

600 SCRANTON CARBONDALE HWY

SUGERMAN'S - Archbald, PA 18403



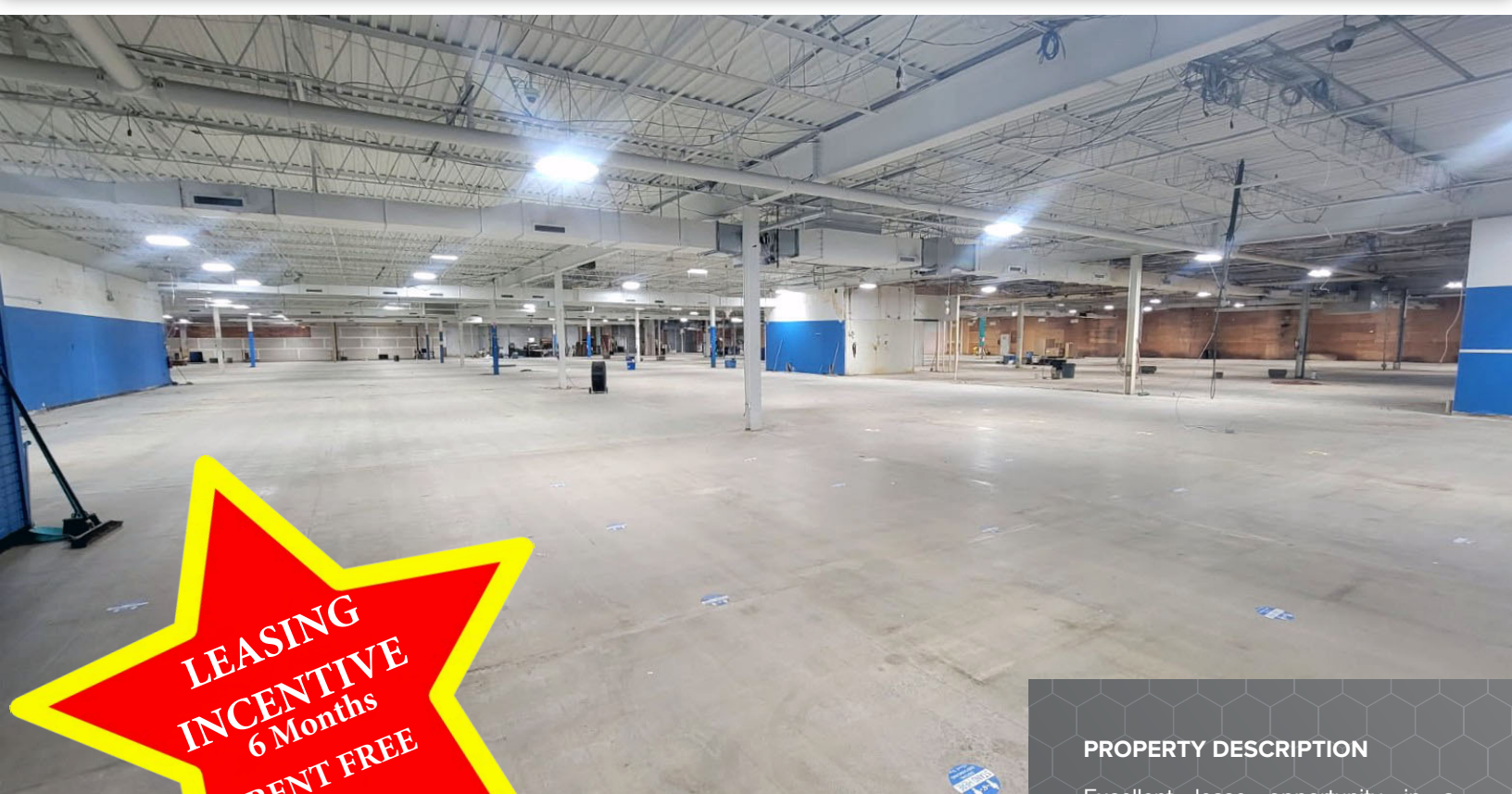
FOR LEASE



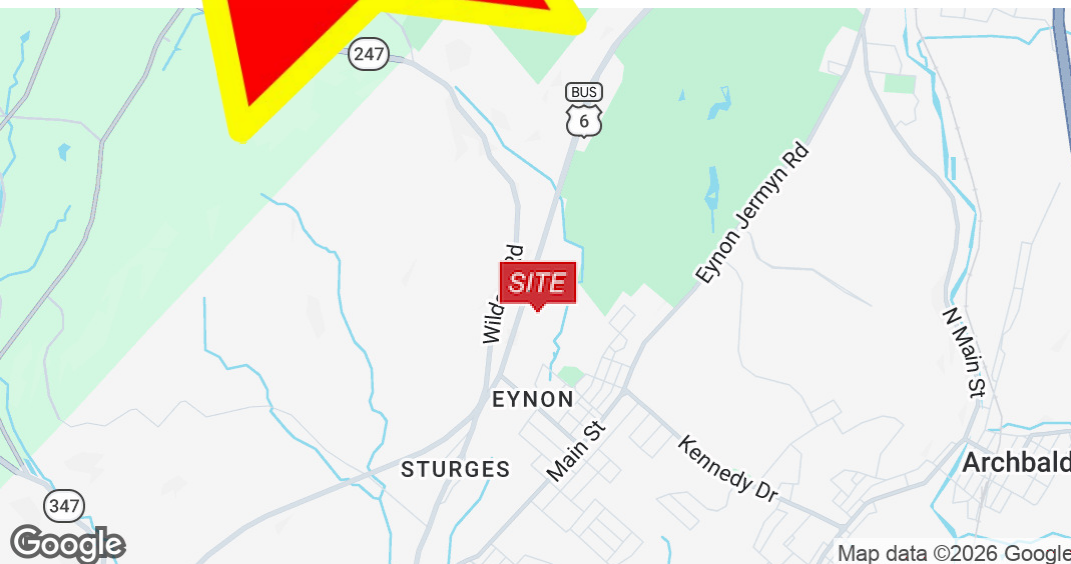
RETAIL



133,300± SF



**LEASING
INCENTIVE
6 Months
RENT FREE**



PROPERTY DESCRIPTION

Excellent lease opportunity in a highly visible 430,000± multi-tenant mixed-use building, anchored by 100,000± SF Discount Grocery Tenant. Situated on Route 6 with a traffic count of 9,655 vehicles per day. Availability of up to 133,300± SF with the flexibility of Retail Space &. Industrial.

LEASE RATE:

\$5 SF/YR (NNN)

FOR MORE INFORMATION

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NAI Mertz



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PROPERTY HIGHLIGHTS

