



FOR LEASE

FIRST-FLOOR FLEX SPACE IN WILKES-BARRE

90 East Union Street

Wilkes-Barre, PA 18701

1,600 SF | **\$1600.00**
AVAILABLE | MONTHLY

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Property Overview

1,600 SF
AVAILABLE SF

\$1600
ASKING RATE MONTHLY

EXECUTIVE SUMMARY

This offering features approximately 1.6K SF (+/-) of flexible space designed to accommodate a range of light commercial & creative uses. The layout is clean & open, enhanced by tall ceilings, polished concrete floors, and strong natural and interior lighting, creating an efficient and adaptable environment for day-to-day operations.

The space includes a built-out kitchen area, positioning it well for ghost kitchen concepts, food-based businesses, or other light commercial applications. Additional characteristics such as exposed ceilings and masonry provide a modern, industrial aesthetic, while a handicap-accessible lift ensures functionality across a variety of user needs.

With direct access and a layout that can be easily reconfigured, the space offers a practical solution for tenants seeking flexibility, visibility, and a unique interior environment suited for office, creative, or service-based operations.

PROPERTY HIGHLIGHTS

Well-suited for users seeking a smaller footprint without sacrificing functionality, this space combines practical features with a clean, modern interior. Its open configuration and existing improvements allow for quick occupancy while still offering flexibility for customization based on the intended use.

- Open layout allowing for multiple configurations.
- Tall ceilings enhancing usability & volume.
- Polished concrete floors for durability and low maintenance.
- Built-out kitchen area suitable for food or light commercial use.
- Exposed ceilings and masonry for a modern, industrial aesthetic.
- Handicap-accessible lift.
- Ideal for ghost kitchen, office, or service-based users.

ACCESSIBILITY

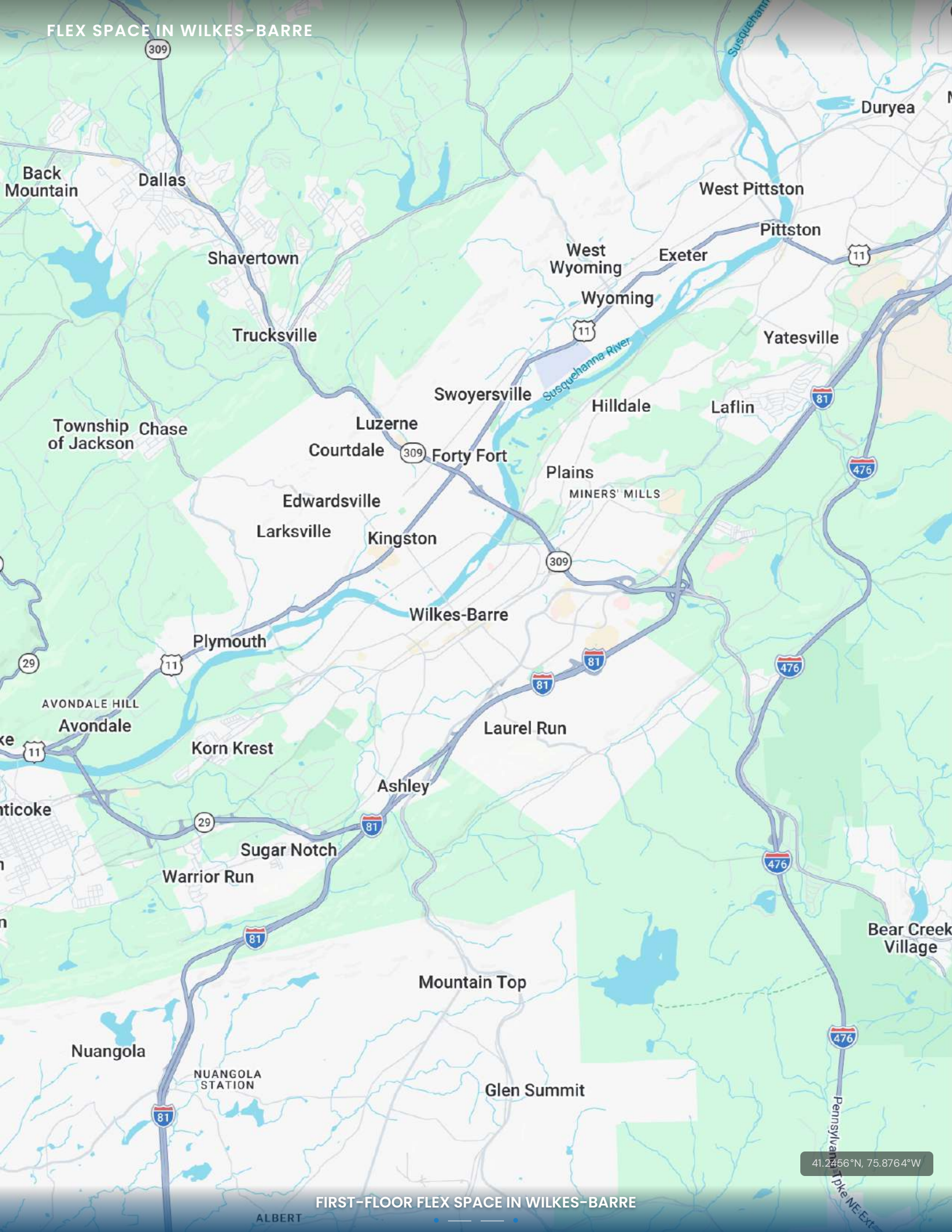
TRANSIT	AIRPORTS	HIGHWAYS
Wilkes-Barre Bus Station0.3 mi	Wilkes-Barre / Scranton International10.2 mi	I-811.2 mi
Pennsylvania & Union Street54 ft		North Cross Valley1.4 mi
		PA-3091.4 mi
		PA-309 Business1.9 mi

