



OFFERING MEMORANDUM

RESTAURANT & BAR NEAR CENTERPOINT ON TWO ACRES

900 Oak Street

Pittston, PA 18640

\$799K

PRICE

Matthew Nelson

Realtor

(570) 614-9694 (Direct)

matthewdotnelson@gmail.com

**JONATHAN J.
NELSON**
REAL ESTATE
WWW.JJNRE.COM

Jonathan J. Nelson Real Estate

9 N. Main Street
Suite #9, Pittston, PA 18640
(570) 212-9583
www.jjnre.com

RESTAURANT & BAR NEAR CENTERPOINT ON TWO ACRES

900 Oak Street
Pittston, PA 18640

PRICE
\$799,000

CONTENTS

- 3** Executive Summary
- 4** Investment Highlights
- 5** Location Highlights
- 7** Market Overview
- 8** Closing
- 13** Demographics



PRESENTED BY



Matthew Nelson

Realtor

(570) 614-9694

matthewdotnelson@gmail.com

Lic # RS372694

Jonathan J. Nelson Real Estate

9 N. Main Street
Suite #9, Pittston, PA 18640
(570) 212-9583
www.jjnre.com

**JONATHAN J.
NELSON**
REAL ESTATE
WWW.JJNRE.COM

RESTAURANT & BAR NEAR CENTERPOINT ON TWO ACRES

900 Oak Street

Pittston, PA 18640


\$799,000
ASKING PRICE

This offering presents a highly visible commercial asset positioned just outside CenterPoint Commerce & Trade Park which is one of Northeast Pennsylvania’s most active industrial hubs and encompasses over 13.8M (+/-) SF of developed space and employing more than (5K) people. The property consists of a 5.1K SF (+/-) building situated on a two-acre parcel currently built-out as a restaurant.

The site benefits from strong frontage along a heavily traveled roadway with traffic counts exceeding (20K) vehicles per day and further enhanced by a proposed traffic signal at the entrance. Its proximity to major transportation routes, including I-81 and I-476, provides efficient connectivity to regional & national markets.

The existing structure is fully equipped for hospitality & restaurant use which features a bar, dining room, eat-in area, raised stage, commercial kitchen and prep space, as well as an upstairs apartment. This configuration supports immediate occupancy while also offering flexibility for adaptive reuse. The property is well-positioned for a variety of uses including restaurant, retail, professional services, medical office, daycare, etc.

Surrounded by a dense base of industrial employers and daytime population, the property offers a compelling opportunity for both owners & users seeking a strategic location as well as investors targeting a value-add asset with expansion or redevelopment potential. The combination of visibility, access, and proximity to a major employment hub positions this offering to capitalize on continued growth throughout the Northeast Pennsylvania market.

●● Investment Highlights

Backed by strong location fundamentals and a diverse range of potential uses, this asset offers multiple paths to value creation through both in-place utilization and future repositioning. Its proximity to a major employment hub, combined with high traffic exposure and a sizable parcel, supports long-term demand from both users & tenants. The existing improvements provide immediate functionality while the underlying real estate presents additional upside through expansion or redevelopment.

- Positioned just outside CenterPoint Commerce & Trade Park.
- 5,100 SF (+/-) building on a two-acre parcel.
- High visibility location with traffic counts exceeding (20K) VPD.
- Proposed traffic signal enhancing accessibility as well as ingress & egress.
- Immediate usability as a fully built-out restaurant with bar, kitchen, and dining areas.
- Includes upstairs apartment for additional income or on-site management.
- Flexible zoning & layout supporting retail, medical, office, daycare, or service uses.
- Surrounded by strong daytime population driven by nearby industrial employment.
- Value-add opportunity through repositioning, expansion, or redevelopment.

