

Property Overview: Wilkes-Barre, PA

Selected by the U.S
Government as an
Opportunity zone

EXCALIBUR
development

A City Poised for Growth

Downtown Wilkes-Barre, Pennsylvania has been thriving...

- Bargain prices for commercial real estate will soon end
- Growing professional and college student population
- Exciting new industries and retail stores needed

...all contributing to Wilkes-Barre's Renaissance.

Ideally situated in downtown Wilkes-Barre, Excalibur's prime real estate offers:

- Thousands of professional employees within 2 blocks.
- A college town, with over 10,000 students – 7,000 reside in dorms or nearby apartments.



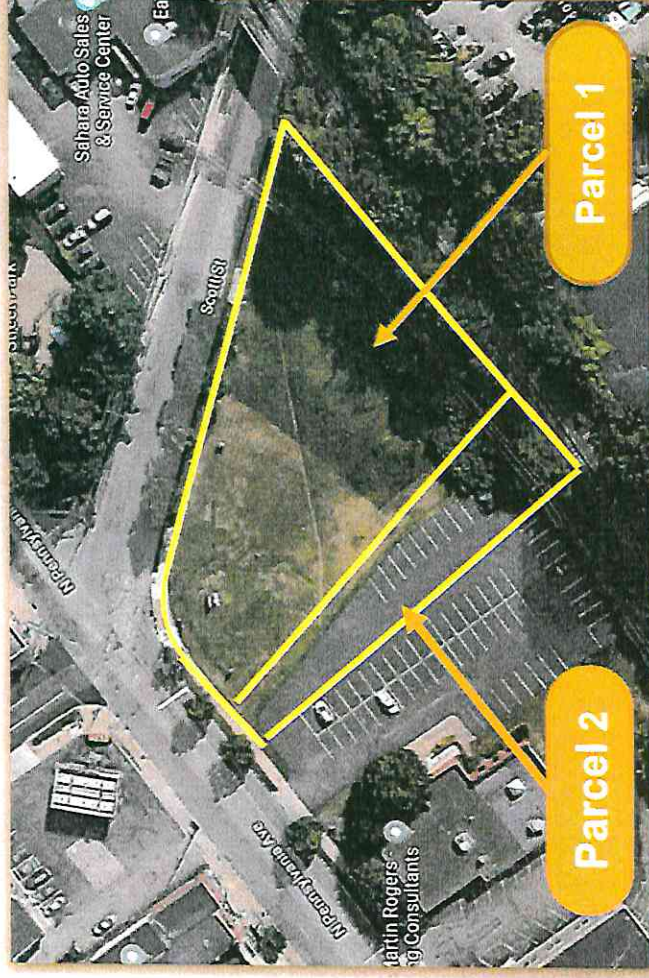
"The city and valley are framed by the Pocono Mountains to the east, the Endless Mountains to the west, and the Lehigh Valley to the south. The Susquehanna River flows through the center of the valley and defines the northeastern border of the city."