- 430,000± SF Multi-Tenant building with 100,000± SF Discount Grocery anchor
- Situated on business Route 6 connecting Scranton and Carbondale
- Up to 133,300± SF available
- Landlord willing to subdivide
- Suitable for various retail concepts
- Highly competitive lease rate
- Rate: \$5 psf, NNN
- Ceiling height: 12'7" to 13' 11"
- (4) loading docks with ability to add more
- Pad site opportunities available
- Natural gas
- Public water and sewer
- Ample parking
- 9,655 vehicles per day, with high visibility
- C-2 General Commercial zoning district
- Area retail corridor with many national brands



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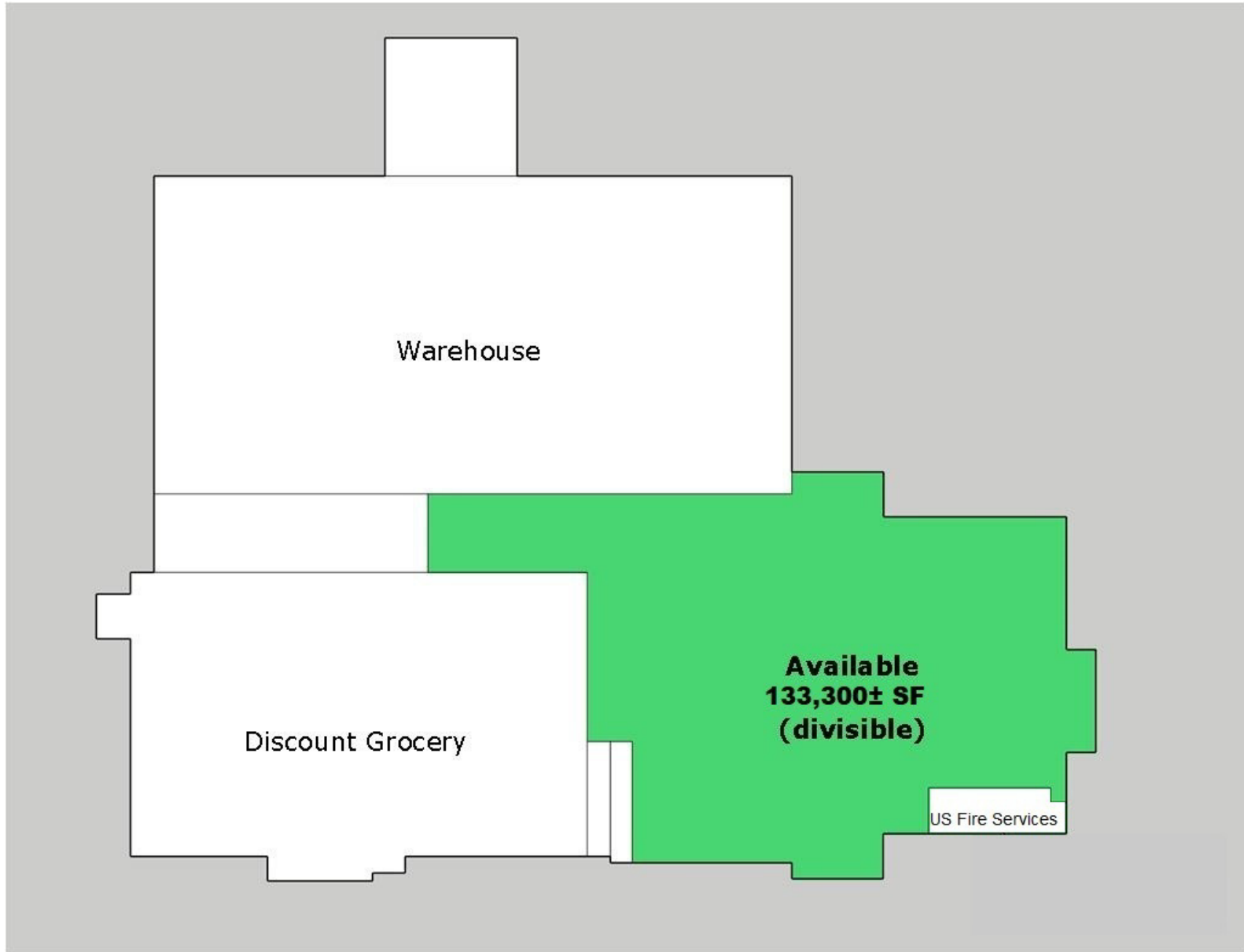
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LOCATION OVERVIEW

