			



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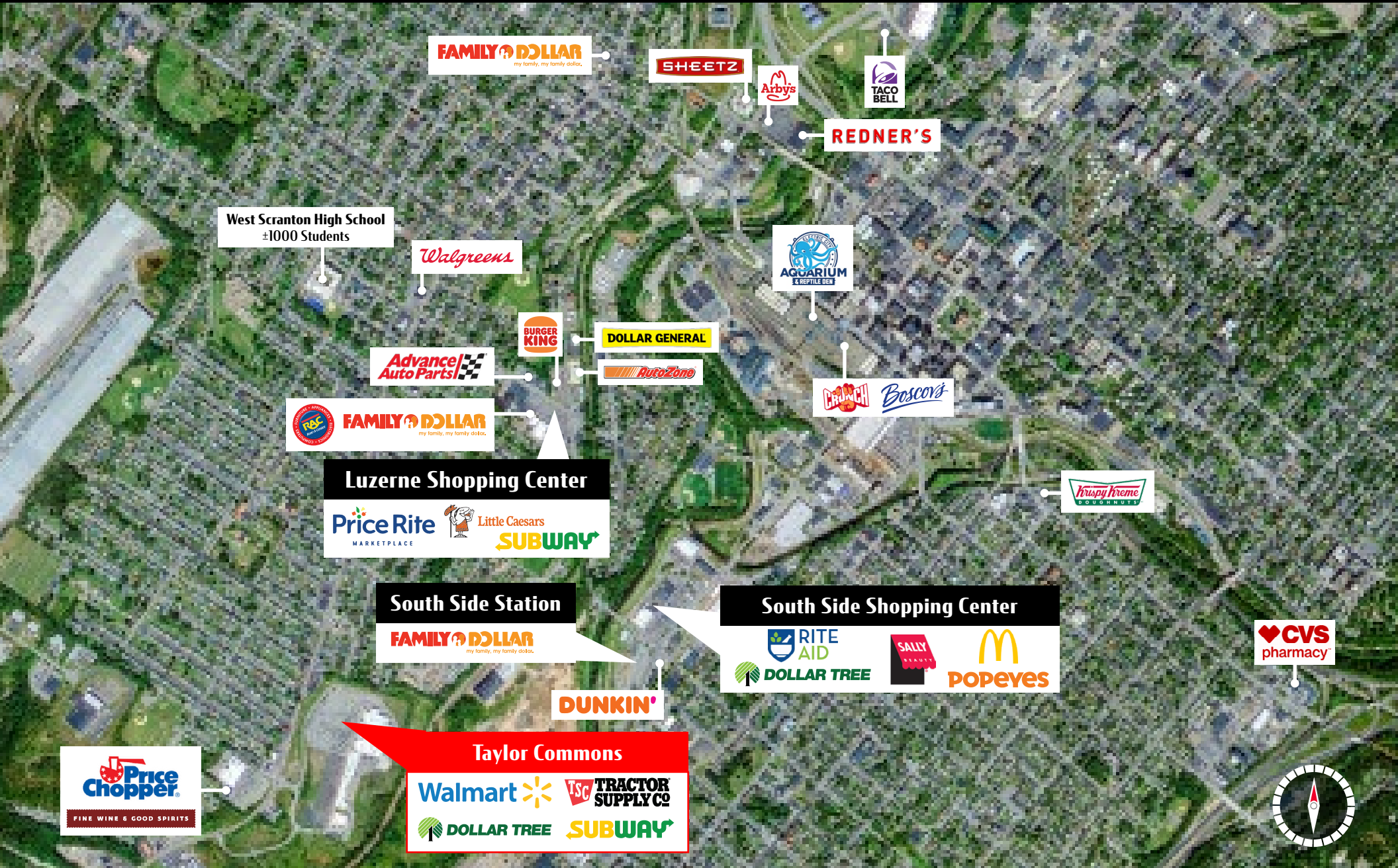
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About Bennett Williams



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.

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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