KEY METRICS

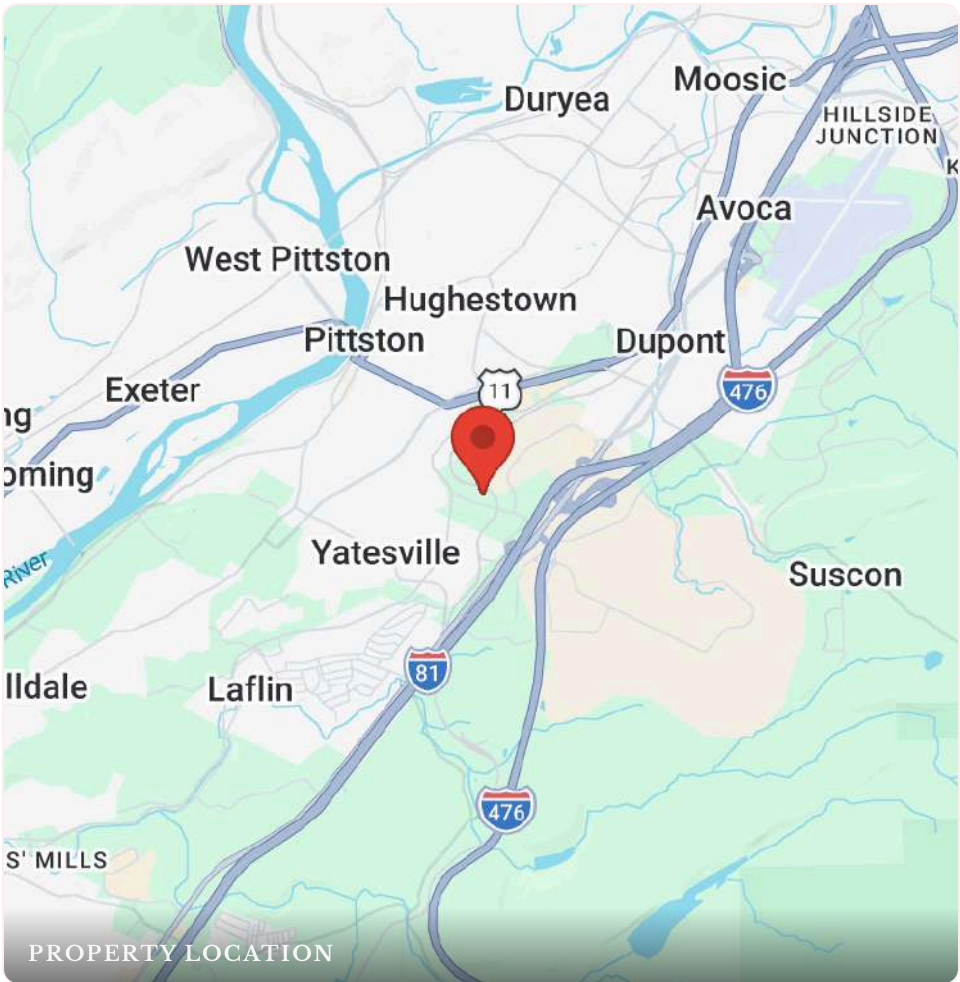


Asking Price

\$799,000

●● Location Highlights

- Located just outside CenterPoint Commerce & Trade Park which is one of Northeast Pennsylvania’s largest and most active employment centers.
- Minutes from I-81 and I-476, supporting efficient regional and interstate connectivity.
- Conveniently located between Wilkes-Barre & Scranton which provides access to two major population & employment centers.
- Within a one-day drive of New York City, Philadelphia, and New Jersey, supporting both local and regional customer reach.
- Surrounded by major national operators including Amazon, Chewy, and The Home Depot.
- Ongoing development and tenant expansion in the immediate area continue to strengthen long-term viability and demand.

