

RETAIL FOR LEASE

EAGLES GLEN PLAZA

156 Eagle Valley Corners, East Stroudsburg, PA 18301



OFFERING SUMMARY

NUMBER OF UNITS:	17
AVAILABLE SF:	Fully Leased
LEASE RATE:	Negotiable
LOT SIZE:	23.45 Acres
BUILDING SIZE:	85,632 SF
ZONING:	C-2
TRAFFIC COUNT:	11,158

PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering retail space for lease in Eagles Glen Shopping Plaza in East Stroudsburg - an 85,632 square foot shopping center. Join CVS, Advanced Auto Parts, and Big Lots. Located at a lighted intersection near the major Eagle Valley Corners of Route 447 and Route 209. Area retailers include Weis, PNC, Dollar General and UPS Store.

PROPERTY HIGHLIGHTS

- 85,000 square foot shopping center
- Anchored by Big Lots
- Professionally managed shopping center
- Inline spaces available
- Near major Eagle Valley Corners intersection
- Area retailers include Weis and Dollar General

KW COMMERCIAL
800 Main Street
Stroudsburg, PA 18360

DANIEL PERICH GROUP
O: 570.213.4900
dperich@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LEASE RATE

NEGOTIABLE

LOCATION INFORMATION

Building Name	Eagles Glen Plaza
Street Address	156 Eagle Valley Corners
City, State, Zip	East Stroudsburg, PA 18301
County/Township	Monroe/East Stroudsburg Borough
Cross Streets	Sterling Ln
Side Of Street	West
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Interstate 80
Nearest Airport	ESP

BUILDING INFORMATION

Building Size	85,632 SF
Year Built	1993
Tenancy	Multiple
Number Of Floors	1
Average Floor Size	85,632 SF
Construction Status	Existing
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	C-2
Lot Size	23.45 Acres
APN#	05730220921051
Lot Frontage	558.3
Lot Depth	617.9
Traffic Count	11,158
Traffic Count Street	US209
Waterfront	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	339

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

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LOCATION OVERVIEW

Eagles Glen Shopping Plaza is located in East Stroudsburg Borough, Monroe County, Pennsylvania. The Pocono Mountains is approximately 2 hours from Philadelphia, Harrisburg or Trenton and 1.5 hours from New York City. Major area developments include the proposed \$400 million Pocono Springs Entertainment Village and 130,000 square foot expansion of Kalahari Resort's convention center.

East Stroudsburg Borough is the second town from the New Jersey-Pennsylvania border at exit 309 off Interstate 80. East Stroudsburg is home to the two largest service institutions in the county, East Stroudsburg University and Lehigh Valley Hospital - Pocono. Eagle Valley Corners is one of the highest traffic counts (nearly 30,000 ADT) in the Pocono Mountain region and is surrounded by a dense residential area with additional traffic from vacationers and tourists. Population of 54,990 with a median household income of \$68,569 within 5 miles.

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LEASE TYPE | -

TOTAL SPACE | Fully Leased

LEASE TERM | Negotiable

LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
140	-	1,650 SF	NNN	\$12.00 SF/yr
251	-	1,521 SF	NNN	\$12.00 SF/yr
150	-	2,193 SF	NNN	\$12.00 SF/yr
270	-	3,314 SF	NNN	\$12.00 SF/yr

