

Pocono Summit Commercial Heart of Resort Resurgence

210 Summit Avenue, Pocono Summit, PA 18346



OFFERING SUMMARY

Sale Price:	\$574,000
Available SF:	
Lot Size:	2.64 Acres
Year Built:	1910
Building Size:	8,000+ SF
Renovated:	2005
Zoning:	R-2
Market:	Pocono Summit
Submarket:	Retail
Taxes	\$7,414

PROPERTY OVERVIEW

8000+ SF commercial building with separate residence for sale in Pocono Summit. This 2.64 Acre site is located in the booming area close to I-80 and I-380. This historic property features a large open space on the main level with offices upstairs. Current owners have maintained and renovated the building. Opportunity for mixed-use with apartments on 2nd floor and commercial on street level. This property also features a separate 1,600 sf residence complete with a long rental history. The property totals 2.64 acres total and is located in a high traffic area near Kalahari Resort, Historic Pocono Manor, future Pocono Springs and Pocono Ski Resorts.

This historic building was once the famous 'Jonnie's Pocono Summit Inn' and was the place to be and be seen for the travelers of the era. It was a favorite place of visiting celebrities, including Paul Newman, Tom Cruise and Perry Como as well as local residents. The resurgence and growth of Pocono Summit make this site a great opportunity for a restaurant, brew-pub, distillery, or other tourism-focused business who wants history and a unique building to operate in.

Dan Lichty

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Terri Mickens, CCIM

Broker/Owner

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TACM Commercial Realty Inc

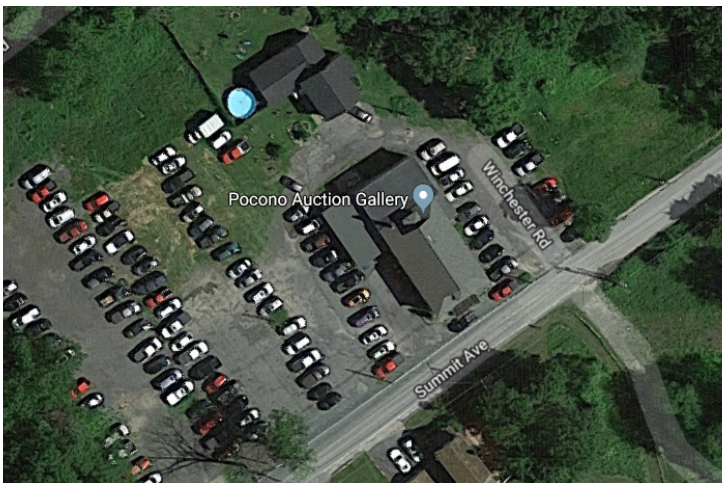
2331 Route 209/Suite 5

Sciota, PA 18354

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LOCATION INFORMATION

Building Name	Pocono Summit Commercial - Center of Pocono's Resort Resurgence
Street Address	210 Summit Avenue
City, State, Zip	Pocono Summit, PA 18346
County	Monroe
Market	Pocono Summit
Sub-Market	Retail
Township	Coolbaugh
Signal Intersection	Yes
Market Type	Medium

BUILDING INFORMATION

Number Of Floors	2
Year Built	1910
Year Last Renovated	2005
Free Standing	Yes
Number Of Buildings	2

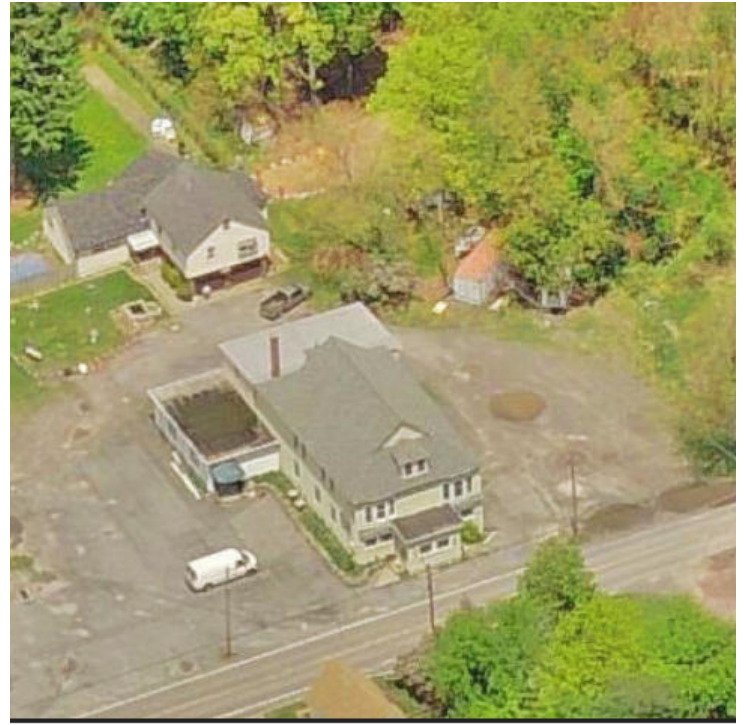
PROPERTY HIGHLIGHTS

- Large 8000+ SF Two-Story Commercial Space
- Separate Single Family Residence with Long Time Tenant
- Minutes from I-80, I-380, Route 940, and Route 611
- Historic Building with Modern Updates.
- On-Site Utilities

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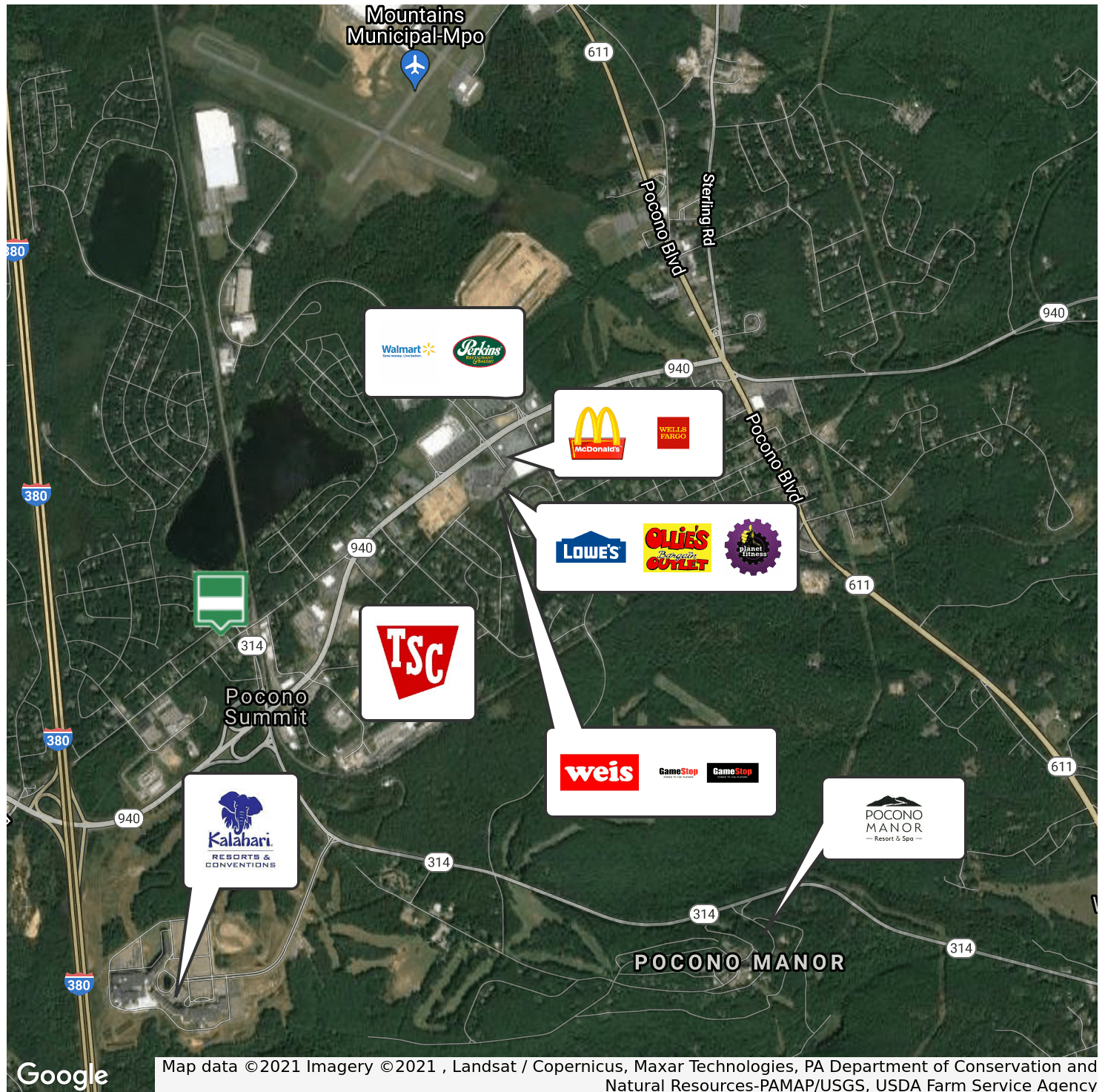
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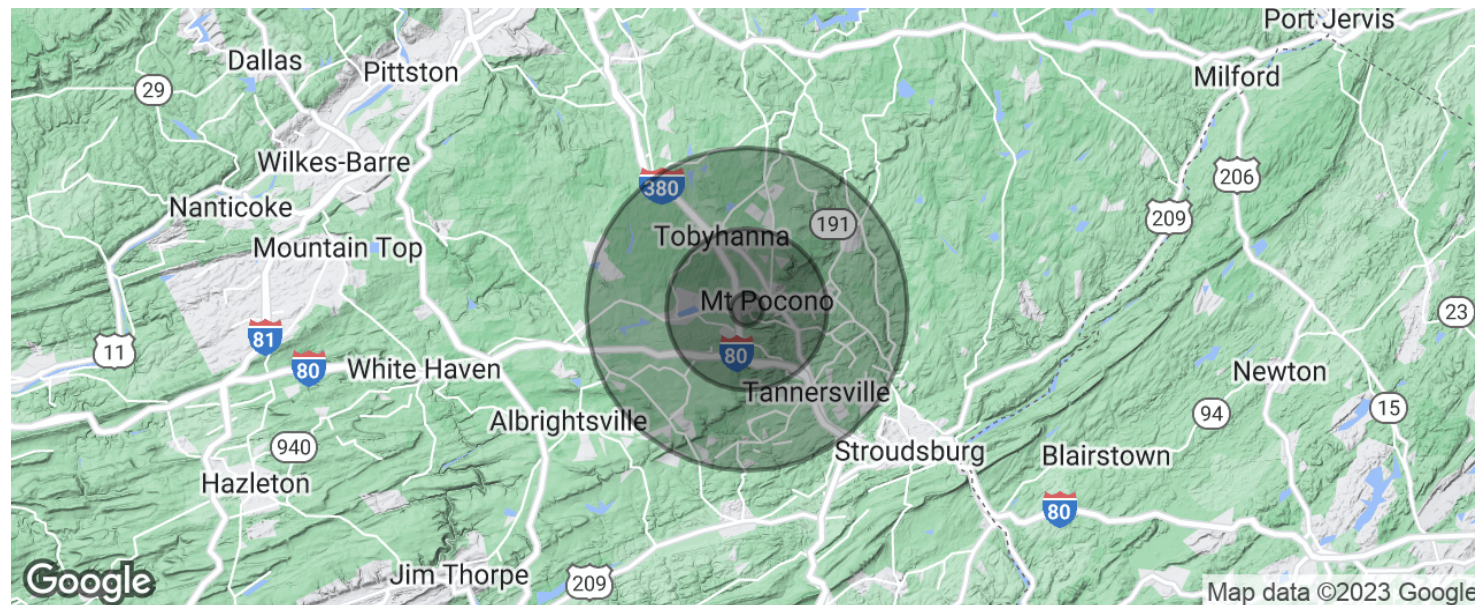


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	439	17,137	75,002
Median age	41.9	40.1	39.8
Median age (Male)	40.9	39.4	38.7
Median age (Female)	43.1	40.2	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	162	6,175	26,820
# of persons per HH	2.7	2.8	2.8
Average HH income	\$61,621	\$66,483	\$66,527
Average house value	\$216,706	\$207,934	\$212,889

* Demographic data derived from 2020 ACS - US Census

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DAN LICHTY

Commercial Advisor

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PROFESSIONAL BACKGROUND

Dan Lichty came to real estate from the finance and technology world. As a graduate of Stevens Institute of Technology with High Honors, a BS in Business, and a minor in Economics Dan worked running and managing technology projects in banking before moving into commercial real estate. His project management background enables him to manage the complexities and ever-changing landscape of commercial real estate transactions. The Pennsylvania native, who comes from a family of business owners and real estate developers, was introduced to the business at an early age. His background includes managing multifamily and mixed-use real estate and small development projects, which helped him earn invaluable experience in everything from design and approvals, to the creativity required in the marketing process, and the skill involved in closing deals. Dan is firmly committed to the philosophy “you reap what you sow” which he practices in both his personal and professional life by going the extra mile for clients, friends, and family.

EDUCATION

Stevens Institute of Technology with High Honors, a BS in Business, and a minor in Economics

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TERRI MICKENS, CCIM

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PROFESSIONAL BACKGROUND

Multi-million dollar producer and broker of numerous commercial real estate transactions in the Pocono Mountain area for over 15 years. Experience includes property sale/disposition, leasing, tenant representation, seller/landlord representation, REO/distressed assets, site selection/development projects, and property management. Specializing in the retail, office and special purpose industry, with specific focus on investment properties and new development commencing from the site selection process through development. Terri prepares in-depth analysis of investment portfolios detailing ROI and cash flow analysis; including market evaluations for both potential purchasers and existing property owners. Experience throughout NE PA Including Monroe, Northampton, Lehigh Valley, Luzerne and Lackawanna markets. National tenant experience includes Wawa, Sheetz, Tractor Supply, Peebles Dept Stores, Dollar General, CVS, Dominos, Subway, Mavis Discount Stores, and many others.

Prior experience as a New Jersey resident extends to national sales/marketing for the computer software industry and the "Big 6" accounting firm consulting groups. Traveled throughout the US and Europe as part of employment and contracts.

EDUCATION

Bachelor Degree Business Administration and Management Science

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