

## **LEASE PRICE: NEGOTIABLE**

**58,392 SF NEIGHBORHOOD CENTER** 

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7,000 SF

611 LUZERNE STREET, SCRANTON LACKAWANNA COUNTY, PA 18504

# RETAIL/ OFFICE

LATITUDE: 41.404910 LONGITUDE: -75.678890



611 Luzerne Street, Scranton, PA 18504

**FOR INFORMATION CONTACT:** 

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## **SCRANTON**

# **DEMOGRAPHICS**

#### **AVAILABILITY DETAILS:**

- □ 7,000 SF+/-, 45' Frontage
- □ PIN: 15610020024
- □ 1 Loading Dock
- 14 ft. Ceiling Heights
- 200-600 amps Electrical
- □ Fluorescent Lighting
- Wet Sprinklered
- Vinyl Floors
- 2 Restrooms
- Parking for 309 Vehicles
- Zoned H-C (Highway Commercial)

	1 MILE	3 MILES	5 MILES
Population	19,397	88,870	120,147
Households	8,212	36,016	49,714
Median Age	40.5	40.8	42.3
Median Household Income	\$43,903	\$52,226	\$55,575
Average Household Income	\$62,158	\$72,926	\$79,195
Per Capita Income	\$26,168	\$29,743	\$32,903

#### **PROPERTY HIGHLIGHTS:**

- □ Grocery Anchored Center
- □ Co-Tenants: Price Rite Marketplace, Little Caesar's Pizza, Subway and NAPA Auto Parts
- ☐ AADT: 7,091 Vehicles (PennDOT TIRe 2021)
- Densely Populated Neighborhood
- Located at corner of signalized 4-way intersection
- Existing Pylon Sign



A versatile and strategically located commercial property in one of Scranton's most established and high-traffic corridors has 7,000 SF of space available immediately that can easily be customizable to suit your needs. Situated just minutes from downtown Scranton, I-81, and I-476, this site benefits from both local neighborhood engagement and strong regional connectivity. The surrounding area includes schools, neighborhoods, and other commercial operators & retail centers offering driving consistent traffic and strong visibility. This neighborhood shopping center is anchored by Price Rite Marketplace with Little Caesars, and NAPA Auto Parts. This location has high visibility with plenty of foot traffic and consistent drive-by traffic, pylon signage and a large parking field. Perfect for expanding franchises, medical professionals, fitness operators, home improvement, hardware & supply, flooring, appliance, pet supply stores, wine & spirits or brew pub, consumer electronic or lawn & garden equipment, mattress & furniture stores, or rent to own type stores for growing businesses looking to secure space in Scranton's core retail district. Contact agent to discuss customizations, lease options and schedule a private tour.

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.