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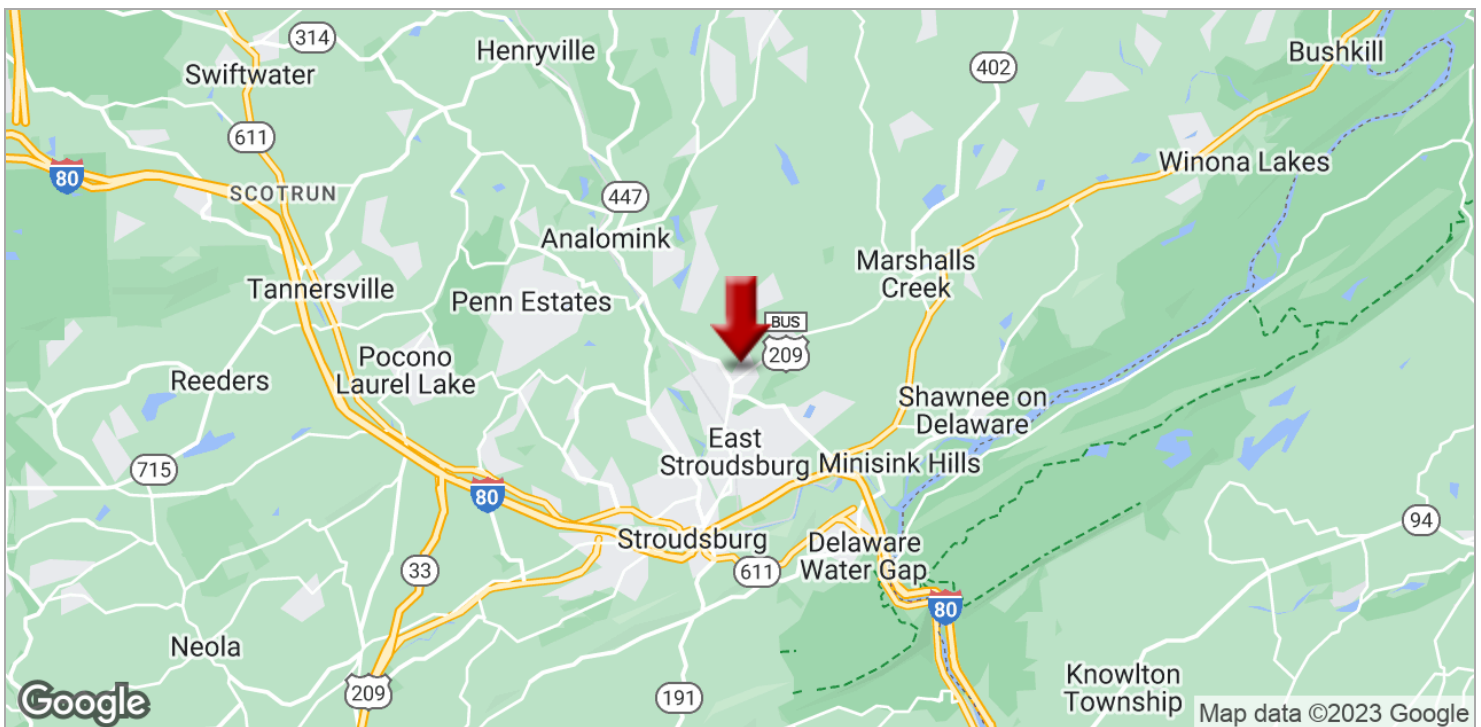
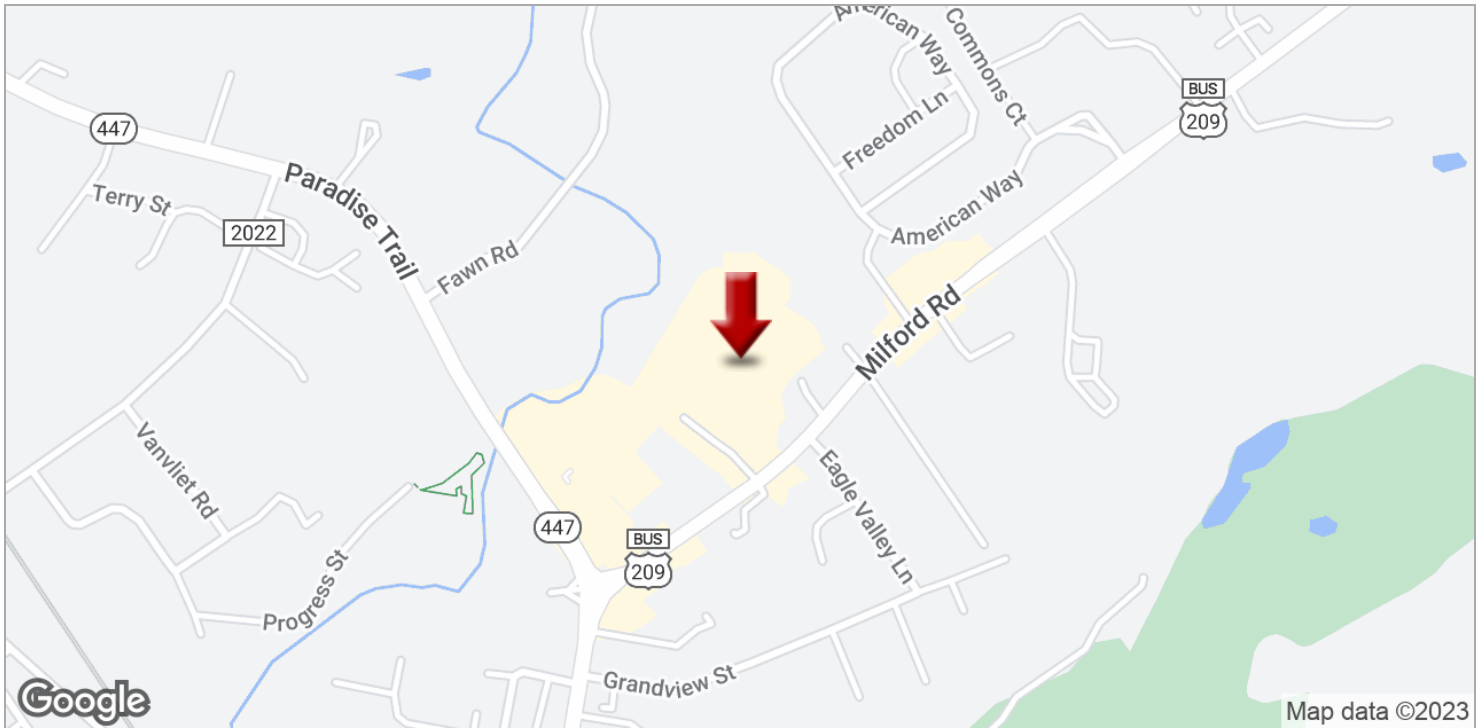
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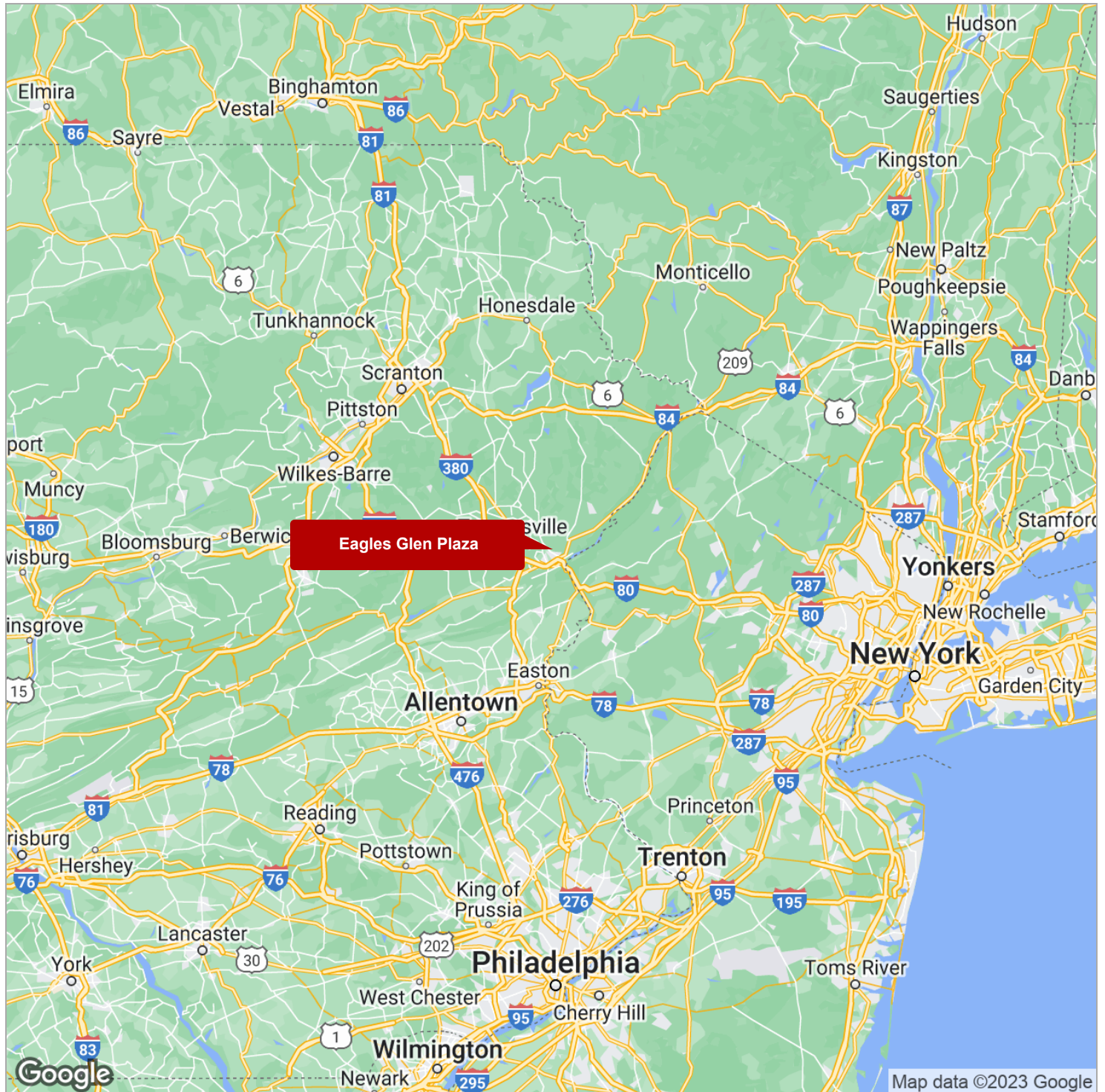
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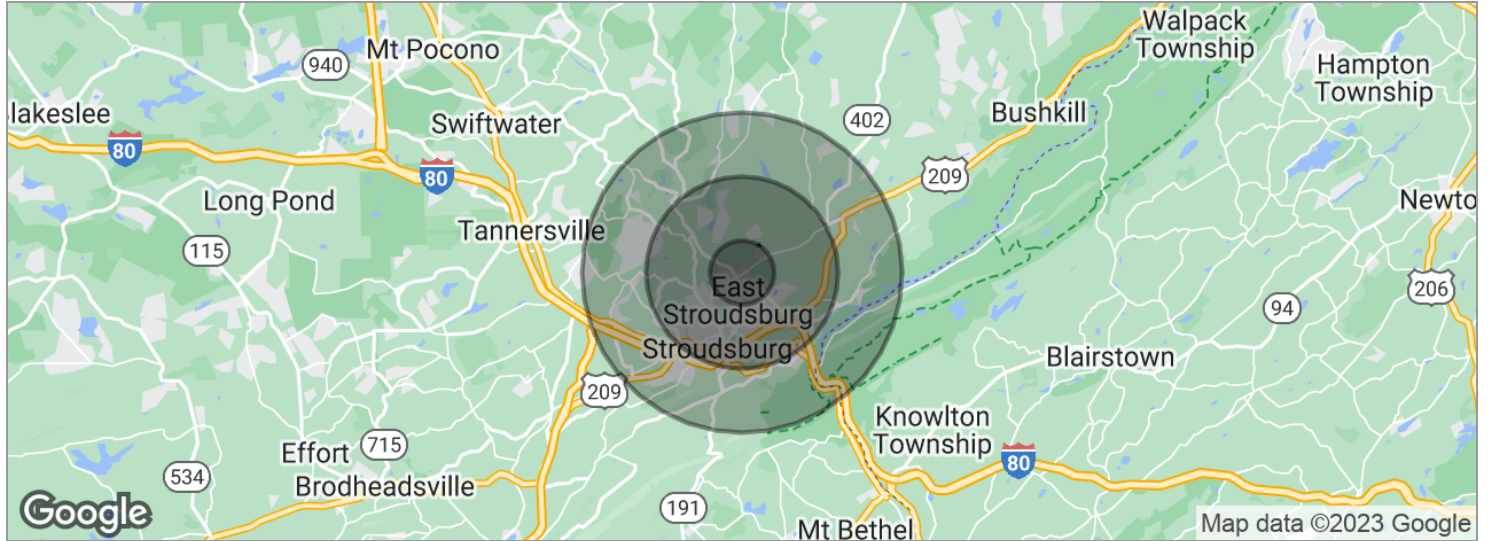
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,855	32,231	54,990
Median age	38.3	33.6	35.9
Median age (male)	37.4	32.4	34.5
Median age (Female)	38.8	34.5	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,435	10,869	19,238
# of persons per HH	2.7	3.0	2.9
Average HH income	\$68,137	\$64,815	\$68,569
Average house value	\$236,126	\$237,264	\$242,340
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	13.9%	13.4%	13.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	76.3%	78.7%	77.6%
Black	14.5%	12.2%	13.4%
Asian	3.8%	3.4%	3.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.1%
Other	3.3%	3.2%	3.1%

* Demographic data derived from 2020 ACS - US Census

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