

±6 ACRES *FOR LEASE*

KEYSER OAK

OAK STREET • SCRANTON, PA • 18508



POTENTIAL REDEVELOPMENT RENDERING

PROPERTY OVERVIEW

Positioned at the signalized intersection of Keyser Avenue ($\pm 15,000$ VPD) and Oak Street, this property offers unmatched visibility and accessibility in one of Scranton's most active commercial corridors.

REDEVELOPMENT POTENTIAL

The ± 6 acre parcel is ideally suited for a variety of retail and commercial uses. Ownership is open to redevelopment opportunities and will entertain pad users such as:

- Quick Service & Fast Casual Restaurants
- Convenience & Fuel Concepts
- Auto Parts & Service
- Medical & Professional Users

SHOPPING CENTER SPACE AVAILABLE

In addition to the redevelopment land, the existing shopping center offers leasable space, providing flexibility for retailers, service providers, or medical tenants seeking a strong location with built-in traffic. This project benefits greatly from surrounding national retailers such as Gerrity's, Ollies Bargain Outlet, Verizon, McDonald's, Goodwill and more.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

75,437

134,626

165,825

TOTAL EMPLOYEES

38,801

60,416

75,431

AVERAGE HHI

\$76,856

\$84,918

\$89,666

TOTAL HOUSEHOLDS

30,028

54,850

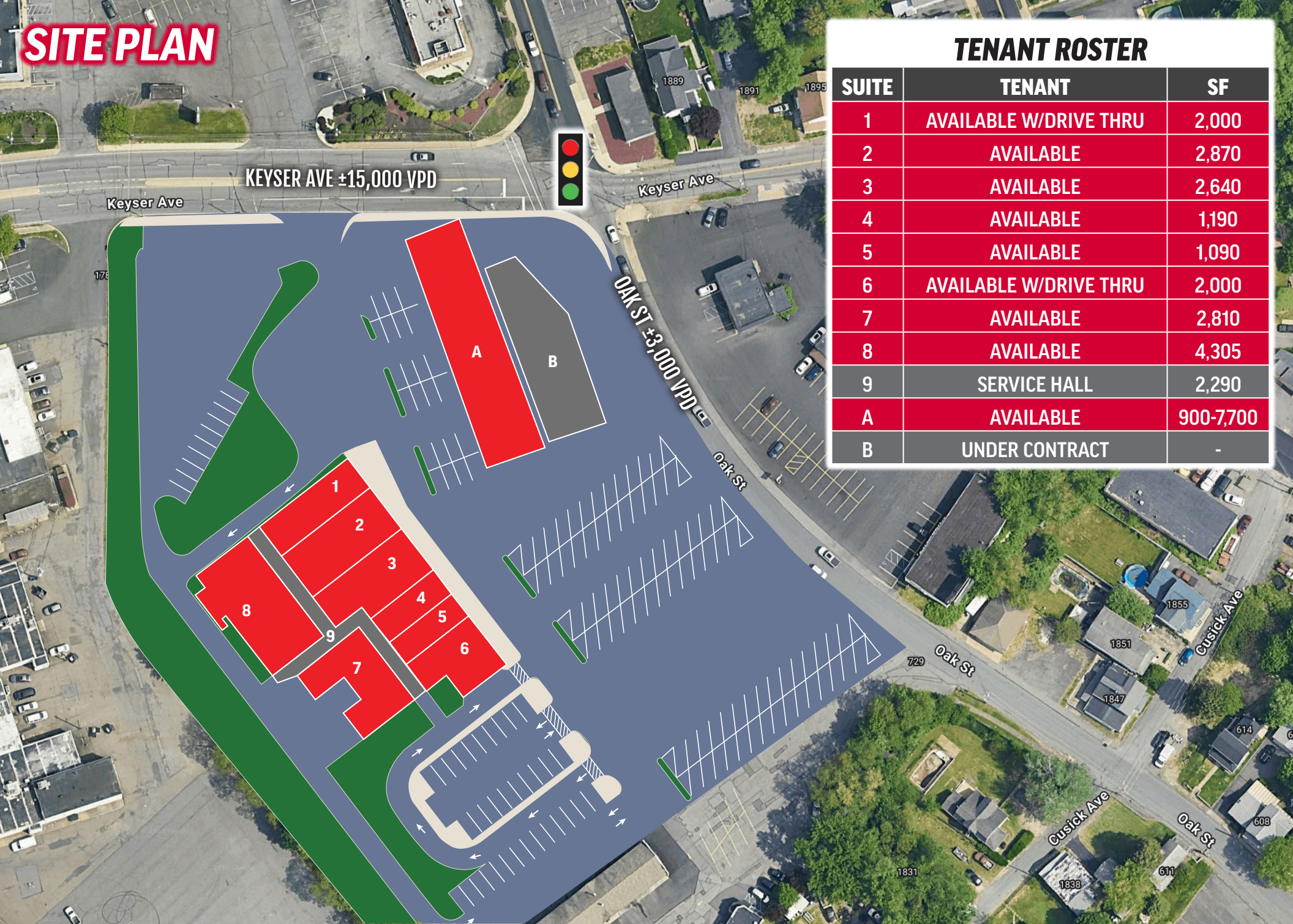
68,102



SITE PLAN

TENANT ROSTER

SUITE	TENANT	SF
1	AVAILABLE W/DRIVE THRU	2,000
2	AVAILABLE	2,870
3	AVAILABLE	2,640
4	AVAILABLE	1,190
5	AVAILABLE	1,090
6	AVAILABLE W/DRIVE THRU	2,000
7	AVAILABLE	2,810
8	AVAILABLE	4,305
9	SERVICE HALL	2,290
A	AVAILABLE	900-7,700
B	UNDER CONTRACT	-



MARKET AERIAL



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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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.

