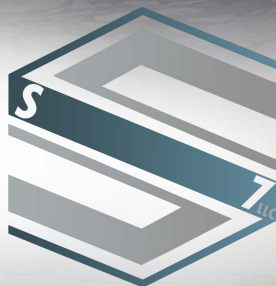


CARRIAGE SQUARE

674 Route 196, Tobyhanna, PA 18466



Sean Fox,

S7 LLC

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CARRIAGE SQUARE



PROPERTY INFORMATION

ANNUAL RENT
\$19,200.00

PROPERTY ADDRESS
674 Route 196, Tobyhanna, PA 18466

RENTABLE AREA
1,400 Sq. Ft.



CARRIAGE SQUARE

674 Route 196
Tobyhanna, PA
18466

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

High Traffic Shopping Center. This high-visibility location benefits from a steady stream of daily visitors, ensuring your brand stays front and center in a high-traffic corridor. Under proactive new ownership, the plaza is entering an exciting new chapter focused on tenant success and property excellence. Your customers will enjoy a seamless experience thanks to an abundance of parking, removing the stress of the visit and encouraging longer stays. This is a rare opportunity to secure a footprint in a well-managed, vibrant center where convenience meets high demand.



CARRIAGE SQUARE

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PROPERTY DETAILS

Unlock the potential of your business with this prime 1,400-square-foot inline retail space, perfectly positioned in the heart of a bustling shopping plaza. This high-visibility location benefits from a steady stream of daily visitors, ensuring your brand stays front and center in a high-traffic corridor. This is a rare "plug-and-play" opportunity, as the lease comes inclusive of most of the existing café equipment, allowing you to bypass the long lead times and high costs typically associated with a new build-out. Under proactive new ownership, the plaza is entering an exciting new chapter focused on tenant success and property excellence. Your customers will enjoy a seamless experience thanks to an abundance of parking, removing the stress of the visit and encouraging longer stays. This is a rare opportunity to secure a footprint in a well-managed, vibrant center where convenience meets high demand. Tenant responsible for utilities and CAM charges.

Available Units				
Unit	Size (sf)	Price (month)	Lease Type	Available
11	1,400	\$1,600.00	Modified Net*	Immediately
13	1,250	\$1,400.00	Modified Net*	Immediately
Anchor Space	up to 23,000	Varies	Modified Net*	Varies

*Tenant responsible for separate utilities and common area maintenance charges for electric, maintenance and plowing, and shared heat where applicable



PROPERTY
PHOTOS



CARRIAGE SQUARE

674 Route 196, Tobyhanna, PA 18466



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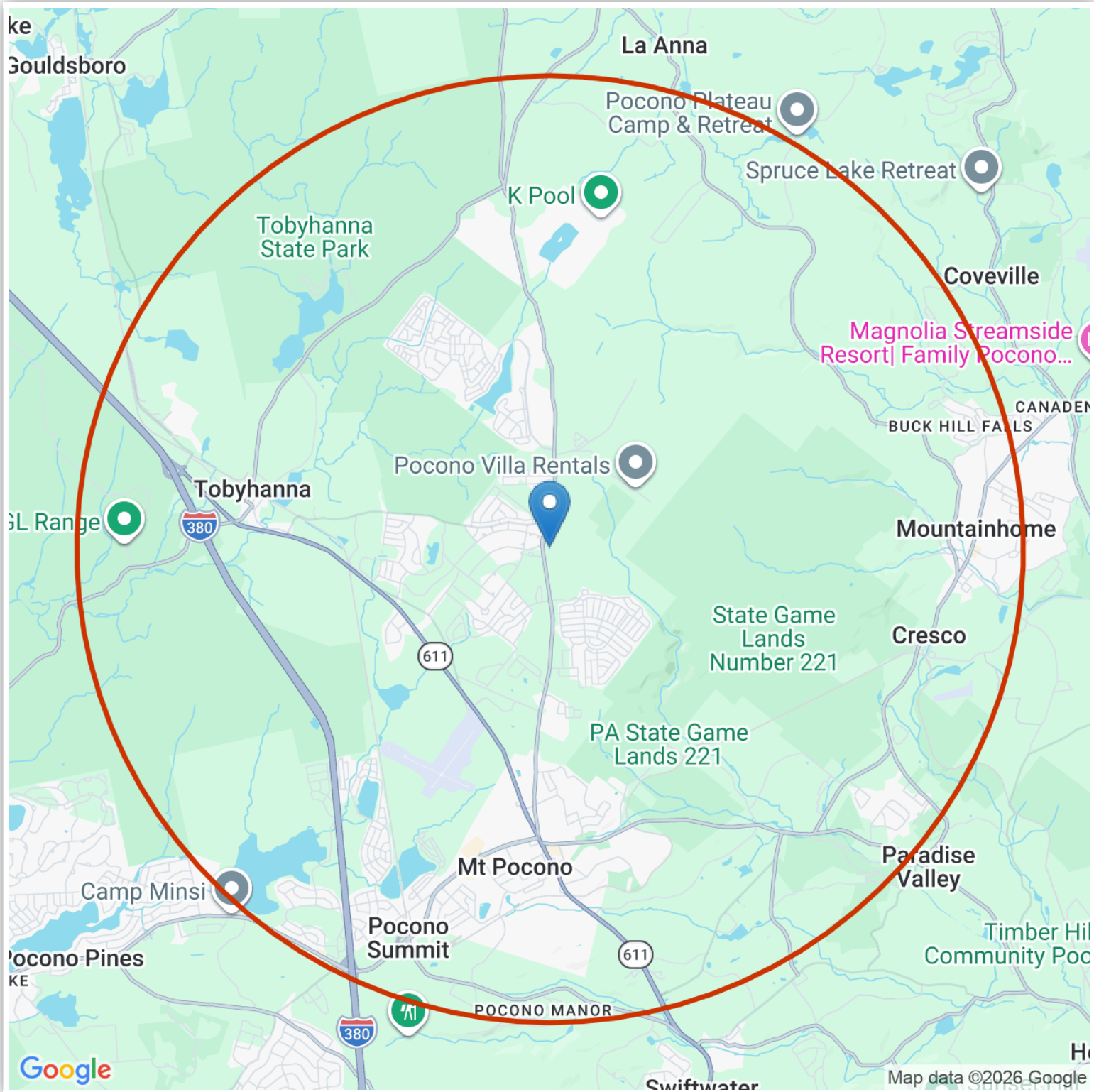