●●

Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	LEASE TERM
First-Floor Flex Space	1,600 SF	\$1600 Monthly	NNN	Negotiable

First-Floor Flex Space: 1.6K SF (+/-) of flex space offering a clean, open layout with tall ceilings and polished concrete floors. The space is well-lit and features a built-out kitchen area, making it ideal for a ghost kitchen, light commercial use, or a unique office setup. Additional features include a handicap-accessible lift, exposed ceilings & masonry, as well as an entrance off E. Union Street for convenient access. The layout allows for a variety of configurations depending on the end user.



41.2456°N, 75.8764°W

●● Photo Gallery



Market Overview of Wilkes-Barre, Pennsylvania

Wilkes-Barre serves as a primary economic hub within Northeast Pennsylvania, anchoring the Scranton / Wilkes-Barre / Hazleton MSA. The city supports a diverse employment base driven by healthcare, education, government, logistics, and retail, with major institutions providing consistent daytime population and economic stability. Its role as a regional center continues to support demand across office, retail, and multifamily sectors.

From an industrial and logistics standpoint, Wilkes-Barre benefits from proximity to key transportation corridors including I-81, I-476, and I-80, allowing efficient access to major East Coast markets. The surrounding region has seen sustained growth in warehouse and distribution activity, supported by large-scale developments such as CenterPoint Commerce & Trade Park, which has attracted national tenants and reinforced the area’s position as a logistics corridor.

Commercial real estate fundamentals remain stable, with relatively affordable pricing compared to larger metros and consistent demand from local and regional users. Downtown Wilkes-Barre, centered around Public Square, continues to benefit from ongoing revitalization efforts, supporting a mix of office, service, and residential uses. Overall, the market offers a balance of accessibility, workforce availability, and cost efficiency, making it a practical location for both users and investors seeking long-term value.



KEY FACTS

Population	41,498
Area	7.3 sq mi
Elevation	525 ft
Time Zone	UTC-04:00
County	Luzerne County
Incorporated	January 1, 1769
State	Pennsylvania

DEMOGRAPHIC SNAPSHOT

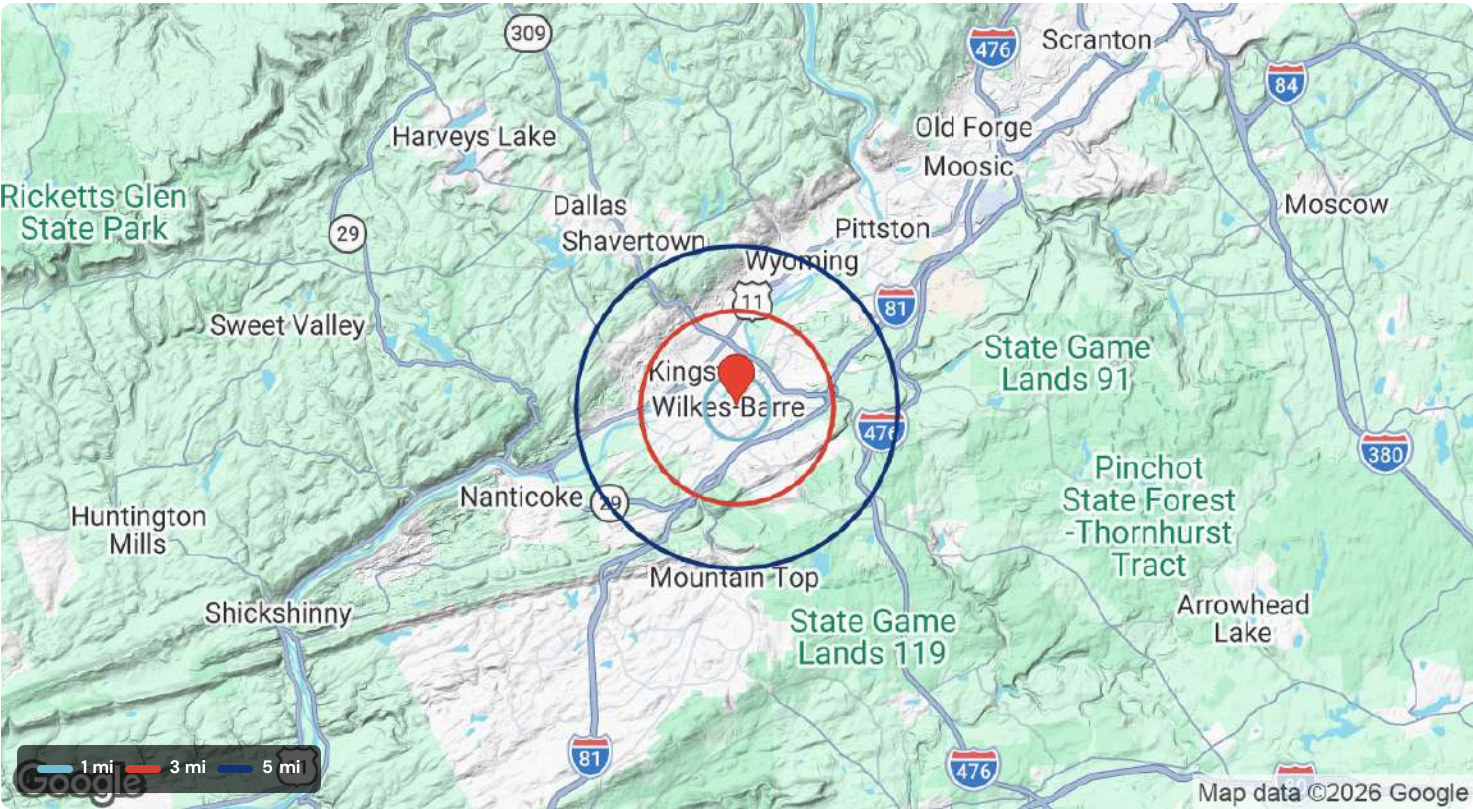
1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population21,609	Population90,428	Population120,903
Median HH Income\$38,543	Median HH Income\$53,768	Median HH Income\$55,732
Households7,814	Households38,293	Households51,935

Source: ESRI / ArcGIS Business Analyst

●● Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,821	90,916	123,444
2010 Population	19,033	86,623	117,408
2025 Population	21,609	90,428	120,903
2030 Population	21,823	90,920	121,580
2025-2030 Growth Rate	0.20 %	0.11 %	0.11 %
2025 Daytime Population	31,024	104,778	138,202

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	7,934	38,781	52,462	less than \$15,000	1,891	6,096	7,512
2010 Total Households	7,392	37,144	50,573	\$15,000-\$24,999	996	3,471	4,495
2025 Total Households	7,814	38,293	51,935	\$25,000-\$34,999	718	3,297	4,584
2030 Total Households	7,907	38,675	52,455	\$35,000-\$49,999	1,181	4,974	6,723
2025 Avg. Household Size	2.23	2.23	2.22	\$50,000-\$74,999	1,206	6,760	9,471
2025 Owner Occupied Housing	2,735	20,036	29,292	\$75,000-\$99,999	759	4,925	6,634
2030 Owner Occupied Housing	2,883	20,728	30,233	\$100,000-\$149,999	596	4,906	6,865
2025 Renter Occupied Housing	5,079	18,257	22,643	\$150,000-\$199,999	280	1,973	3,061
2030 Renter Occupied Housing	5,024	17,947	22,222	\$200,000 or greater	188	1,892	2,591
2025 Vacant Housing	1,320	5,201	6,856	Median HH Income	\$38,543	\$53,768	\$55,732
2025 Total Housing	9,134	43,494	58,791	Average HH Income	\$52,701	\$71,761	\$74,112



Source: ESRI / ArcGIS Business Analyst

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◆
EXCLUSIVELY OFFERED BY



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All property tours and inspections are strictly by appointment only. For additional information or to schedule a showing, please contact Matthew Nelson of Jonathan J. Nelson Real Estate.