

AVAILABLE RETAIL/OFFICE



201 N. WASHINGTON AVENUE, SCRANTON, LACKAWANNA COUNTY, PA 18503

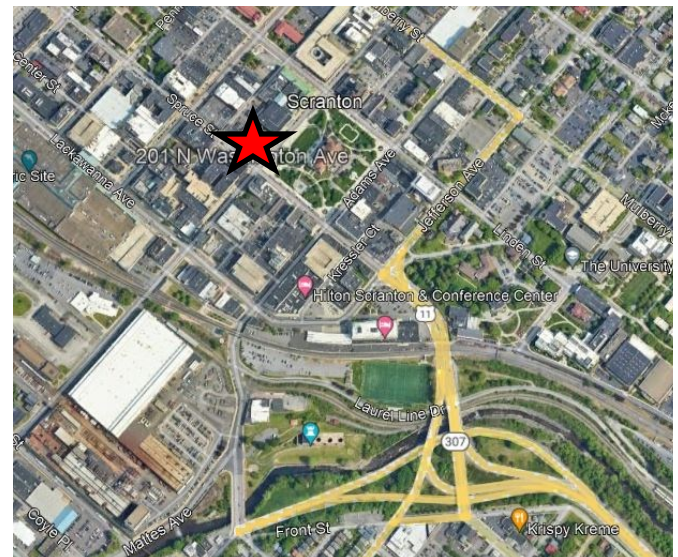
Available for lease, first floor retail space located on corner of N. Washington and Biden Street. Formerly Rite Aid store location.

LATITUDE: 41.408210

LONGITUDE: -75.663790

PROPERTY DETAILS:

- 6,280 SF+/- Ground Floor
- 1,512 SF+/- Lower Level
- Flat Roof
- Block / Brick Exterior
- Public Utilities
- Gas Forced Hot Air Heat
- Central A/C
- 800 total amps (400 of which are 3 p)
- On-Street Parking
- Zoned D (City Downtown Mixed Use)
- AADT: 8,695 (N. Washington Ave.) PENNDOT TIRe 2020
- AADT: 3,763 (Biden St.) PENNDOT TIRe 2021



2025 DEMOGRAPHICS

	1 Minute Drive Time	3 Minute Drive Time	5 Minute Drive Time
POPULATION	535	3,391	22,183
HOUSEHOLDS	399	1,684	7,706
MEDIAN HH INCOME	\$21,407	\$19,950	\$31,983

Esri

For Information Contact:

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Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

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





LEUNG HEMMLER CAMAYD P.C.
200 LINCOLN ST.
BOCA RATON, FL 33433

REVISIONS
1. AS SHOWN IN THE ORIGINAL
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BASEMENT & FIRST FLOOR PLANS

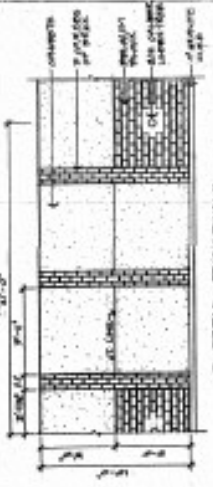
RITE AID BUILDING
OFFICE RT. 1 & N. WASHINGTON AVE.
BOCA RATON, FL

DATE: 04/01/01
SCALE: 1/8" = 1'-0"

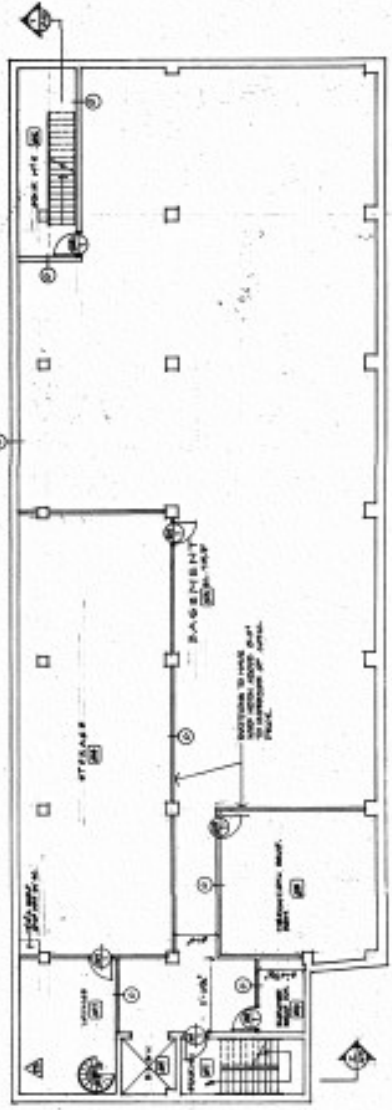
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DRAWING NO.