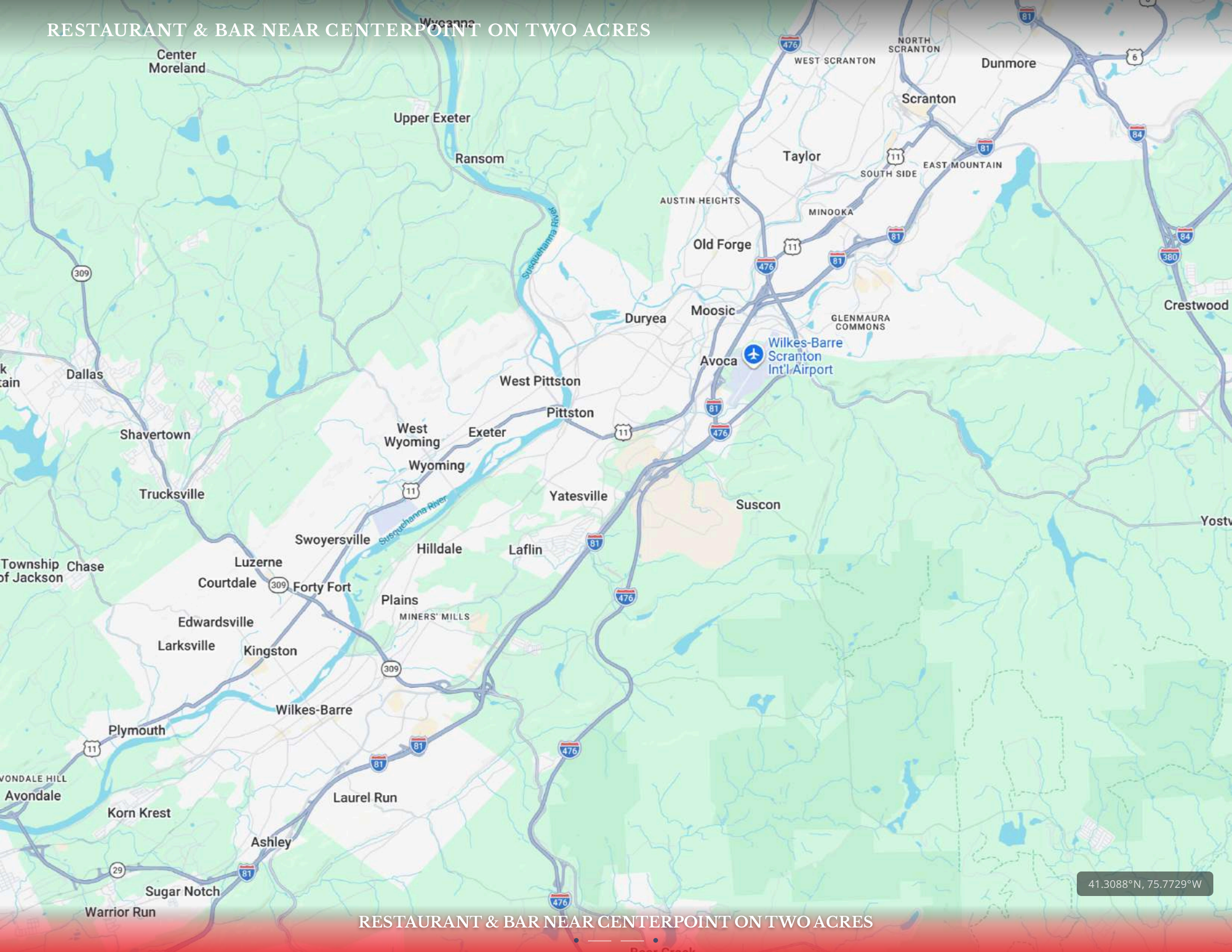


TRANSIT	
Geisinger Healthplex	0.3 mi
Geisinger	0.3 mi
Enterprise & Oak	0.4 mi

AIRPORTS	
Wilkes-Barre / Scranton International	3.2 mi

HIGHWAYS	
I-81	0.5 mi
PA-315	0.5 mi
Chestnut Street	0.5 mi
Pennsylvania Turnpike	0.7 mi

RESTAURANT & BAR NEAR CENTERPOINT ON TWO ACRES



41.3088°N, 75.7729°W

●● Market Overview

Market Overview of Pittston, Pennsylvania

Pittston Township is a strategically positioned submarket within Luzerne County, located between Scranton and Wilkes-Barre. The township benefits from direct access to major transportation infrastructure, including I-81 & I-476, making it a critical node within the Northeast Pennsylvania logistics corridor.

