



approximately 1.22 acres available. The site has approximately 90 parking spaces. C-4 commercial zoning permits a wide variety of retail and commercial uses. Great location for fast food, fast casual, casual dining restaurants, car wash, bank, auto repair, and retail. Owner will consider a ground lease, build to suit, or leasing the existing building. Has good visibility on Kidder St with plenty of traffic.

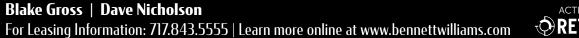
















Location

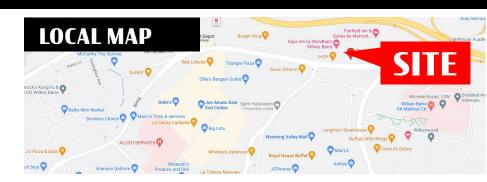
The property is located on Kidder St across from the Wyoming Valley Mall. It has direct access to Kidder St which is the main road carrying traffic north and south through Wilkes Barre. The site is located near the interchange of I-81 and Route 309. Starbucks just opened a new location directly across the street from the site. Kidder St has a strong traffic count of approximately 26,000 cars per day. Conveniently located in the main shopping area of Wilkes Barre with great visibility.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	57,825	118,603	160,750
TOTAL EMPLOYEES	40,649	56,324	76,493
AVERAGE HHI	\$58,053	\$62,793	\$66,471
TOTAL HOUSEHOLDS	24,042	51,027	69,303

TRAFFIC COUNTS: Kidder Street ± 26,000 VPD

Trade area

Wilkes Barre/Scranton is the 5th largest MSA in the state with an estimated population of 569,413 people. There are approximately 161,000 people that live within 7 miles of the site. The site is located less than 10 minutes from downtown Wilkes Barre that is home to Wilkes and Kings Colleges. The Wyoming Valley Mall anchored by Macy's and JC Pennys is directly across the street and the Arena Hub shopping plaza is behind the mall. Retailers and restaurants in the Arena Hub area include Dicks Sporting Goods, Target, Lowe's, TJ Maxx, Best Buy, Hobby Lobby, Walmart, Chic Fil A, Barnes and Noble, Longhorns Steakhouse, Starbucks, and Buffalo Wild Wings. Other local attractions near the site are the Mohegan Sun Arena that houses a minor league hockey team and the Mohegan Sun Casino that is less than 2 miles away from the site.













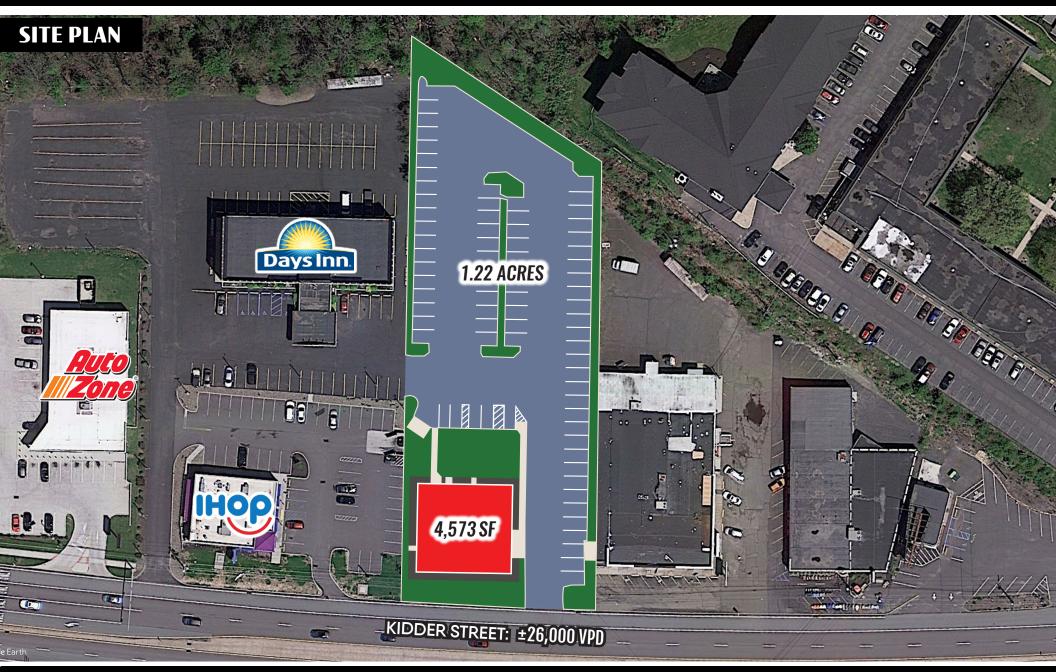




























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LANCASTER OFFICE:

150 Farmington Lane, Suite 201 Lancaster, PA 17601

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LANDLORD REPRESENTATION

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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.