① FIRST FLOOR PLAN
② SCALE: 1/8" = 1'-0"

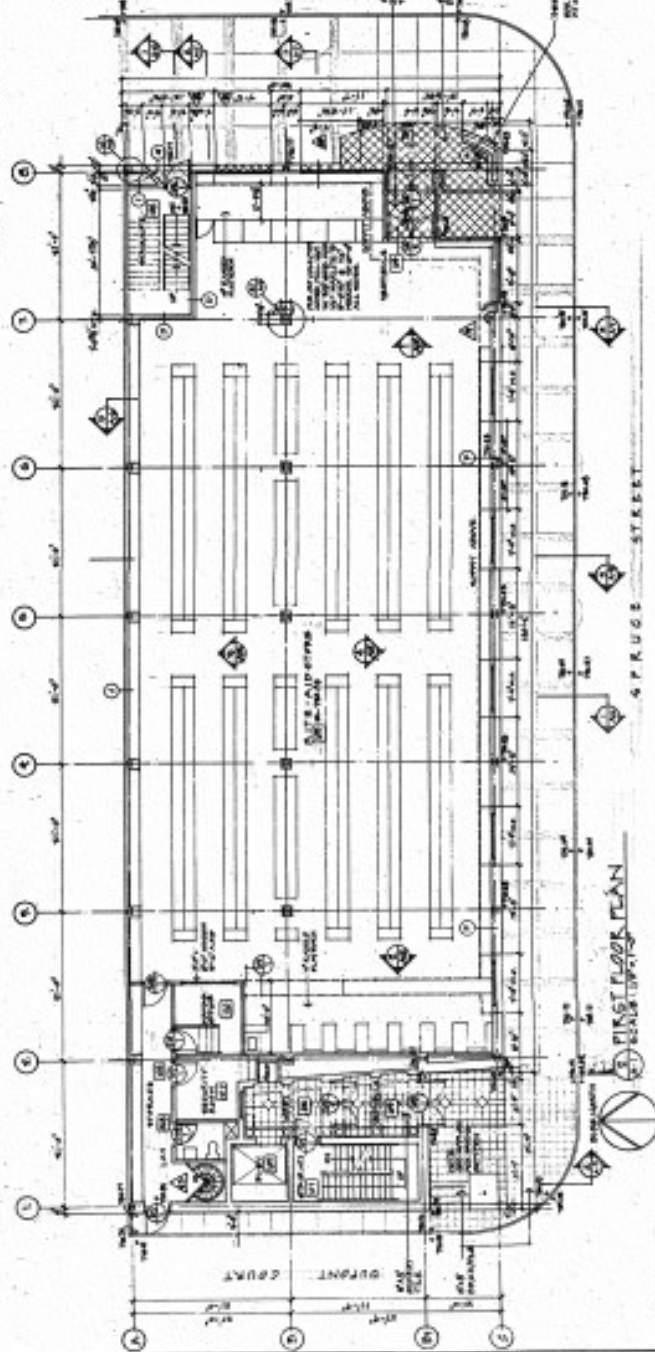


① DETAIL OF CORNER WALL
② SCALE: 1/8" = 1'-0"



② BASEMENT PLAN
③ SCALE: 1/8" = 1'-0"

REVISIONS ONLY:
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① FIRST FLOOR PLAN
② SCALE: 1/8" = 1'-0"