The market is anchored by the presence of CenterPoint Commerce & Trade Park, a large-scale industrial & business park spanning approximately (1,800) acres and serving as one of the region's primary employment and distribution centers. Its location at the intersection of I-81 and I-476 provides exceptional regional access, placing the area within close proximity to major East Coast population centers and consumption zones.

From a demographic standpoint, Pittston Township is a smaller, stable community with a population of just over (3K) residents, but it draws from the broader Greater Pittston region and surrounding Luzerne County labor pool. The area offers a reliable workforce, relatively low poverty rates, and competitive household incomes compared to the county overall.



KEY FACTS

Population	3,682
Area	0.7 sq mi
Elevation	653 ft
Time Zone	Eastern Time Zone
County	Luzerne County
Incorporated	April 30, 1853
State	Pennsylvania

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	3,537	Population	34,955	Population	66,943
Median HH Income	\$63,294	Median HH Income	\$63,150	Median HH Income	\$64,702
Households	1,537	Households	15,743	Households	30,376

Source: ESRI / ArcGIS Business Analyst

RESTAURANT & BAR NEAR CENTERPOINT ON TWO ACRES

900 Oak Street, Pittston, PA, 18640



EXCLUSIVELY OFFERED BY



Matthew Nelson

Realtor

(570) 614-9694

matthewdotnelson@gmail.com

Lic# RS372694

Jonathan J. Nelson Real Estate

9 N. Main Street

Suite #9, Pittston, PA 18640

(570) 212-9583 www.jjnre.com

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended solely for the use of the party to whom it has been delivered by Jonathan J. Nelson Real Estate and may not be disclosed, distributed, or made available to any other person or entity without the prior written consent of Jonathan J. Nelson Real Estate.

By accepting this Offering Memorandum, the recipient agrees to hold and treat all information contained herein in the strictest confidence. The recipient further agrees not to reproduce, duplicate, or distribute this material, in whole or in part. In the event the recipient has no interest in the subject property, this Offering Memorandum shall be promptly returned to Jonathan J. Nelson Real Estate.

This Offering Memorandum has been prepared for informational purposes only and is intended to provide a preliminary overview of the subject property. It contains select financial and physical information, which has not been independently verified and is not intended as a substitute for a thorough due diligence investigation. Jonathan J. Nelson Real Estate makes no representations or warranties, express or implied, regarding the accuracy or completeness of the information contained herein.