Located on heavily traveled Route 6, with 9,655 vehicles per day. Within 10 minutes to the interchange access of I-81, and 20 minutes to I-476 and I-84.

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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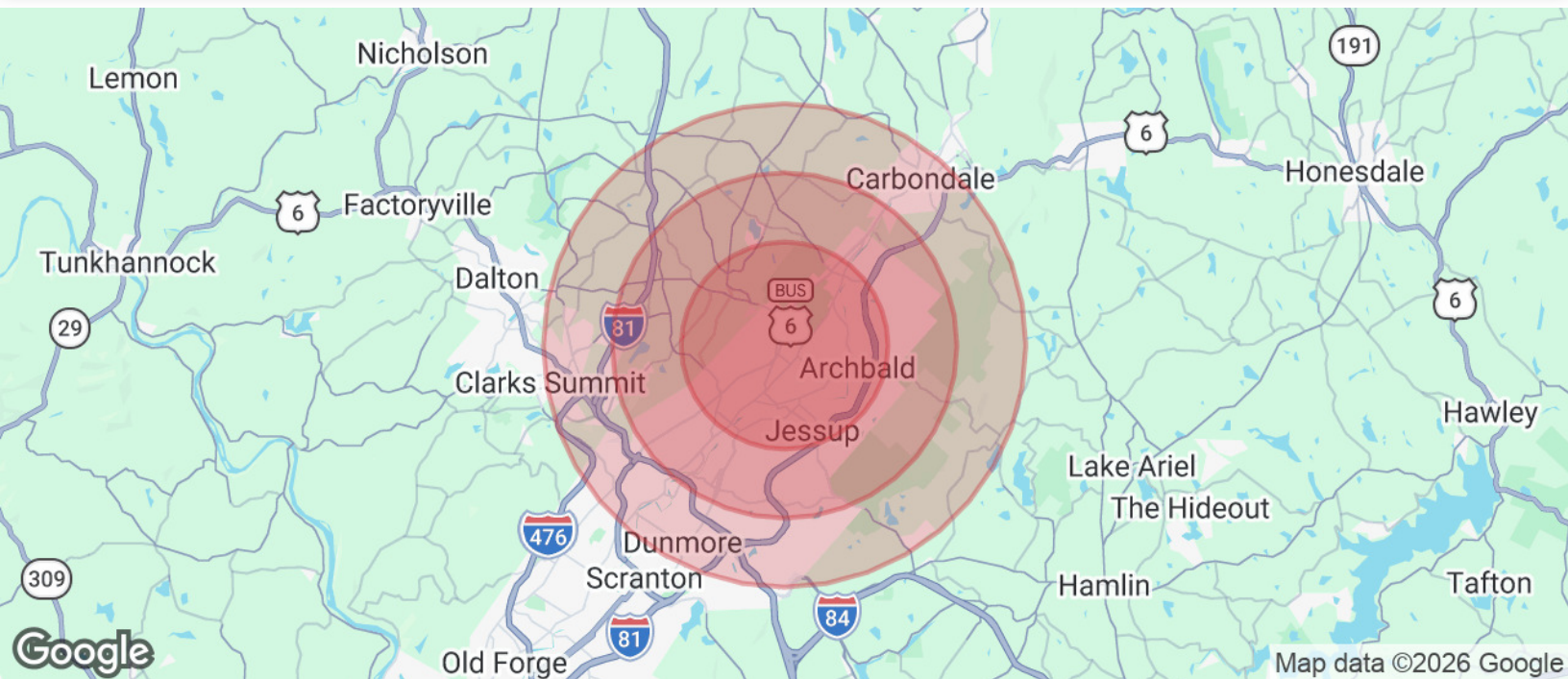
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RETAIL



133,300± SF



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	27,271	44,179	100,324
Average Age	45	45	44
Average Age (Male)	43	43	42
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	11,907	19,116	41,850
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$81,714	\$86,370	\$92,170
Average House Value	\$206,528	\$217,911	\$224,793

TRAFFIC COUNTS

Route 6	9,655/day
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2020 American Community Survey (ACS)

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