

31,005 SF

ON 7.98 ACRES

100 KEYSTONE AVENUE (P-1)
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PA



NEW RETAIL AND OFFICE SPACE

UNDER CONSTRUCTION AT THE ENTRANCE TO ONE OF THE FASTEST GROWING BUSINESS PARKS IN PA

**EXCEPTIONAL
SITE FOR**

- ☒ Computer centers
- ☒ Express mail centers
- ☒ Offices/Office supply stores
- ☒ Copy centers
- ☒ Fitness centers
- ☒ Phone stores
- ☒ Sandwich Shops
- ☒ Full-service restaurants
- ☒ Pizza Restaurants



To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

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INTERSTATE
81

INTERSTATE
476

Exit 115



74,825 AADT (2019)

11,312 AADT (2015)



Exit 175AB

315

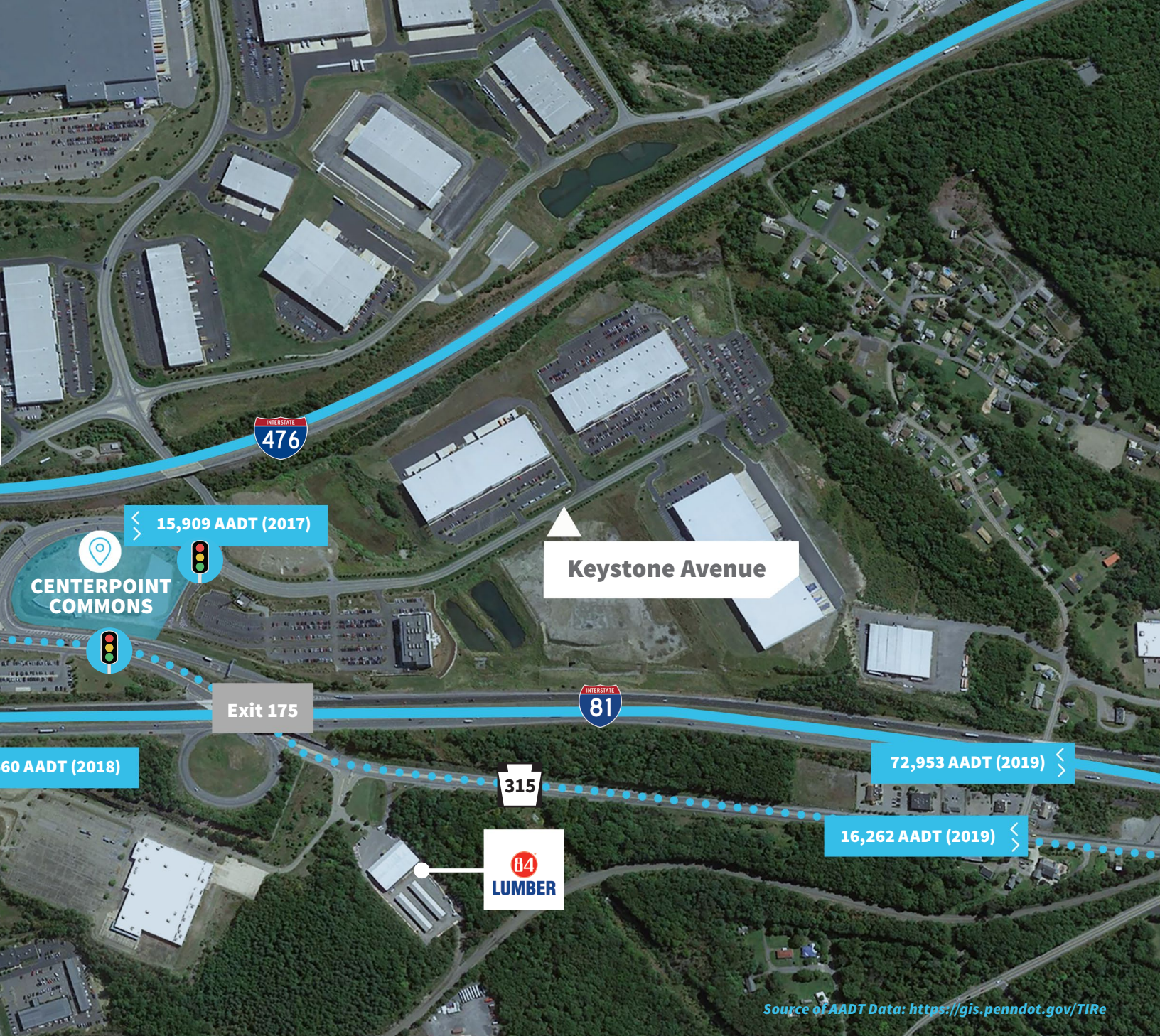


29,760 AADT (2019)