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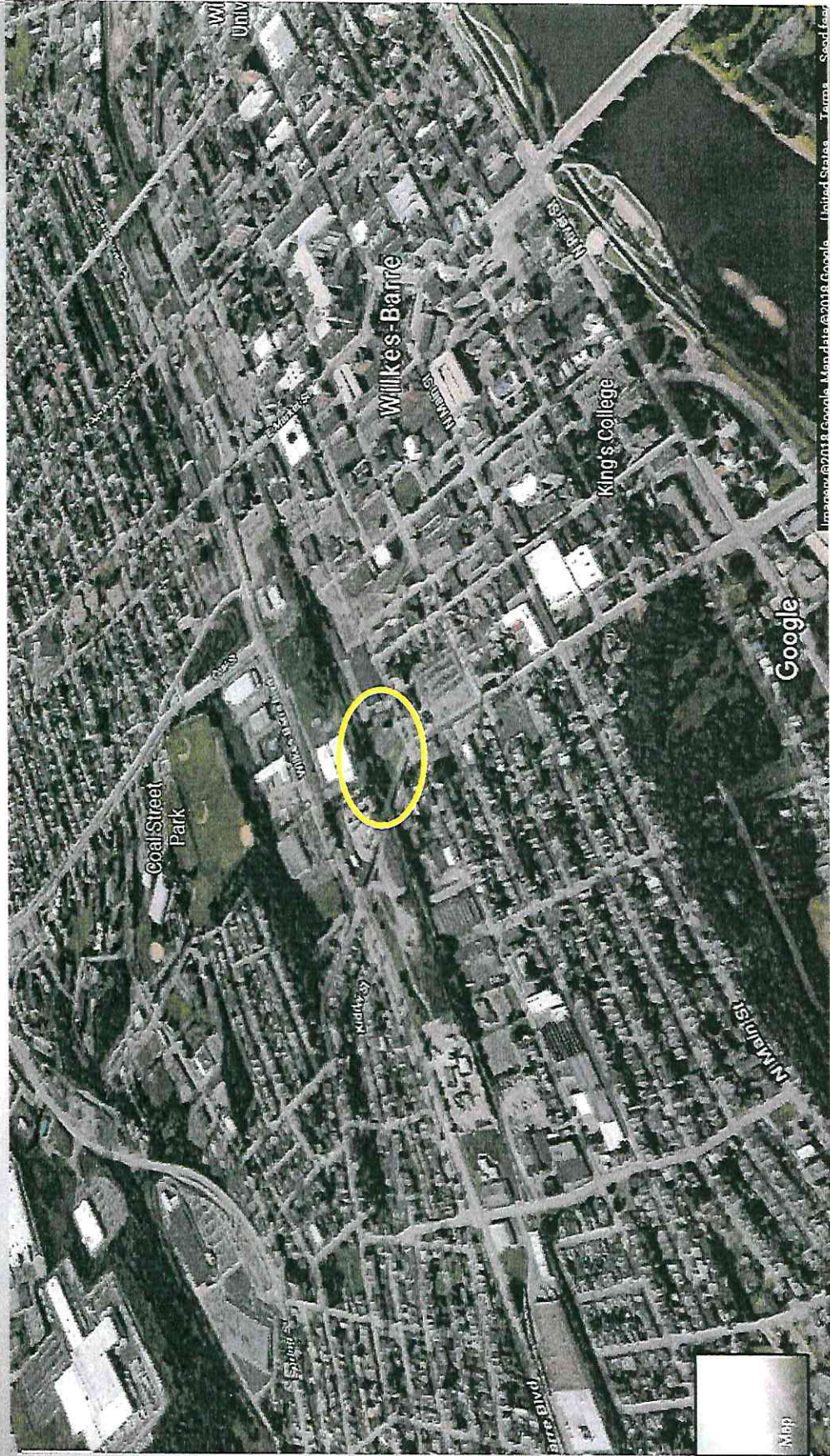
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Property Facts

- Highly visible, flat, perfectly shaped corner location with traffic signals in downtown Wilkes-Barre.
- Two approved ingress/egress areas on Scott Street, and one ingress area on North Pennsylvania Avenue.
- Environmental Assessment and Site Investigation concluded that the property is ideal for public use with commercial water and sewer.
- Parcel 1: 1 acre
- Parcel 2: 1/3 acre (optional)



Parcel Location Map



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Features and Benefits

- Located across from the property on North Pennsylvania Avenue is **Excalibur's Turkey Hill store**, which is one of the most profitable among the chains over 300 stores with annual sales growing each year.
- Average daily volume of approximately 40,000 vehicles along North Pennsylvania Avenue and Scott Street.
- 140,000 people reside within a 5-mile radius.
- Thousands of college students reside within several blocks of the site.
- Housing density near the property is Luzerne County's most concentrated residential area.
- Construction was recently completed on a \$30 million student high-rise building for King's College at a site less than 100 yards away.
- The planned exit of I-81 to central Wilkes-Barre will feed into North Pennsylvania Avenue about 100 yards from the property, increasing traffic flow to above 40,000 vehicles per day.