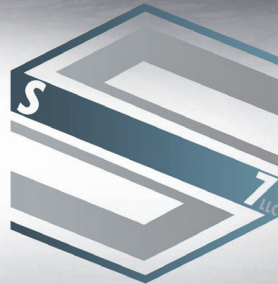


# CARRIAGE SQUARE

674 Route 196, Tobyhanna, PA 18466



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*570.213.9232*

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**Property Info & Disclaimer**

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**Property Description**

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**Property Photos**

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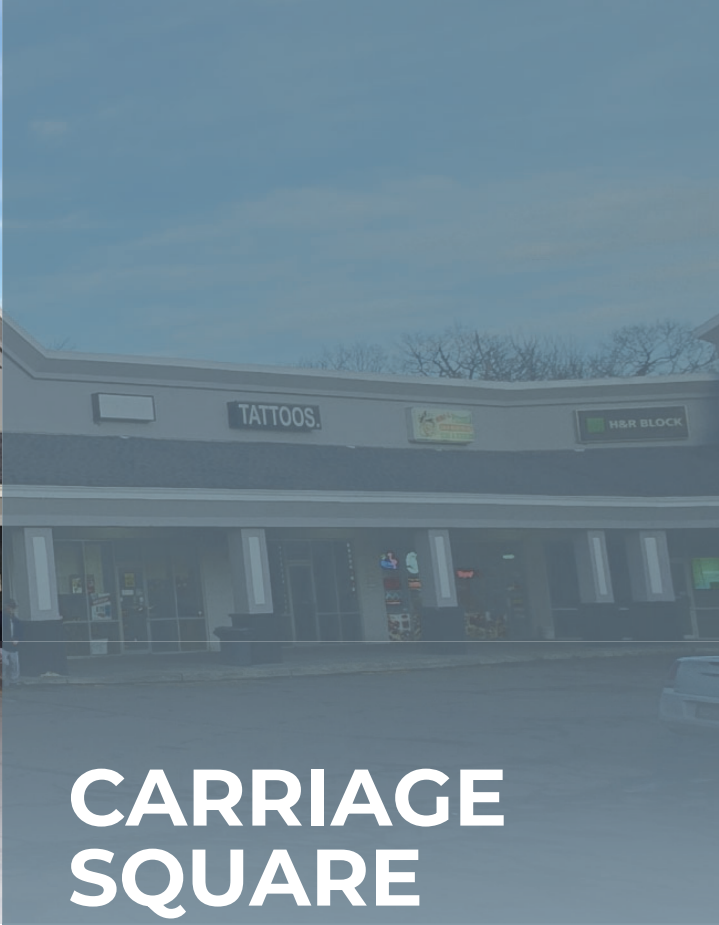
**Demographic Analysis**

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**Aerial & Location Report**

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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

674 Route 196, Tobyhanna, PA 18466



# PROPERTY DETAILS

This prime commercial opportunity in Carriage Square offers exceptional flexibility and visibility for businesses looking to establish themselves in the heart of Tobyhanna, PA in the C-1 Commercial Zoning District. Boasting a total of 21,00 square feet, the space is perfectly suited for a large-scale operation but can also be partitioned into smaller units starting from approximately 4,000 square feet and up. The site is well-equipped for high-volume operations with a spacious parking lot accommodating over 150 vehicles. The plaza is served by public water, a private sewer system, and boasts a 2,000 amp 3-phase electrical service, capable of supporting the most demanding of users. Under proactive new ownership, the plaza is entering an exciting new chapter focused on tenant success and property excellence. 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 (sf/yr)	Lease Type	Available
Anchor Space	21,000	\$12.00	Modified Net*	Immediately