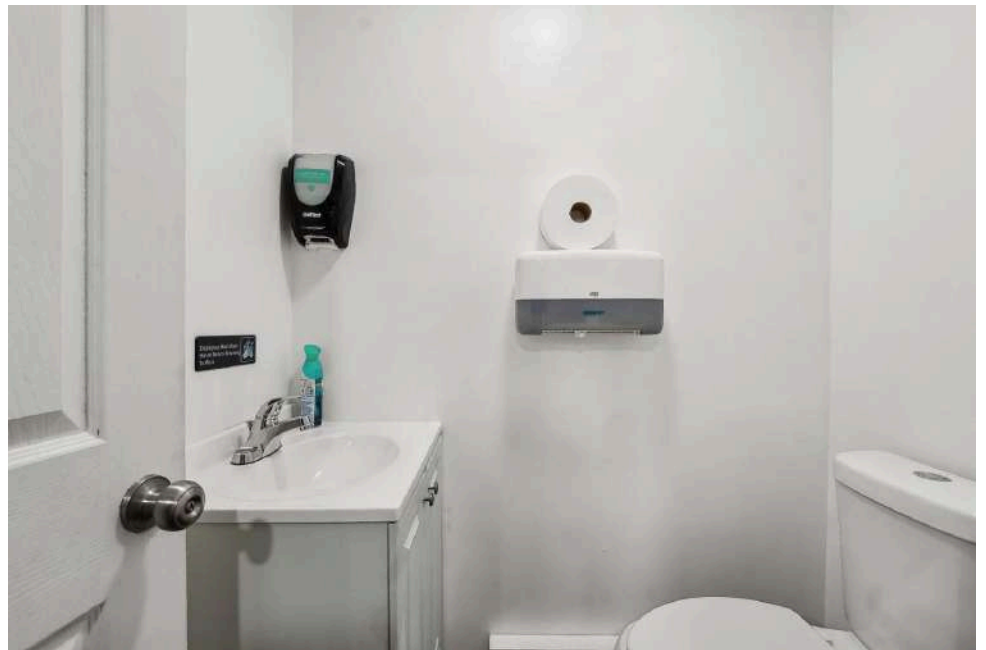
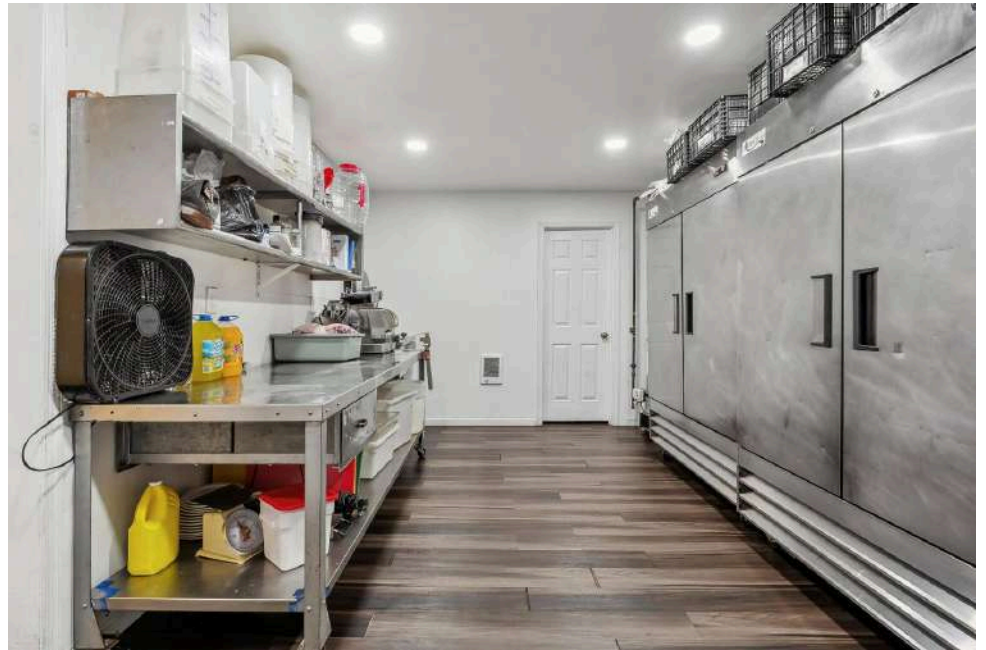
No representation or warranty is made as to the condition of the property, compliance with applicable laws and regulations, the presence or absence of hazardous substances, the accuracy of square footage, or the financial performance of the asset. All prospective purchasers are advised to conduct their own independent investigations and analyses and shall be responsible for all costs and expenses incurred in evaluating the property.

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.









