Versatile Commercial Bldg in Great Neighborhood Seeks New Owner

59 SOUTH WYOMING AVENUE, EDWARDSVILLE, PA 18704

Colliers INTERNATIONAL

Property Features

> For developers and owner/occupants alike

> 5,200 SF single story, column free, high ceiling structure on 1.21 acres

> 150' frontage on busy Wyoming Avenue (16,000 ADT)

> Dense retail corridor includes West Side Mall and Gateway Shopping Center

> Drive-through potential

> 82 parking spaces (16/1,000 SF)

> Low 10% FAR suggests expansion opportunity

> Highly flexible C-2 general business zoning

> Will be delivered vacant (current use is Guys n' Dolls Billiards)

> Permitted uses include:

- Automotive sales, services &supplies
- Bakery
- Bank/financial services
- Beauty/barber shop
- Car wash & auto detailing
- Continuing/Intermediate Care
- Convenience store with gas pumps
- Day care
- Drive through commercial
- Drug store
- Entertainment

- Equipment sales and repair
- Garden center
- Gas station – ltd service
- Health spa
- Medical clinic
- Nursing home/personal services
- Place of worship (by SE)
- Professional offices
- Recreational facility
- Restaurant/tavern
- Retail, general
- Self storage
- Show room

> Offered at $650,000

Demographics (2017)	1 Mile	3 Mile	5 Mile
Population	13,558	87,816	119,508
Average HH Income	$56,426	$52,719	$57,231
Total Households	6,146	37,490	51,143

West Side Mall
Lowe's · Price Chopper · JO-ANN fabric and craft stores · petco · FAMILY DOLLAR · DOLLAR TREE · RITE AID · WELLS FARGO · DUNKIN' DONUTS · GNC · Community Bank N.A. · McDonald's · Ollie's · Hollywood Hair Salon · China Buffet

Citizens Bank · Walgreens · AutoZone · TACO BELL · CVS · JW JACK WILLIAMS Tire & Auto Service Centers · BURGER KING · Aaron's

United Penn Plaza
Talbots · B · Bakehouse bakery · cafe

Gateway Shopping Center
Planet Fitness · MATTRESS FIRM · Firestone · SUBWAY · NAPA AUTO PARTS · Grotto Pizza the legendary taste · LA TOLTECA Authentic Mexican Restaurant

MedExpress

S Wyoming Ave 15,797 ADT

Kmart

Verizon wireless

LONG JOHN SILVER'S we speak fish

Wendy's

III Guys Restaurant & Sports Bar

Commonwealth Health · Saxton Medical Pavilion

S. WYOMING AVE

verizon✓

WYOMING VALLEY BEVERAGE

Wendy's

Contact

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