\*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

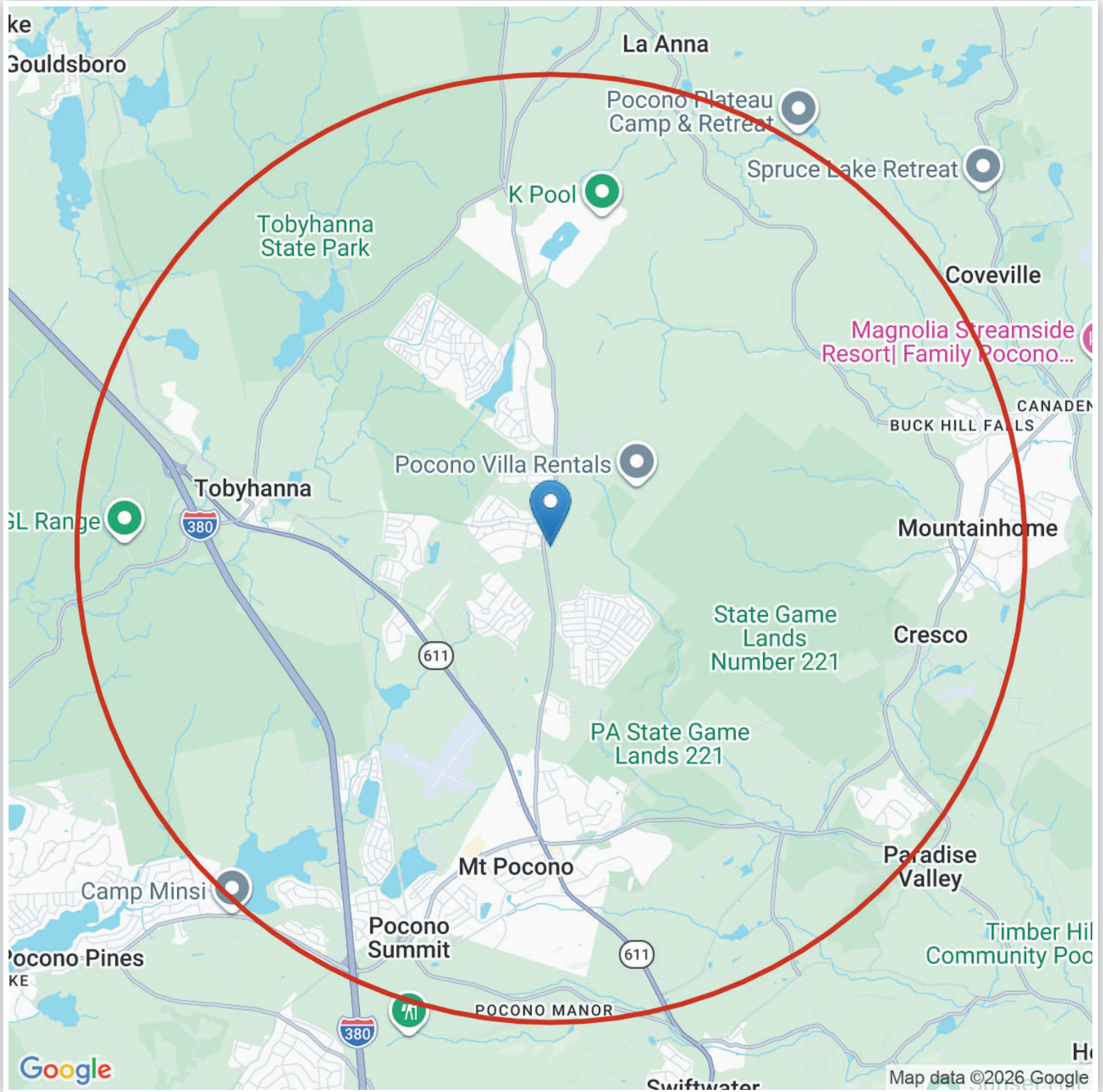


# CARRIAGE SQUARE

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

**1,179**  
Manufacturing Employees

**1,779**  
Retail Trade 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	■



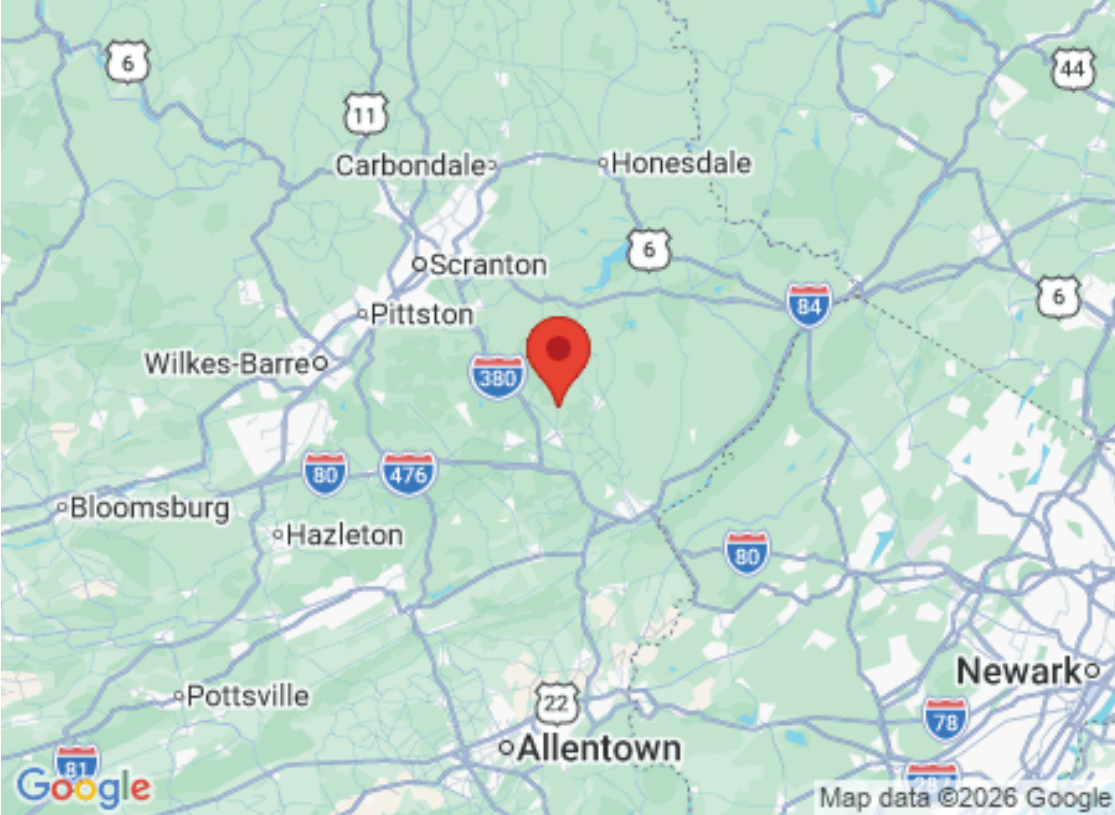
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## CARRIAGE SQUARE

674 Route 196, Tobyhanna, PA, 18466



# AREA LOCATION MAP



# CARRIAGE SQUARE

674 ROUTE 196, TOBYHANNA, PA, 18466



# AERIAL ANNOTATION MAP



# Carriage Square

674 Route 196, Tobyhanna, PA, 18466



# CONTACT



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## CARRIAGE SQUARE

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Tobyhanna, PA 18466