



ROUTE 309 (CROSS VALLEY EXPY) & I-81
GREATER WILKES-BARRE, PENNSYLVANIA

get in touch.

BRIAN GOODWIN

office 610.825.5222
direct 610.260.2664
bgoodwin@metrocommercial.com

MIKE MURRAY

office 610.825.5222
direct 610.260.2669
mmurray@metrocommercial.com



COMING
SOON



OUTSTANDING
VISIBILITY

FROM I-81, ROUTE 309
AND ROUTE 315



±410,000

SQUARE FEET OF
SPECIALTY RETAIL



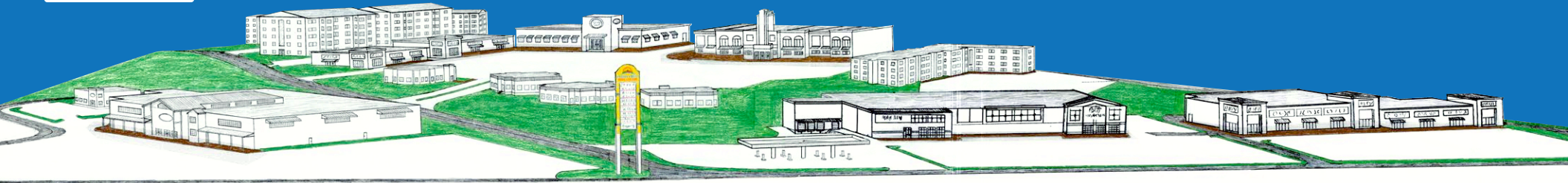
ANCHOR, JUNIOR ANCHOR,
THEATER, SMALL STORE
AND RESTAURANT PAD
OPPORTUNITIES



109,991

PEOPLE WITHIN
5 MILES






OVERVIEW


Valley Crest is a ±62 acre parcel generally located at the intersection of Pennsylvania Route 309 and Interstate 81 Exit 170 A&B in Plains Township, Pennsylvania. The parcel is zoned MU (Mixed Use) generally permitting residential and commercial development. Valley Crest LP, owner of the property, proposes to redevelop the site as a shopping center that may include up to 410,000 SF of retail buildings.

The project is accessible via Pennsylvania Route 309 and is located on the eastern side of Wilkes-Barre's regional shopping/entertainment/dining district. Valley Crest Real Estate, LP proposes new traffic infrastructure in the Valley Crest area to: a) provide access to the site and b) improve traffic flow in the Pennsylvania Route 309 and Mundy Street corridors. The site is located approximately one quarter (¼) mile from Wyoming Valley Mall (±900,000 SF). It is also less than one (1) mile from the area's two (2) dominant power centers, Arena Hub Plaza (±438,000 SF anchored by Lowe's) and Wilkes-Barre Township Commons (± 350,000 SF anchored by Target). Prominent regional destinations near the site include Mohegan Sun Pocono, Mohegan Sun Arena, Motorworld, and Geisinger Wyoming Valley Medical Center.

