

**ASKING PRICE: \$895,000**



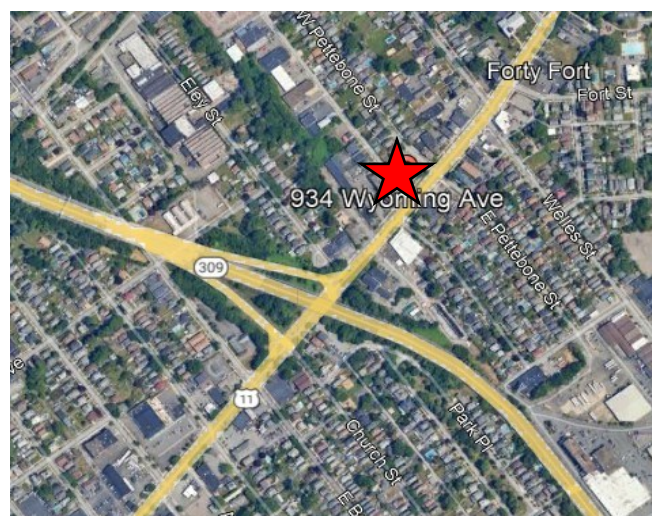
**934 WYOMING AVENUE, FORTY-FORT, LUZERNE COUNTY, PA 18704**

**LATITUDE: 41.277473 LONGITUDE: -75.880648**

Prime 7,320 SF commercial building situated at the corner of Dilley Street & Wyoming Avenue along the area's busiest corridor. This property offers exceptional visibility plus signage to capture the high-volume traffic, ample on-site parking, close proximity to major and local retailers, restaurants and surrounded by residential neighborhoods. This location has proven success with incredible opportunity for your business expansion, relocation or as a long-term investment. Building in outstanding condition and worthy of many types of uses including retail, professional offices or services, medical, fitness, and more. Front retail area with multiple offices, showroom, restrooms and rear warehouse which can be utilized for storage, business operations future expansion or a variety of other tenants.

## PROPERTY DETAILS:

- 7,320 SF+/- Building
- 0.241+/- Acres
- PINs: G9NE3001019-21  
G9NE3001021-21
- Public Utilities
- 123 ft. Frontage
- Steel/Block Construction
- Block/Brick Exterior
- 17-18 Parking Spaces
- On-Street Parking
- AADT: 16,786 Vehicles (PennDOT TIRe 2021)
- Electric Air
- Central A/C
- HVAC - Gas Forced Hot Air
- 200 amp Electrical Service
- 10 ft. Ceiling Heights
- Zoned C-1 (Commercial)
- 2025 Taxes - \$9,069.63



## 2025 DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
POPULATION	75,915	136,545	170,896
HOUSEHOLDS	32,432	58,887	73,348
MEDIAN HH INCOME	\$54,078	\$58,022	\$59,750

Source: Esri

## For Information Contact:

**Julia D. Namutka, Sales Associate**  
jnamutka@mericle.com

Office: 570.823.1100

Cell: 570.881.9512

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*

