

FACT SHEET

ADDRESS:

11 BEAR CREEK COMMONS, BEAR CREEK BLVD., WILKES BARRE TWP, PA

GENERAL INFORMATION:

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| 1. | SPACE SIZE: | +/- 1650 SF (FORMER SPORTS CLIPS) |
| 2. | STREET: | BEAR CREEK BLVD, WILKES BARRE TWP., PA |
| 3. | COUNTY: | LUZERNE |
| 4. | MUNICIPALITY: | WILKES BARRE TOWNSHIP, PA |
| 5. | ZONING: | COMMERCIAL/RETAIL |
| 6. | RESTRICTIONS: | RED MEAT %, SPORTS BARS |
| 9. | LIST PRICE: | \$ 27 PSF NNN |
| 10. | CAMS/UTILS (EST.): | \$9.50 PSF (Estimated) |
| 11. | PARKING: | TENANT IN COMMON |
| 12. | PRESENT CONDITION: | SHELL CONDITION |

HIGHLIGHTS

- HIGH VISIBILITY FROM MUNDY STREET, WILKES BARRE TWP.
(SITE ACCESSED BY BEAR CREEK BLVD. ENTRY)
- CLOSE TO PA RTE 309, PA RTE 315, PA RTE 115, AND INTERSTATE 81
- LARGE LIGHTED PARKING LOT – AMPLE PARKING FOR VARIOUS USES
- JOIN BUFFALO WILD WINGS, MOE'S, JERSEY MIKE'S, MILAN LASER, EINSTEIN BAGLE, PUREGREEN, ASPEN DENTAL, CORE LIFE, AND CRICKET WIRELESS
- ADJACENT TO VA HOSPITAL, WYOMING VALLEY MALL, MAJOR POWER CENTERS, ETC.
- GLASS STOREFRONT, SIGNAGE OPPORTUNITY ON PYLON SIGN AT MUNDY STREET
- RETAIL EXPERIENCED LANDLORD WITH PROPERTY MANAGER

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