3016 PITTSTON AVE

SCRANTON, PA 18505



±2,901 SF AVAILABLE

FOR LEASE

NEARBY RETAILERS

CVS pharmacy™ · Wendy's · WAFFLE HOUSE · TACO BELL · DUNKIN' · Community Bank N.A. · Peoples Security

BLAKE GROSS | DAVE NICHOLSON

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

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PROPERTY OVERVIEW

2,901 SF former bank available for lease at the main intersection of Pittston Ave and Davis St. The building is in good condition, has a drivethru and 12 parking spaces. Crosseasement with CVS allows traffic access to and from Davis St, Birney Ave, and Pittston Ave. Great location for professional or medical office and retail.

LOCATION OVERVIEW

The building is located next to CVS at the busy intersection of Davis St and Pittston Ave less than 10 minutes from downtown Scranton. There are approximately 23,500 cars per day at the intersection. A crosseasement with CVS gives the property access from traffic in both directions from Birney Ave, Davis St, and Pittston Ave. Davis St is a main road that connects traffic coming off of I-81. The building is located approximately .5 miles from the interstate. Pittston Ave carries traffic to the downtown area of Scranton and Birney Ave carries traffic south to Moosic and Wilkes Barre. The property is surrounded by residential and commercial uses. Retailers in the area include CVS, Wendy's, Taco Bell, Dunkin, Waffle House, and Community Bank.













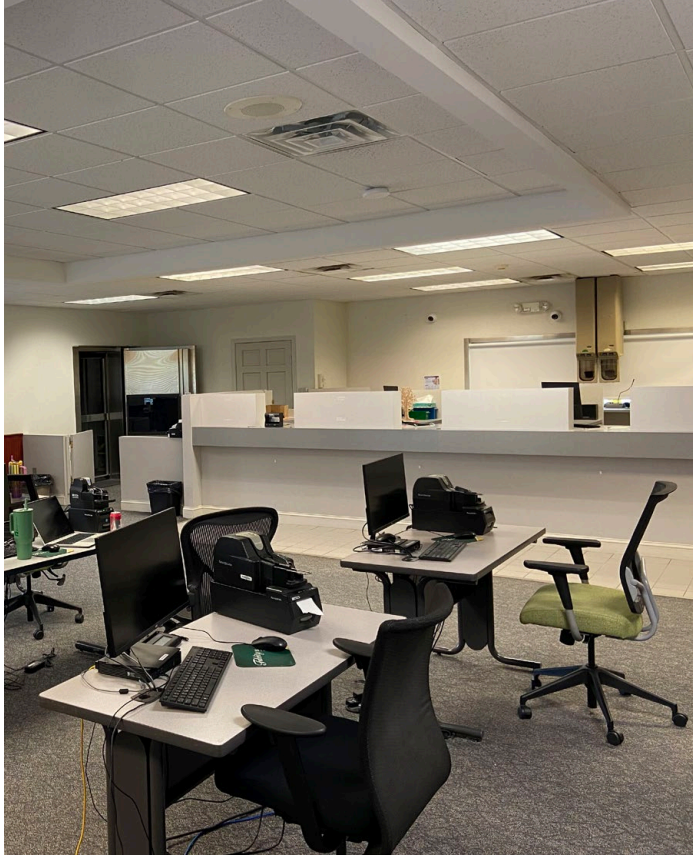

TRADE AREA

The Scranton MSA is the 5th largest in the state with approximately 570,000 people. There are approximately 62,476 people within in 3 miles of the property. Daytime employment is approximately 30,859 employees within 3 miles. The building is just off Interstate 81 that carries traffic north and south between Wilkes Barre and Scranton. The Montage Mountain ski area, Glenmaura Business Park, and Shoppes at Montage shopping center are located about 1 mile east on the other side of the highway. A lot of residential and commercial traffic flows through this area.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	62,476	118,737	154,741
EMPLOYEES	30,859	53,645	78,540
AVERAGE HHI	$85,514	$86,704	$87,821
HOUSEHOLDS	25,559	49,149	64,932



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MARKET OVERVIEW



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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.

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