CARRIAGE SQUARE

674 Route 196, Tobyhanna, PA 18466



LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



CARRIAGE SQUARE
674 Route 196, Tobyhanna, PA, 18466



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

25,752

Population

40.6

Median Age

2.75

Average Household Size

9,265

Total Households

EDUCATION

7.42%

No High School Diploma

8.7%

High School Graduate

16.52%

Some College

17.06%

Bachelor's/ Grad

BUSINESS

784

Total Businesses

21,270

Total Employees

EMPLOYMENT

1,779

Retail Trade Employees

1,179

Manufacturing Employees

673

Eating & Drinking Employees

260

Finance/Ins/Real Estate Emp

4.4%

Unemployment Rate

INCOME

\$75,404

Median Household Income

\$34,849

Per Capita Income

\$227,003

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (18.59%)

The smallest group : \$25,000 - \$34,999 (5.75%)

Indicator	Value(%)	
< \$15,000	9.13	
\$15,000 - \$24,999	9.56	
\$25,000 - \$34,999	5.75	
\$35,000 - \$49,999	10.9	
\$50,000 - \$74,999	14.33	
\$75,000 - \$99,999	15.2	
\$100,000 - \$149,999	18.59	
\$150,000 - \$199,999	8.69	
\$200,000+	7.87	



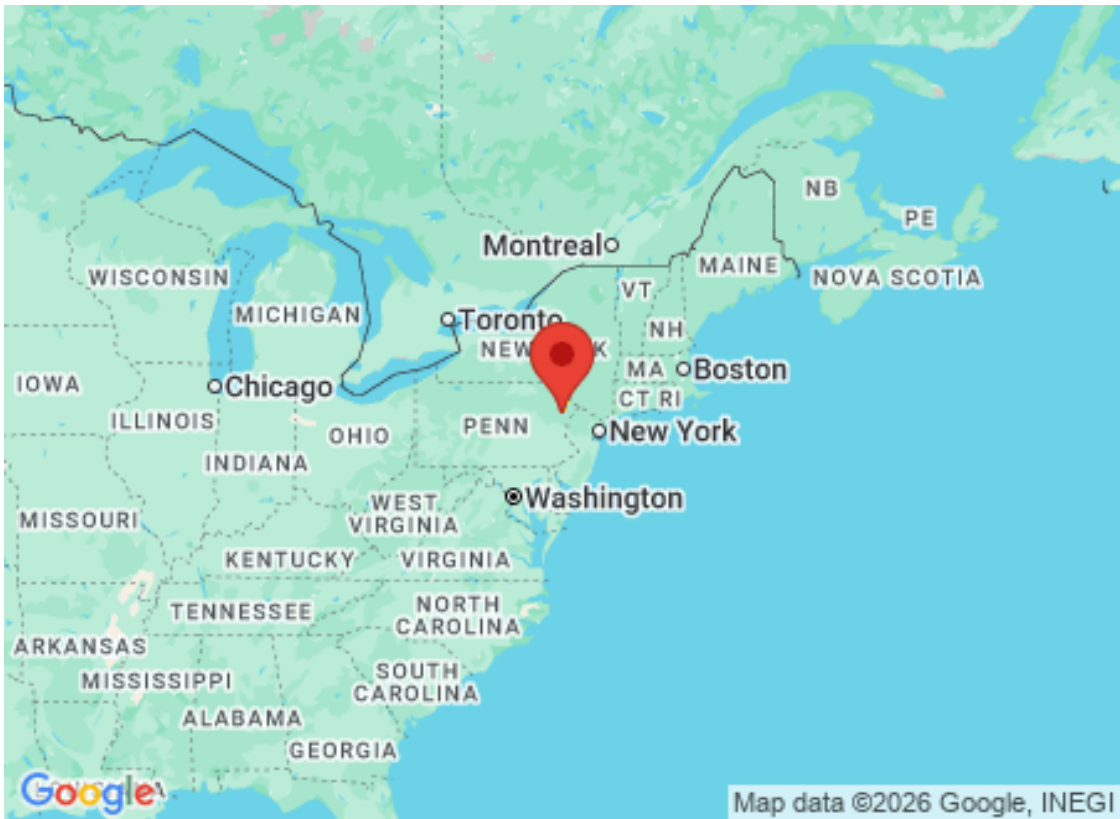
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CARRIAGE SQUARE

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A map of the Scranton, Pennsylvania area. A red pin is placed at the intersection of Interstate 476 and Interstate 380. Other labeled locations include Carbondale, Honesdale, Scranton, Pittston, Wilkes-Barre, Bloomsburg, Hazleton, Pottsville, Allentown, and Newark. Various highway shields are visible, including US-6, US-11, US-44, I-64, I-80, I-78, and I-22. The Google logo is in the bottom left corner, and the text 'Map data ©2026 Google' is in the bottom right corner.



674 ROUTE 196, TOBYHANNA, PA, 18466



AERIAL ANNOTATION MAP



Carriage Square

674 Route 196, Tobyhanna, PA, 18466



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