14,6

Oak Street



DEMOGRAPHIC INFORMATION FOR **CENTERPOINT COMMONS** JENKINS TOWNSHIP, PA

Source: Esri



RADIUS

1 Mile
5 Miles
10 Miles



POPULATION

1,028
64,028
245,918



MEDIAN HOUSEHOLD INCOME

\$61,054
\$53,766
\$47,942

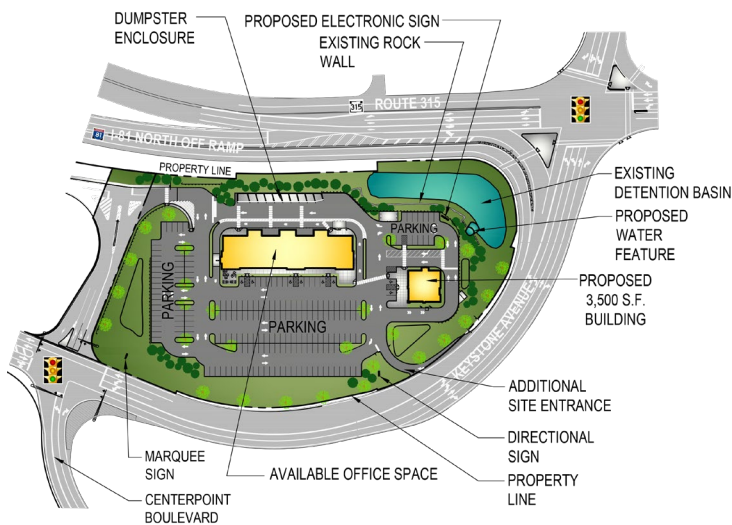


AVERAGE HOUSEHOLD INCOME

\$86,538
\$73,078
\$64,552

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.

SITE PLAN



SIZE

- **Available Space:** Two-story, 31,005 SF retail and office complex with 14,292 SF of retail space on the 1st floor and 16,713 SF of office space on the 2nd.
- Room on site for a second, 3,524 SF, stand-alone retail building.
- Smallest retail suite is 933 SF. Most retail suites are $\pm 1,800$ SF (30' wide by 60' deep and can be combined).
- **Acreage:** 7.98 acres
- **Building Dimensions:** 240' (length) x 60' (depth)

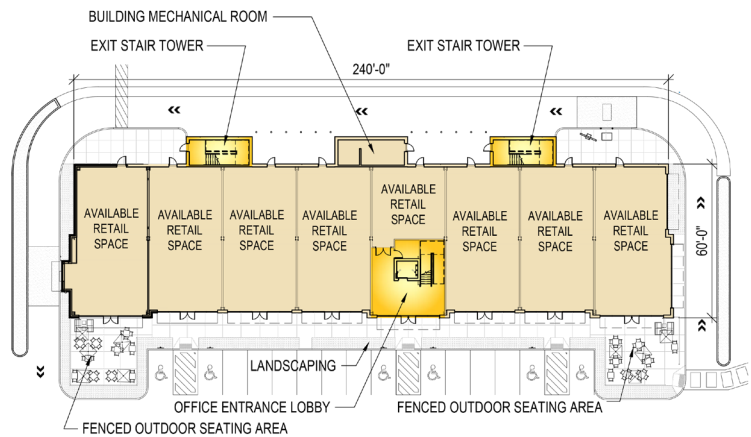
BUILDING CONSTRUCTION

- **Exterior Walls:** Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and e.i.f.s.
- **Clear Ceiling Height:** 12 feet floor to floor height.
- Steel framed, multi-tenant building with 30'-0" x 60'-0" column spacing.
- Open interior floor slab at grade provided for maximum tenant fit-out flexibility.
- Common elevator lobby for office space.

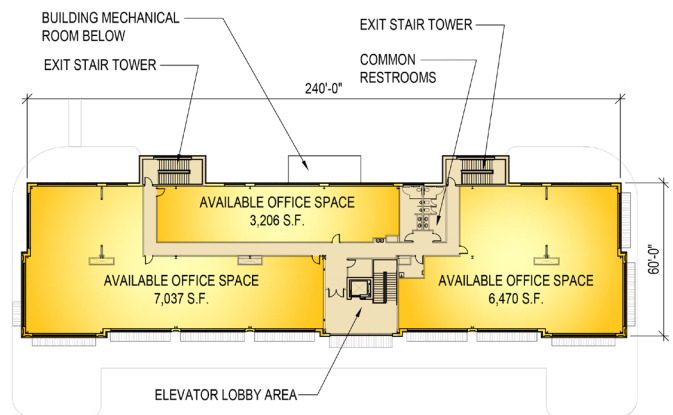
UTILITIES

- **HVAC:** Gas-electric packaged rooftop units.
- **Electrical Service:** 225 Amp, 480/277 Volt, 3-phase electrical service (typical).
- **Exterior Lighting:** LED lighting.
- **Fire Protection:** Ordinary Hazard, Class II.
- **Utilities:** All utilities shall be separately metered.
- Provisions for domestic water and natural gas shall be provided.

1ST FLOOR PLAN



2ND FLOOR PLAN



PARKING

- Asphalt paving w/ concrete curbed vehicle parking areas.
- On-site parking for approximately (212) vehicles.

SITE IMPROVEMENTS

- Outdoor patio seating areas with protective fencing, landscaping, and bollards for safety.
- Professionally prepared and maintained landscaping.
- On-site enclosed dumpster / trash area.
- Multiple sign locations.

LOCATION

- Park is less than one mile from I-81 and I-476.
- More than 470,000 live within 20 miles of the park.
- Located in close proximity to FedEx Ground, FedEx Express, FedEx SmartPost, and UPS.
- Centrally located within Scranton/Wilkes-Barre labor market.



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