



**FOR SUBLEASE**

321 Meridian Avenue

Scranton | PA, 18504



# Fresenius Building Available

321 Meridian Avenue | Scranton, PA 18504



**FOR SUBLEASE**

7,104 SF

Available

Call for rates

Rate

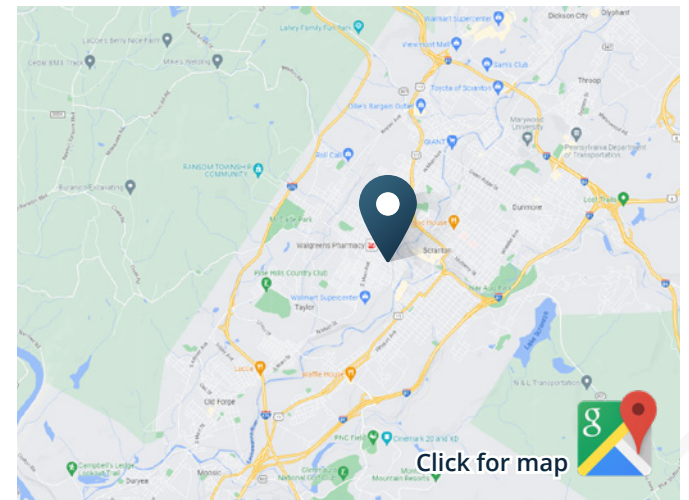
2-28-2032

Lease Expiration Date

## ABOUT THE PROPERTY

- AS-IS" delivery
- Property is in fantastic condition
- Easy access and plenty of parking
- Excellent location and visibility
- Monument sign available

## NEIGHBORING TENANTS



SRS REAL ESTATE PARTNERS | 1718 Towne Drive | West Chester, PA | 484.883.7537

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 mile	3 miles	5 miles
2022 Estimated Population	19,741	90,758	120,695
2027 Projected Population	19,742	90,610	120,702
Projected Annual Growth Rate 2022 to 2027	0.00%	-0.03%	0.00%

### Daytime Population

	1 mile	3 miles	5 miles
2022 Daytime Population	26,017	95,617	134,303
Workers	14,981	45,191	68,580
Residents	11,036	50,426	65,723

### Income

	1 mile	3 miles	5 miles
2022 Est. Average Household Income	\$58,937	\$68,006	\$73,778
2022 Est. Median Household Income	\$41,179	\$48,173	\$51,825

### Households & Growth

	1 mile	3 miles	5 miles
2022 Estimated Households	8,119	36,391	49,680
2027 Estimated Households	8,159	36,498	49,911
Projected Annual Growth Rate 2022 to 2027	0.10%	0.06%	0.09%

### Race & Ethnicity

	1 mile	3 miles	5 miles
2022 Est. White	65%	72%	76%
2022 Est. Black or African American	10%	7%	6%
2022 Est. Asian or Pacific Islander	4%	5%	5%
2022 Est. American Indian or Native Alaskan	0%	0%	0%
2022 Est. Other Races	10%	7%	6%
2022 Est. Hispanic	20%	15%	13%

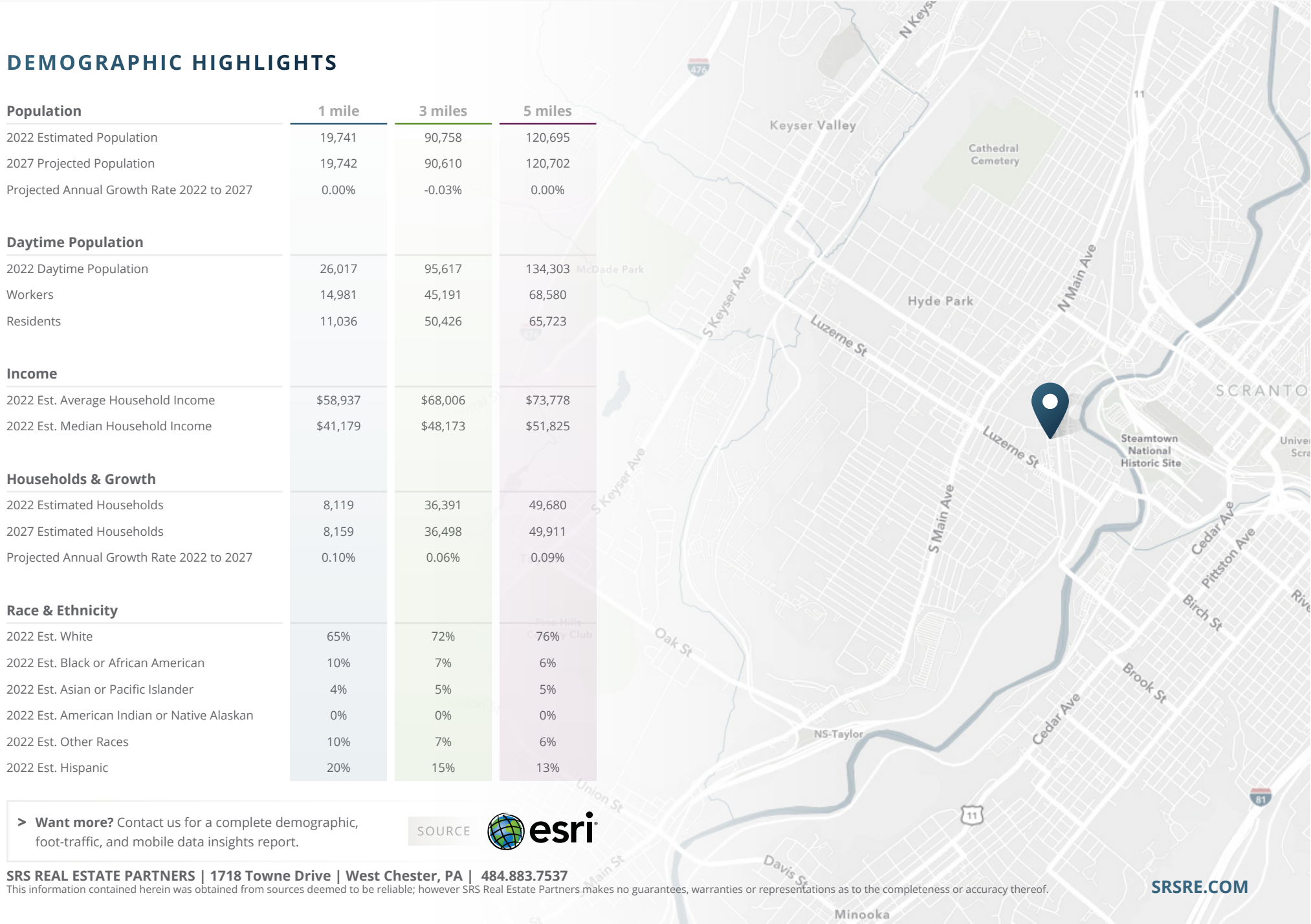
> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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