

**Available for Lease**

*City Centre by Amato*  
**20 East Northampton St.**  
Wilkes-Barre, Pennsylvania

**Nicole Kovalski**  
**Property & Leasing Manager**  
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272 East End Centre • Wilkes-Barre, PA 18702 • T: 570.287.5343

Information is obtained from sources believed to be reliable; however, it is subject to errors, omissions, changes in price, terms, prior sale, or withdrawal without notice.

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## *City Centre by Amato*

City Centre by Amato is located in the heart of Downtown Wilkes-Barre. The 145,000 SF mixed use development is home to Movies 14, a 14 screen cineplex operated by RC Theatre Group and the state of the art regional office of PA Cyber Charter School. The historic Downtown is alive with an abundance of quality restaurants, shops, art venues and community amenities. The city's strong base in higher education as well as it's diverse labor and industry mix and sizeable residential population contribute to the success of our clients. Nearby retailers include Boscov's Department Store. Adjoining City Centre is a public parking garage with over 1,100 parking spaces. Amato Properties aims to exceed our client's expectations. The professional and dedicated staff of Amato Properties will provide you with a level of personal attention and assistance that other property management companies simply fail to provide.

## Property Features:

- Turnkey Pizzeria All Equipment and Furniture available (separate sale price)
- Private Parking Garage (Parking for 8 Employees)
- Tenant Controlled HVAC
- 2 ADA Compliant Restrooms
- Fully Sprinklered)

