

# 950 WYOMING AVENUE

Forty Fort, PA 18704

 FOR LEASE

 OFFICE

 1,400 SF



## PROPERTY DESCRIPTION

Immaculate, totally renovated, 1st floor office suite in Forty Fort, PA on highly travelled Route 11, less than ½ mile off of Route 309.

- 1st floor office suite
- 1,400 SF
- \$1,600/month plus utilities
- Floor plan suitable for many diverse office uses
- Traffic exposure: 20,108 vehicles per day
- Parking: approximately (5) off-street parking spaces, and public street parking
- Natural gas hot air heat
- Fully air conditioned
- (7) individual room areas
- Road front signage available

LEASE RATE:

**\$1,600 PER MONTH (MG)**

## FOR MORE INFORMATION


**Chris Matus, CCIM, SIOR, PMP**

 570.760.6411

 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

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# NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
Wilkes-Barre, PA 18702  
570-820-7700 | [www.naimertz.com](http://www.naimertz.com)



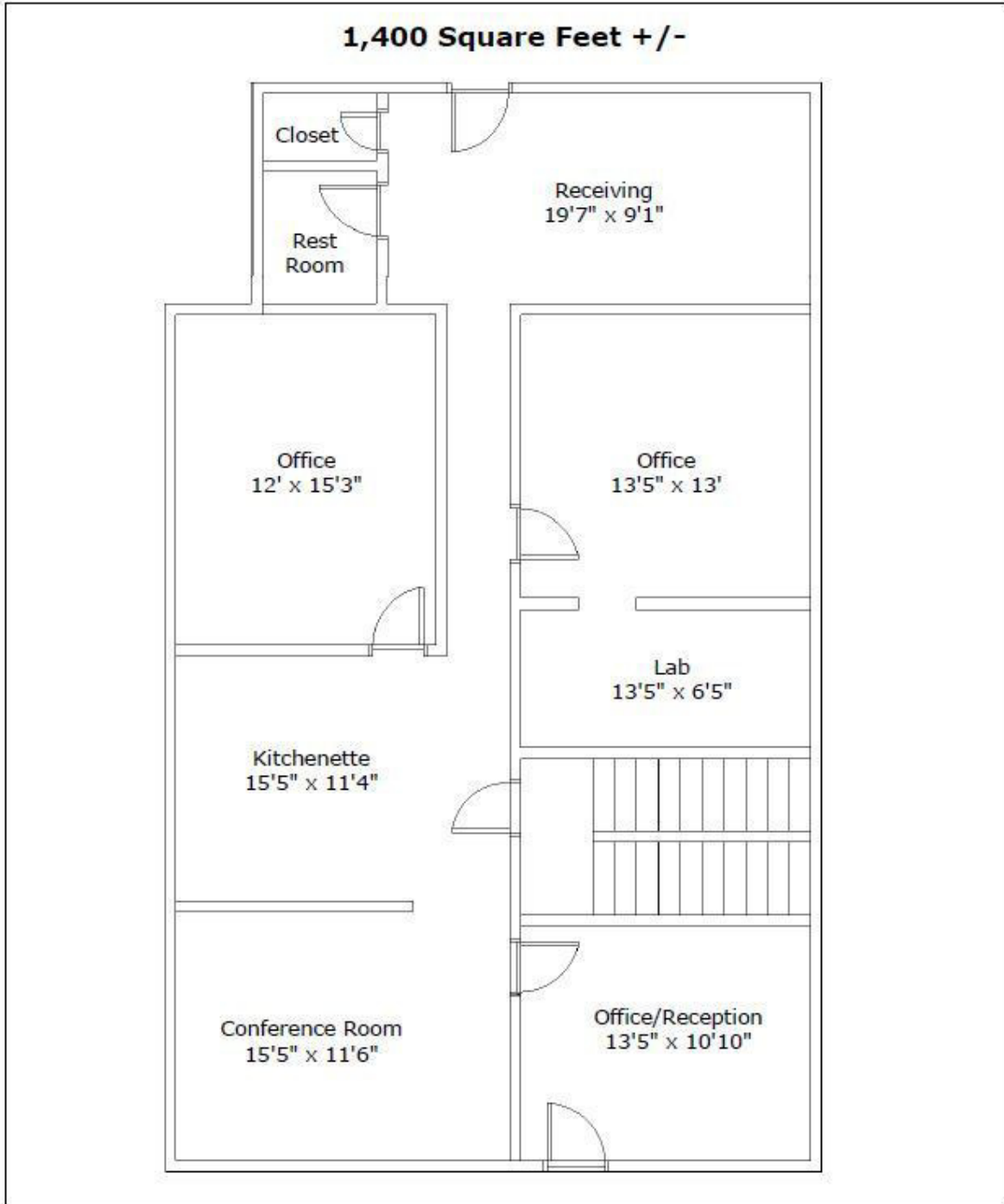
