

LEASE PRICE: \$1,450/mo. gr

AVAILABLE
MERICLE
COMMERCIAL REAL ESTATE SERVICES
CALL: (570) 823-1100



236 W. BROAD STREET, HAZLETON, PA 18201

Latitude: 40.954969

Longitude: -75.978051

1,360 SF of retail/office space is available in this 2-story 16,086 SF multi-tenant building with high visibility located in the heart of Hazleton. Professional offices or retail users encouraged. Ideal location for drive-by traffic on Route #93 and traffic flowing to Route #309.

PROPERTY DETAILS:

- 1,360 SF Available
- .43 Acres
- Brick/Masonry Exterior
- Off-Street Parking Spaces
- Gas Heat
- Central Air
- 8 ft. - 10 ft. Ceiling Heights
- Public Utilities
- 125 ft. Frontage
- Zoned CC (Central Commercial)
- AADT: 11,398 on Rt. 93 (Source: 2020 PennDOT)



2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	22,107	40,626	52,445
HOUSEHOLDS	8,003	15,651	20,284
MEDIAN HH INCOME	\$36,755	\$39,895	\$42,134

Source: esri

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