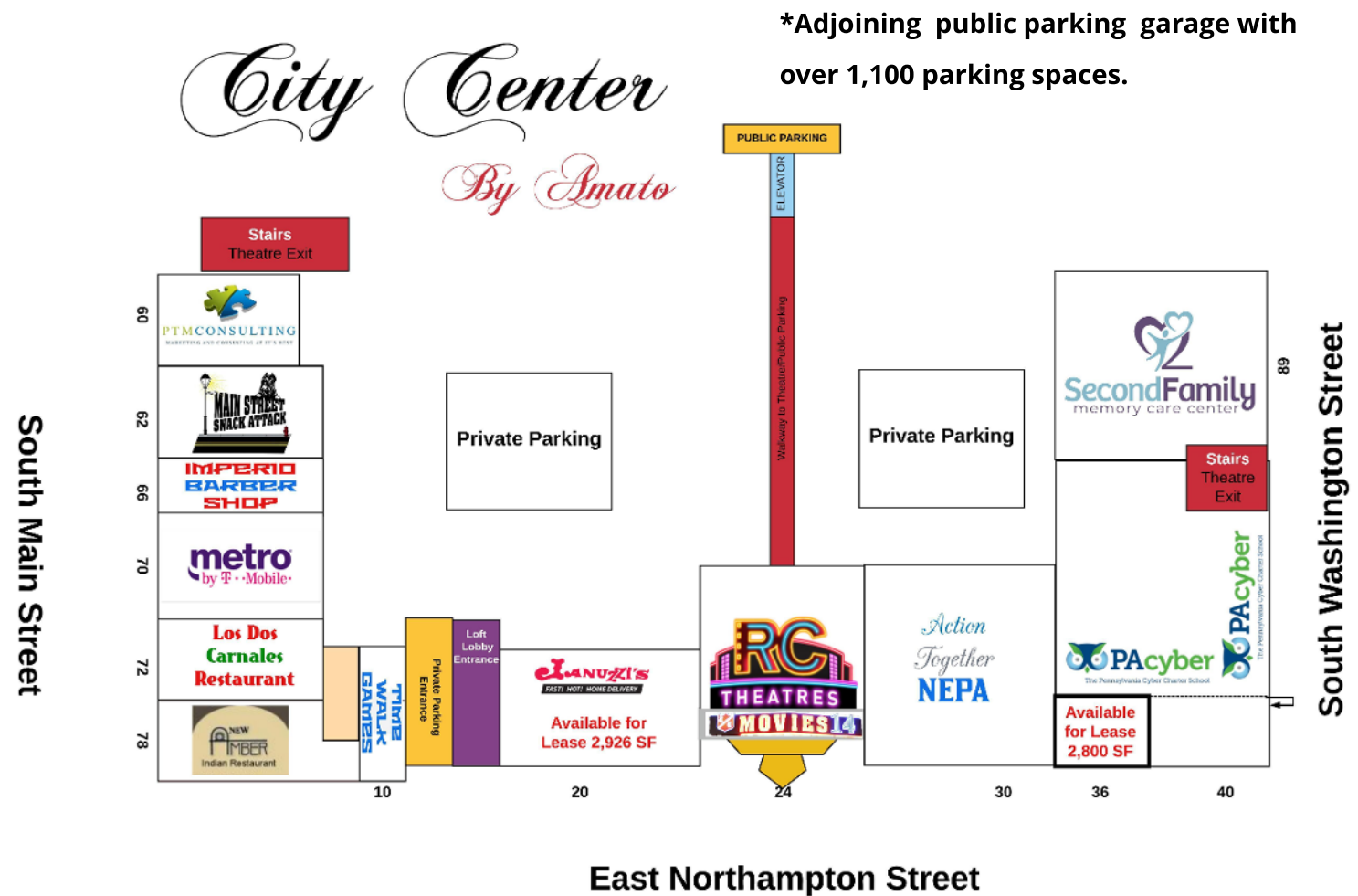


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Unit #	Tenant	SF
60 S. Main	PTM Consulting	1,128
62 S. Main	Main St. Snack	1,734
66 S. Main	Imperio Barber	1,070
70 S. Main	Metro/T Mobile	1,787
72 S. Main	Los Dos Carnales	1,455
78 S. Main	New Amber Ind.	1,962
10 E. NH	Time Walk Games	1,662
20 E. NH	AVAILABLE	2,926
24 E. NH	RC Theatres	56,630
30 E. NH	Action Together	5,040
36 E. NH	AVAILABLE	2,800
40 E. NH	PA Cyber Charter	6,200
89 S. Wash	Second Family	3,731



\*Adjoining public parking garage with over 1,100 parking spaces.