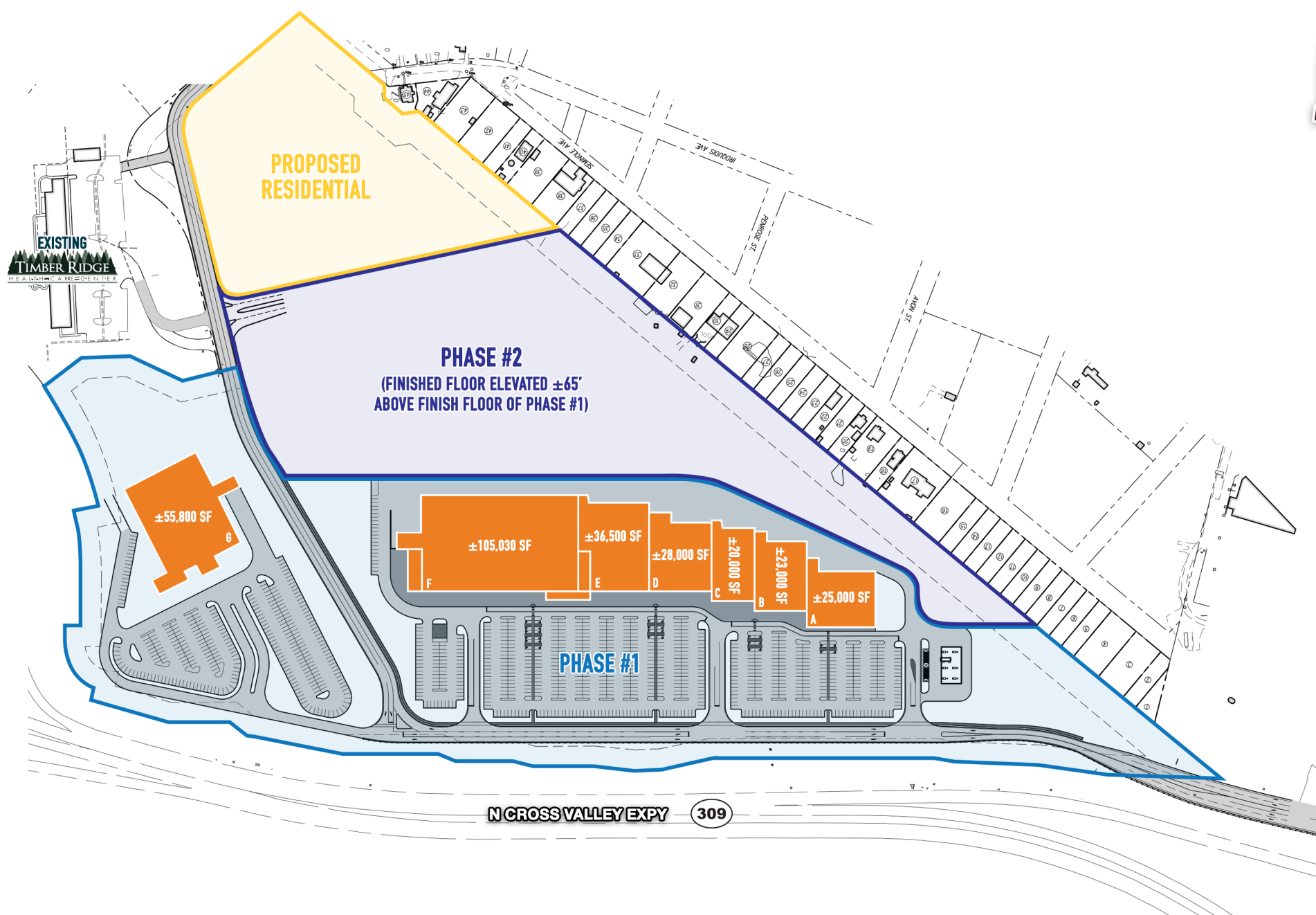
DEMOGRAPHIC SNAPSHOT

*ESRI 2021

2021 DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
 Est. Population	109,991	210,456	448,293
 Est. Households	47,769	89,747	186,212
 Est. Avg. HH Income	\$61,239	\$69,133	\$71,595

 Traffic Counts	59,489 VPD (I-81)	34,341 VPD (Route 309)
---	-------------------	------------------------

NEARBY COLLEGES & UNIVERSITIES	DISTANCE (MILES)	TOTAL ENROLLEMENT
 King's College	3.7	2,400
 Wilkes University	4.1	4,700
 Misericordia University	10.8	2,240
 Luzerne County Community College	11.1	6,669
 Penn State Wilkes-Barre	12.5	460

