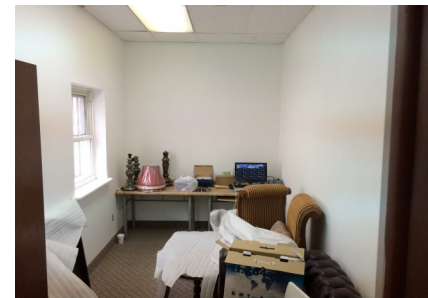


LEASE PRICE: \$12.00/SF NNN



525 SCOTT ST., WILKES-BARRE, PA 18702

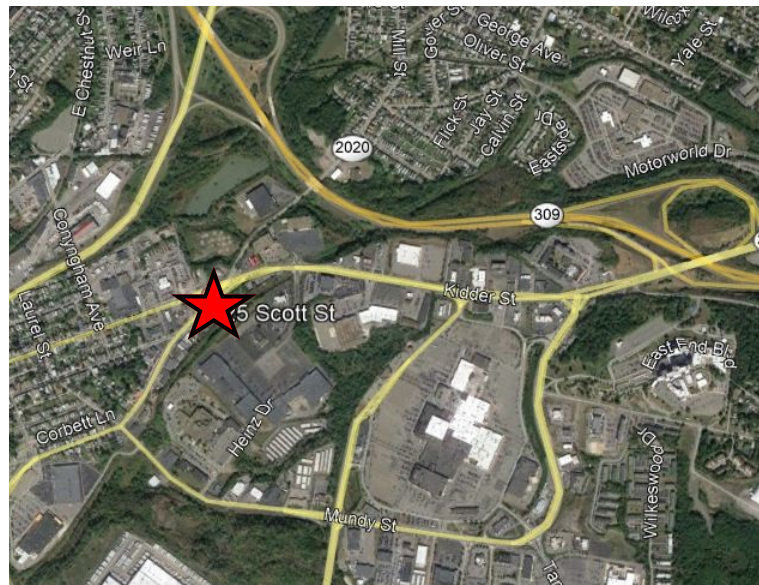
1,920 SF+/- of new vanilla shell retail/office space available for lease along well travelled road. Space features private office, showroom and 2 restrooms. Tenant improvement allowance possible for rated tenant. 1 year minimum lease term.

Latitude: 41.250029

Longitude: -75.85415

PROPERTY DETAILS:

- 7,136 SF+/- 3-Unit Building
- Gas Hot Air Heat
- Central A/C
- 11 ft. Ceiling Heights
- 12 On-Site Parking Spaces
- Carpet Floor Covering
- 200 Amp/120 Volt Electric
- 2020 Taxes - \$9,481.30
- 2020 AADT: 10,622 Vehicles



2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,689	72,794	116,985
HOUSEHOLDS	4,462	31,296	50,643
MEDIAN HH INCOME	\$35,265	\$44,965	\$48,642

Source: Esri

For Information Contact:

Al Guari, Vice President-Brokerage

aguari@mericle.com

Office: 570.823.1100 * Cell: 570.499.2889

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