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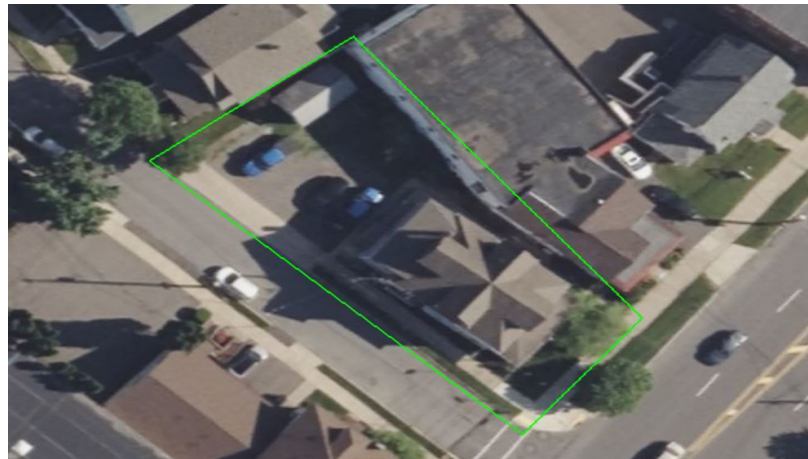
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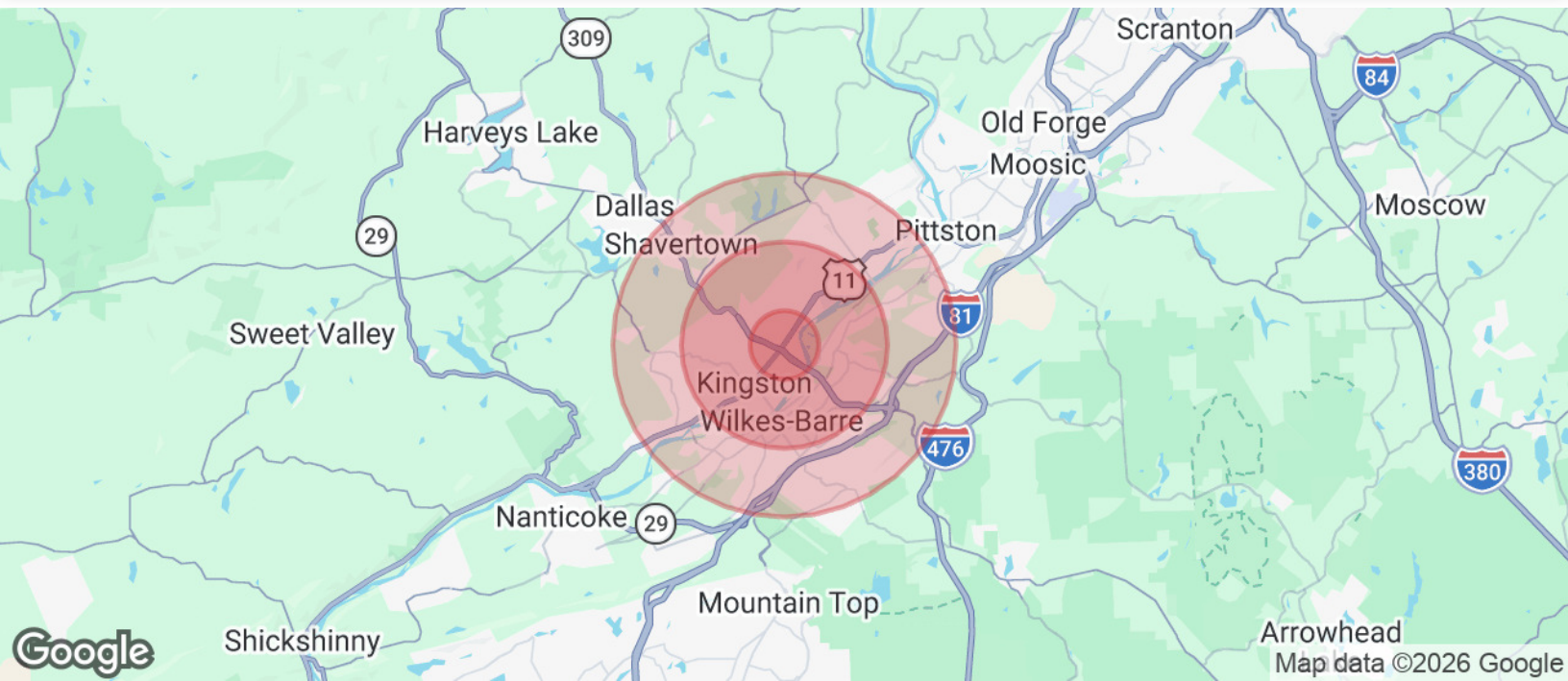
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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 11,697 | 72,218  | 128,388 |
| Average Age          | 41.1   | 40.2    | 41.4    |
| Average Age (Male)   | 36.8   | 37.8    | 39.3    |
| Average Age (Female) | 45.9   | 42.3    | 43.1    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,841     | 35,378    | 63,175    |
| # of Persons per HH | 2.0       | 2.0       | 2.0       |
| Average HH Income   | \$61,877  | \$53,818  | \$56,194  |
| Average House Value | \$127,260 | \$107,309 | \$110,162 |

## TRAFFIC COUNTS

|                         |            |
|-------------------------|------------|
| Wyoming Avenue (Rt. 11) | 20,108/day |
|-------------------------|------------|

\* Demographic data derived from 2020 ACS - US Census

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