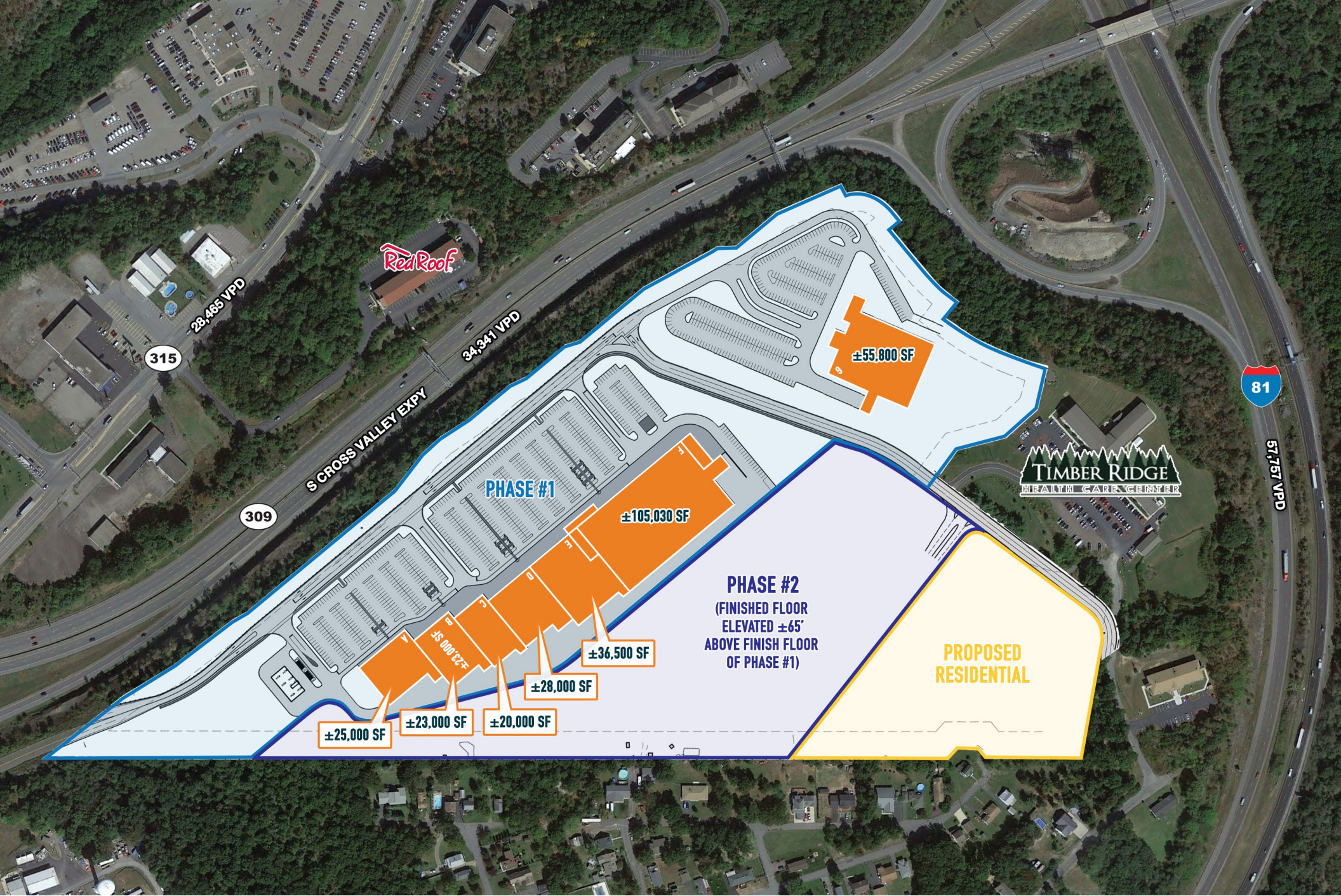


The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.18.21



SITE PLAN





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.18.21



SITE HIGHLIGHT





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.18.21

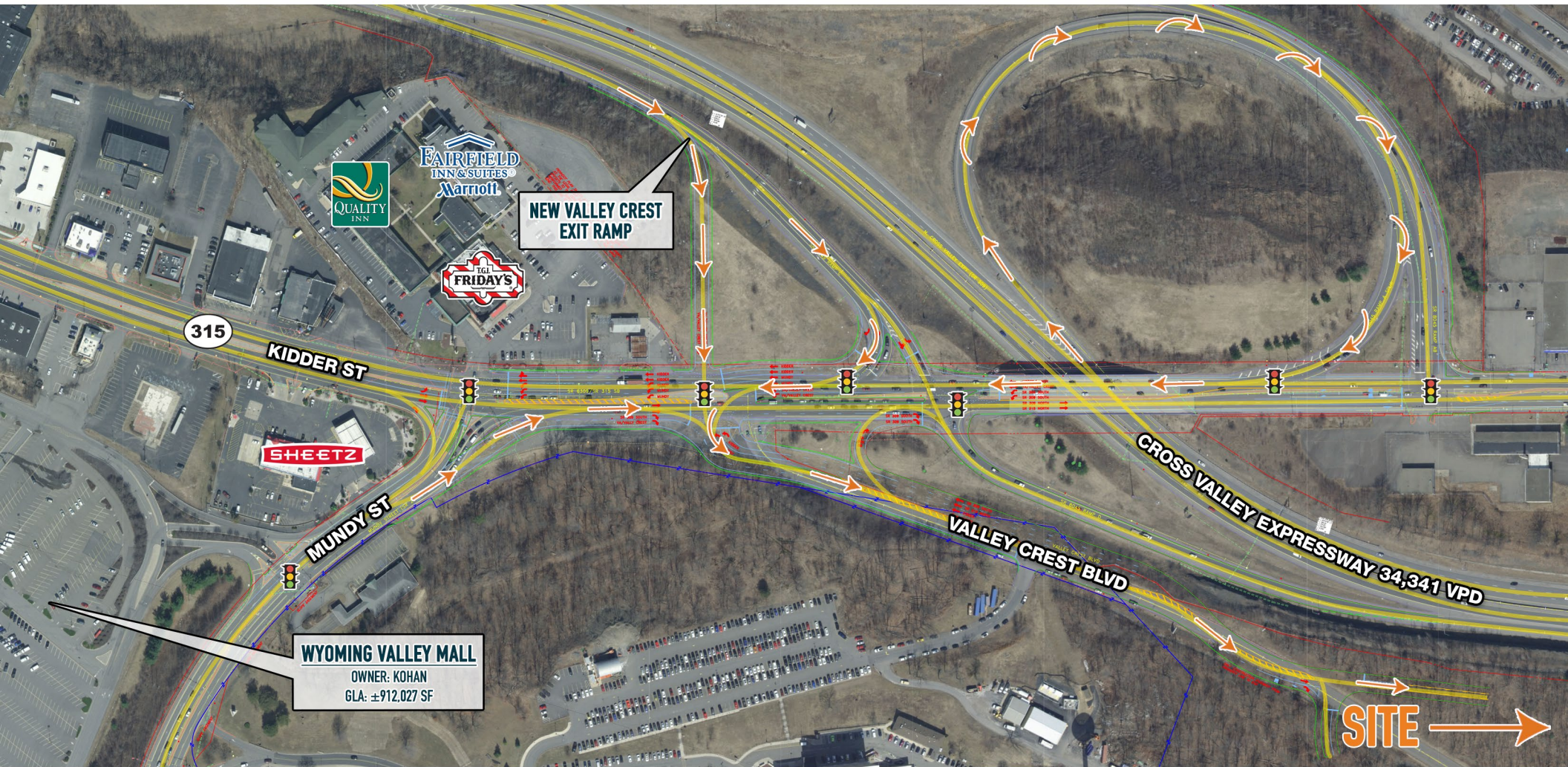


The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.18.21



IMMEDIATE SURROUNDINGS SNAPSHOT





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.18.21



RT 309 (CROSS VALLEY EXPY) & RT 315 (KIDDER ST) INTERCHANGE ROAD IMPROVEMENT PLAN





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.18.21



PROPERTY RENDERINGS (PHASE #1)





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.18.21



PROPERTY RENDERINGS (PHASE #1)





METRO[®]
COMMERCIAL

CONTACTS

MIKE MURRAY

▾ office 610.825.5222
direct 610.260.2669
mmurray@metrocommercial.com

BRIAN GOODWIN

▾ office 610.825.5222
direct 610.260.2664
bgoodwin@metrocommercial.com

PHILADELPHIA OFFICE

50 South 16th Street
17th Floor Suite 58
Philadelphia, PA 19102
PHONE 215.893.0300

PENNSYLVANIA OFFICE

660 West Germantown Pike
Suite LL 200
Plymouth Meeting, PA 19462
PHONE 610.825.5222

NEW JERSEY OFFICE

307 Fellowship Road
Suite 300
Mount Laurel, NJ 08054
PHONE 856.866.1900

FLORIDA OFFICE

703 Waterford Way
Suite 800
Miami, FL 33126
PHONE 786.388.6470

MetroCommercial.com