

# 3016 PITTSTON AVE

SCRANTON, PA 18505



±2,901 SF AVAILABLE  
**FOR LEASE**

## NEARBY RETAILERS



BLAKE GROSS | DAVE NICHOLSON

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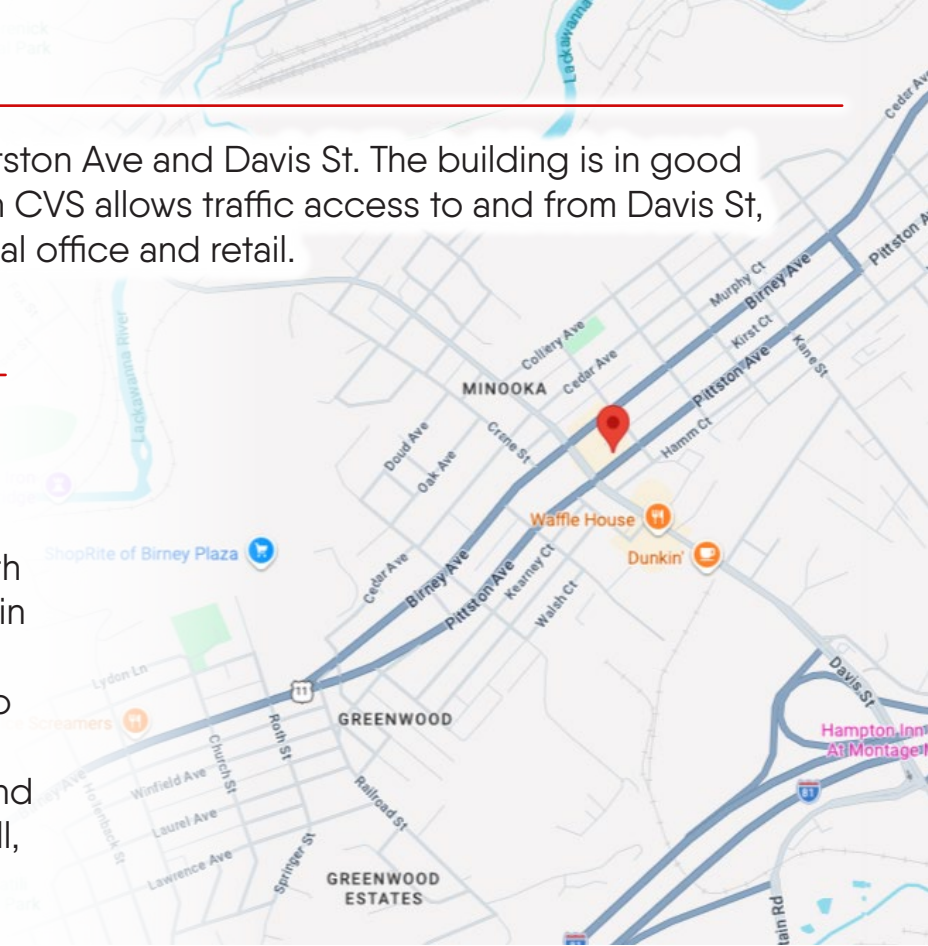


## PROPERTY OVERVIEW

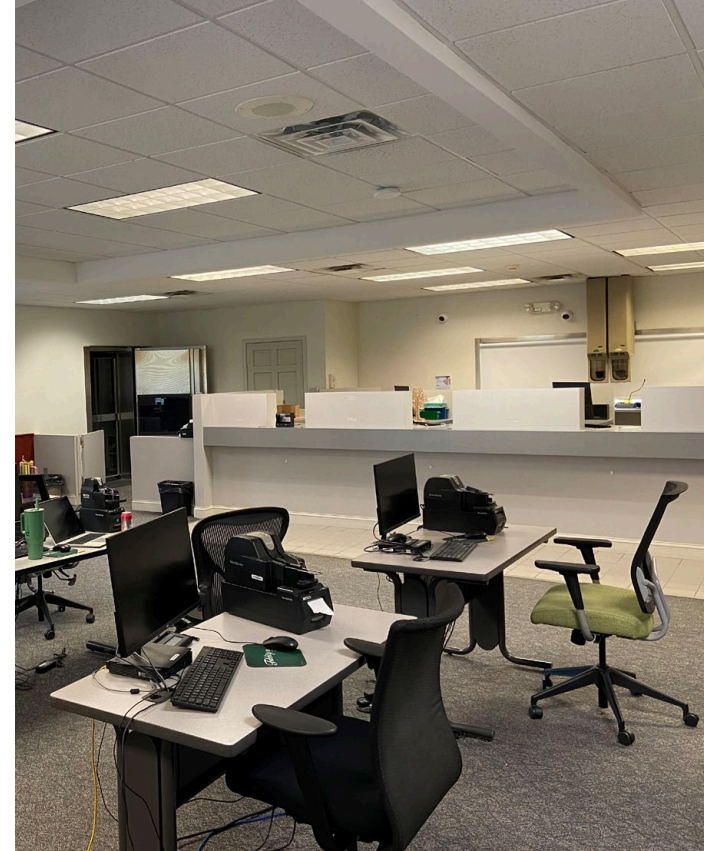
2,901 SF former bank available for lease at the main intersection of Pittston Ave and Davis St. The building is in good condition, has a drivethru and 12 parking spaces. Crosseasement with CVS allows traffic access to and from Davis St, Birney Ave, and Pittston Ave. Great location for professional or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



## NEARBY



# SITE



Community Bank N.A.



# WAFFLE HOUSE





# MARKET OVERVIEW



**BIRNEY PLAZA**

**SITE**

**SHOPPES AT MONTAGE MOUNTAIN**



# Bennett Williams

COMMERCIAL REAL ESTATE

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### NEW JERSEY OFFICE:

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