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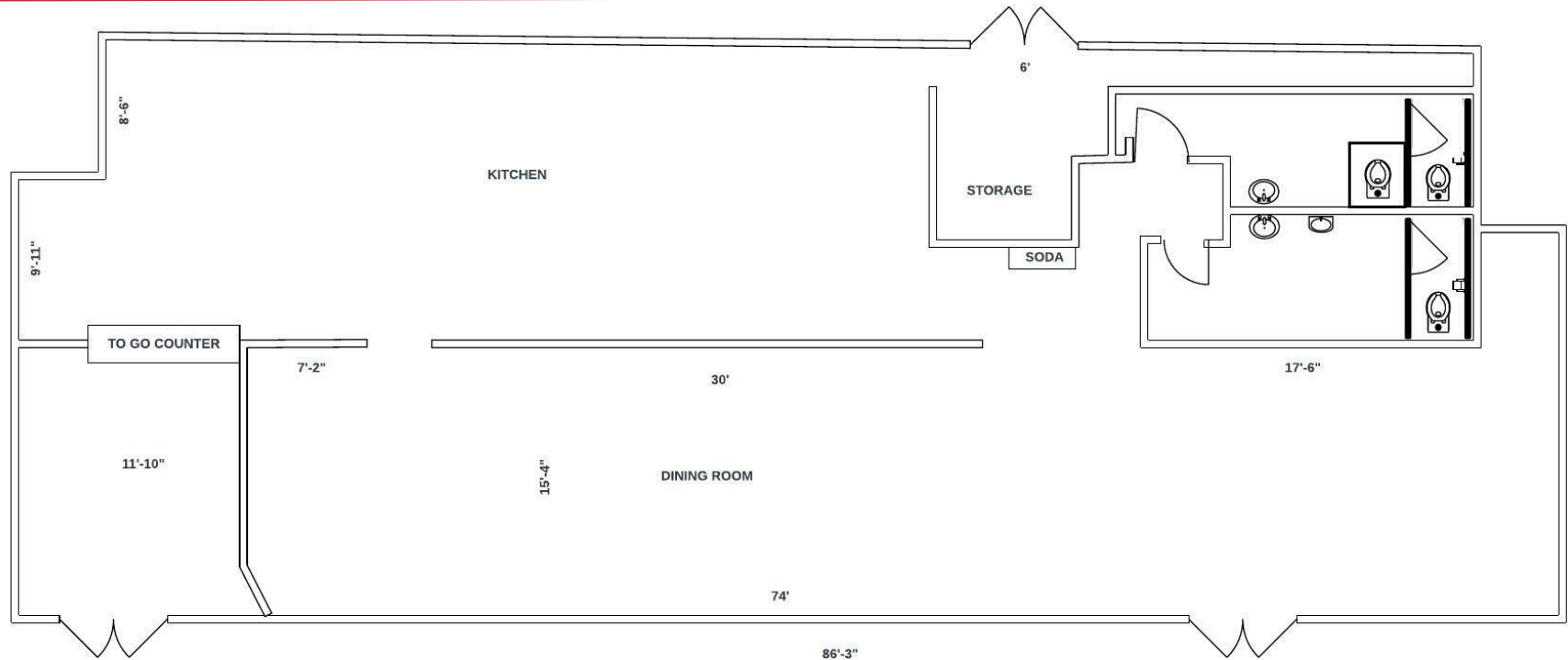
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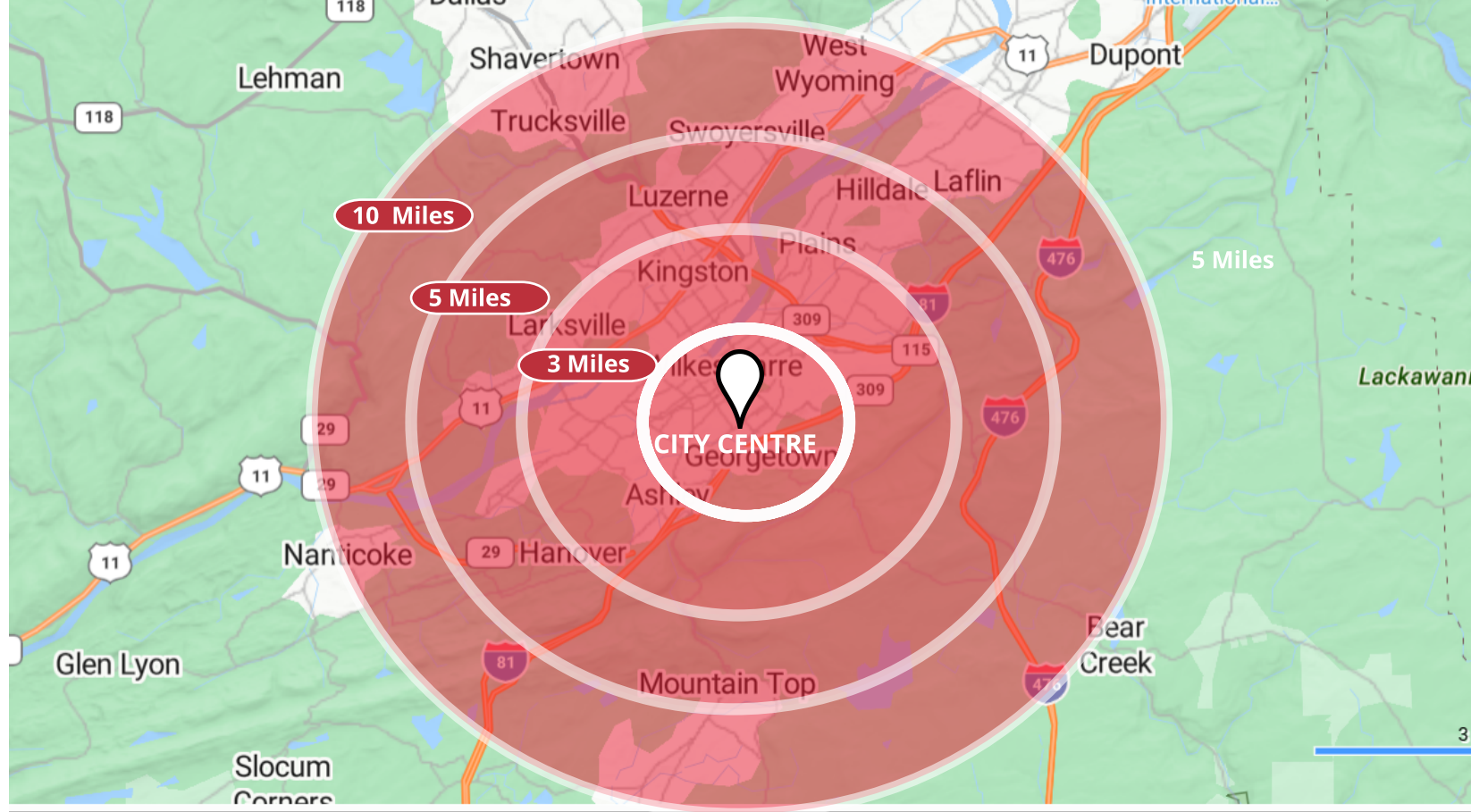
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**2,926 SF**





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 Min. Walk</b>
Population	22,119	87,661	113,910	213,785	4,606
Median Age	32	37	39	42	25
<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 Min. Walk</b>
Households	8,341	35,963	47,998	88,529	1,684
Average Household Size	2.65	2.44	2.37	2.41	2.41
<b>HOUSEHOLD INC</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 Min. Walk</b>
Average HH Income	\$42,833.81	\$59,694.67	\$61,256.06	\$71,099.51	\$46,244.24
Median HH Income	\$32,692.86	\$45,961.82	\$47,268.81	\$52,696.80	\$30,208.33
<b>EMPLOYMENT</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>	
Daytime Employees	20,355	57,562	68,951	102,008	8,578



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**Downtown Wilkes-Barre by the numbers:**

**1.5 million sq ft of office space**

**11,300 office workers**

**1,200 housing units**

**3,500 residents**

**FM Kirby center ranked #75 in nation for annual ticket sales**

**Enrollment: King's College 1,932**

**Wilkes University 5,198**

**LCCC WB Center 385**

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