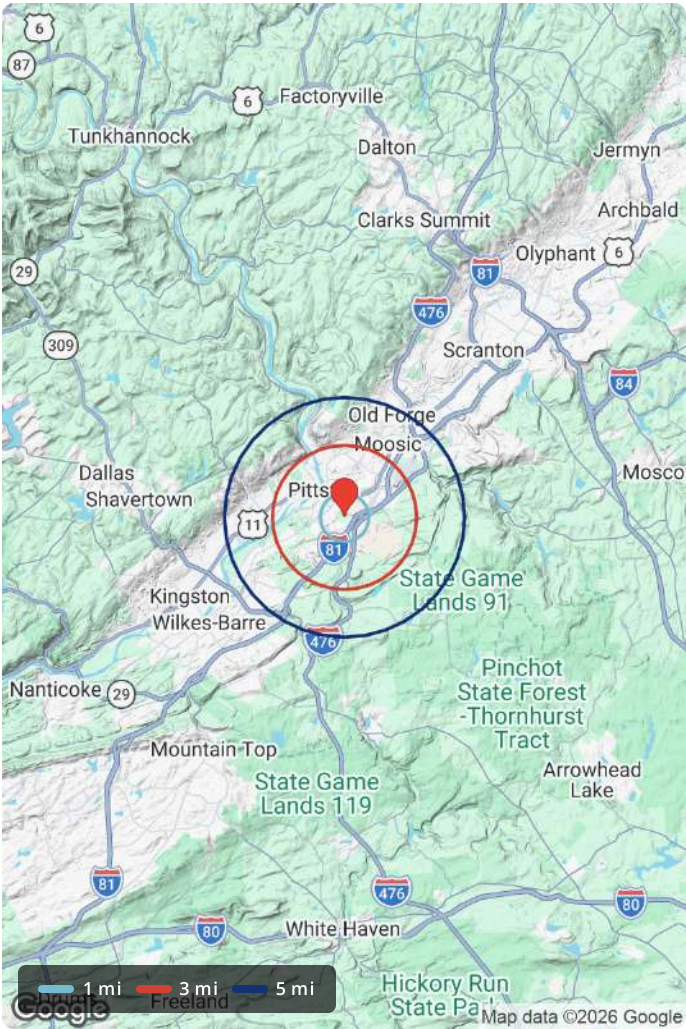
●● Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,564	37,262	70,690
2010 Population	3,402	35,738	67,907
2025 Population	3,537	34,955	66,943
2030 Population	3,597	35,062	67,183
2025-2030 Growth Rate	0.34 %	0.06 %	0.07 %
2025 Daytime Population	6,398	36,198	72,441

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,456	15,658	29,842
2010 Total Households	1,463	15,632	29,884
2025 Total Households	1,537	15,743	30,376
2030 Total Households	1,573	15,871	30,592
2025 Avg. Household Size	2.29	2.2	2.19
2025 Owner Occupied Housing	1,158	10,708	20,976
2030 Owner Occupied Housing	1,203	10,989	21,477
2025 Renter Occupied Housing	379	5,035	9,400
2030 Renter Occupied Housing	370	4,882	9,115
2025 Vacant Housing	152	1,913	3,321
2025 Total Housing	1,689	17,656	33,697

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	199	1,751	3,194
\$15,000-\$24,999	72	1,174	2,257
\$25,000-\$34,999	147	1,394	2,585
\$35,000-\$49,999	186	1,966	3,811
\$50,000-\$74,999	339	2,715	5,245
\$75,000-\$99,999	171	2,175	4,149
\$100,000-\$149,999	247	2,721	5,297
\$150,000-\$199,999	98	940	1,873
\$200,000 or greater	78	907	1,965
Median HH Income	\$63,294	\$63,150	\$64,702
Average HH Income	\$79,830	\$81,387	\$83,574

\$63,294 MEDIAN HH INCOME	\$79,830 AVG HH INCOME
75.3% OWNER OCCUPIED	24.7% RENTER OCCUPIED
9.0% VACANCY RATE	0.34 % 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst