

# Liberty Plaza

906 Route 940, Pocono Lake, PA 18347



## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Sale Price:    | \$1,200,000        |
| Cap Rate:      | 6.75%              |
| NOI:           | \$81,038           |
| Available SF:  | 650 - 1,400 SF     |
| Lot Size:      | 2.11 Acres         |
| Year Built:    | 1986               |
| Building Size: | 11,136 SF          |
| Zoning:        | C- Commercial      |
| Market:        | Monroe County      |
| Submarket:     | Tobyhanna Township |
| Price / SF:    | \$107.76           |

## PROPERTY OVERVIEW

12 Unit neighborhood center located in a fairly densely populated residential area on a high traffic state road. This property is fully tenanted with a mix of 9 commercial units and 3 residential units. Well maintained property with potential value add. A good tenant mix with a strong history of rental income. The Center was built in 1986 and is served with on-site utilities. Property is zoned C- Commercial which allows for a wide variety of uses.

## PROPERTY HIGHLIGHTS

- 100% Occupied with Value-Add
- Zoned C-Commercial
- 11,136+ SF Mixed-Use
- 2.11 Acres
- On-Site Utilities

## 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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|                    |                                      |
|--------------------|--------------------------------------|
| Property Name:     | Liberty Plaza                        |
| Property Address:  | 906 Route 940, Pocono Lake, PA 18347 |
| Property Type:     | Retail                               |
| APN:               | 19630500534981                       |
| Lot Size:          | 2.11 AC                              |
| Building Size:     | 11,136 SF                            |
| Zoning:            | C- Commercial                        |
| Rail Access:       | N/A                                  |
| Year Built:        | 1986                                 |
| Number of Stories: | 2                                    |
| Number of Units:   | 11                                   |

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## LOCATION OVERVIEW

Retail center located along Route 940 in Tobyhanna Township near major resorts and attractions. Residential area consists of a mix of moderately priced primary and secondary homes. Along Route 940 just west of Kalahari Resort and just east of Jack Frost/Big Boulder, Lake Harmony, and Pocono Raceway. easy access to both I 80 & I 380.



## SALE HIGHLIGHTS

- 100% Occupied with Value-Add
- Zoned C-Commercial
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- 2.11 Acres
- On-Site Utilities

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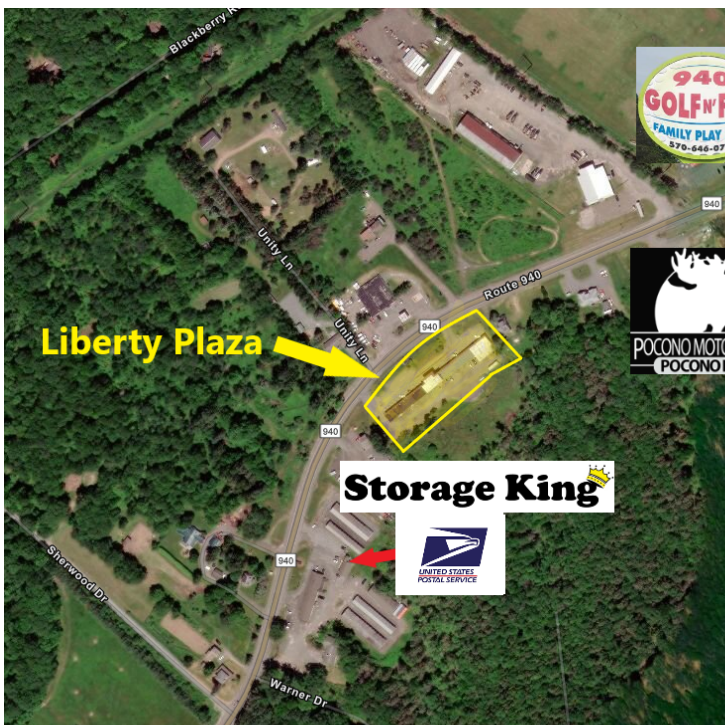
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## INCOME SUMMARY

## FULLY OCCUPIED PLAZA

|                     |                  |
|---------------------|------------------|
| <b>Gross Income</b> | <b>\$134,040</b> |
|---------------------|------------------|

## EXPENSE SUMMARY

## FULLY OCCUPIED PLAZA

|                           |                 |
|---------------------------|-----------------|
| Real Estate Taxes         | \$19,202        |
| Insurance                 | \$6,000         |
| Common Electric           | \$1,800         |
| Sewer & Water Maintenance | \$1,000         |
| Maintenance/Snow/Lawn     | \$3,200         |
| Repairs/Reserves (5%)     | \$6,600         |
| Water Testing             | \$400           |
| Trash                     | \$2,900         |
| Management Fees           | \$7,900         |
| Vacancy (3%)              | \$4,000         |
| <b>Gross Expenses</b>     | <b>\$53,002</b> |

|                             |                 |
|-----------------------------|-----------------|
| <b>Net Operating Income</b> | <b>\$81,038</b> |
|-----------------------------|-----------------|

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| TENANT NAME            | UNIT NUMBER | UNIT SIZE (SF) | LEASE START | LEASE END | ANNUAL RENT      | % OF GLA | PRICE PER SF/YR |
|------------------------|-------------|----------------|-------------|-----------|------------------|----------|-----------------|
| Antiques               | 1           | 1,430          |             |           | \$12,000         | 12.84    | \$8.39          |
| Remax                  | 2           | 1,240          |             |           | \$12,480         | 11.14    | \$10.06         |
| Remax                  | 3           | 1,073          |             |           | \$13,320         | 9.64     | \$12.41         |
| Sharp Energy           | 4           | 1,350          |             |           | \$14,400         | 12.12    | \$10.67         |
| GMC Fit and Clean      | 5           | 650            |             |           | \$7,500          | 5.84     | \$11.54         |
| American Lifts         | 6           | 650            |             |           | \$7,020          | 5.84     | \$10.80         |
| Mountain Dance         | 7           | 1,150          |             |           | \$10,800         | 10.33    | \$9.39          |
| Apartment-Down         | 8           | 850            |             |           | \$11,400         | 7.63     | \$13.41         |
| Apartment-Up A         | 9           | 988            |             |           | \$13,200         | 8.87     | \$13.36         |
| Apartment-Up B         | 10          | 888            |             |           | \$15,000         | 7.97     | \$16.89         |
| Warehouse              | 11          | 600            |             |           | \$3,000          | 5.39     | \$5.00          |
| National Abstract      | 12          | 1,100          |             |           | \$10,800         | 9.88     | \$9.82          |
| <b>Totals/Averages</b> |             | <b>11,969</b>  |             |           | <b>\$130,920</b> |          | <b>\$10.94</b>  |

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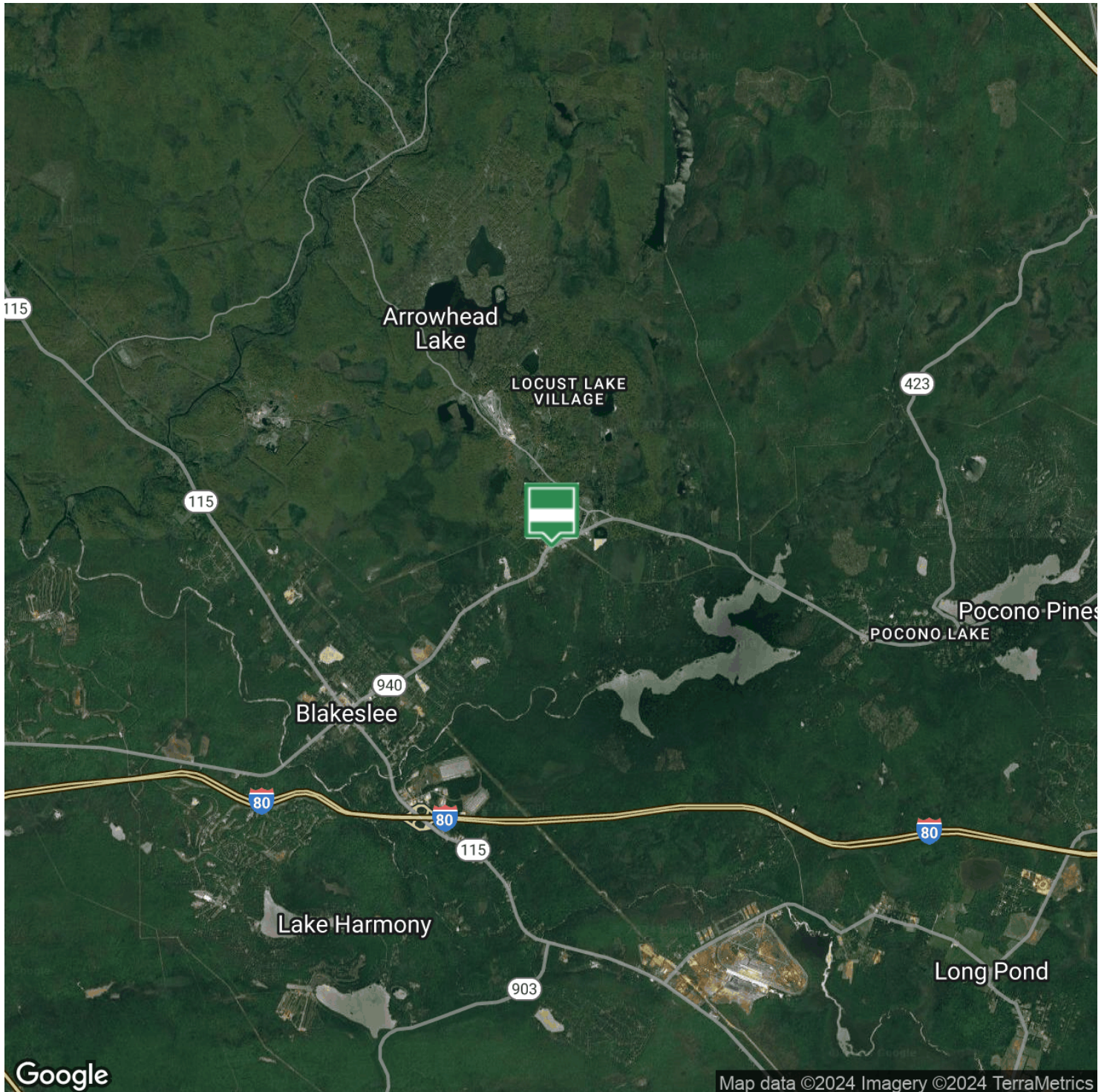
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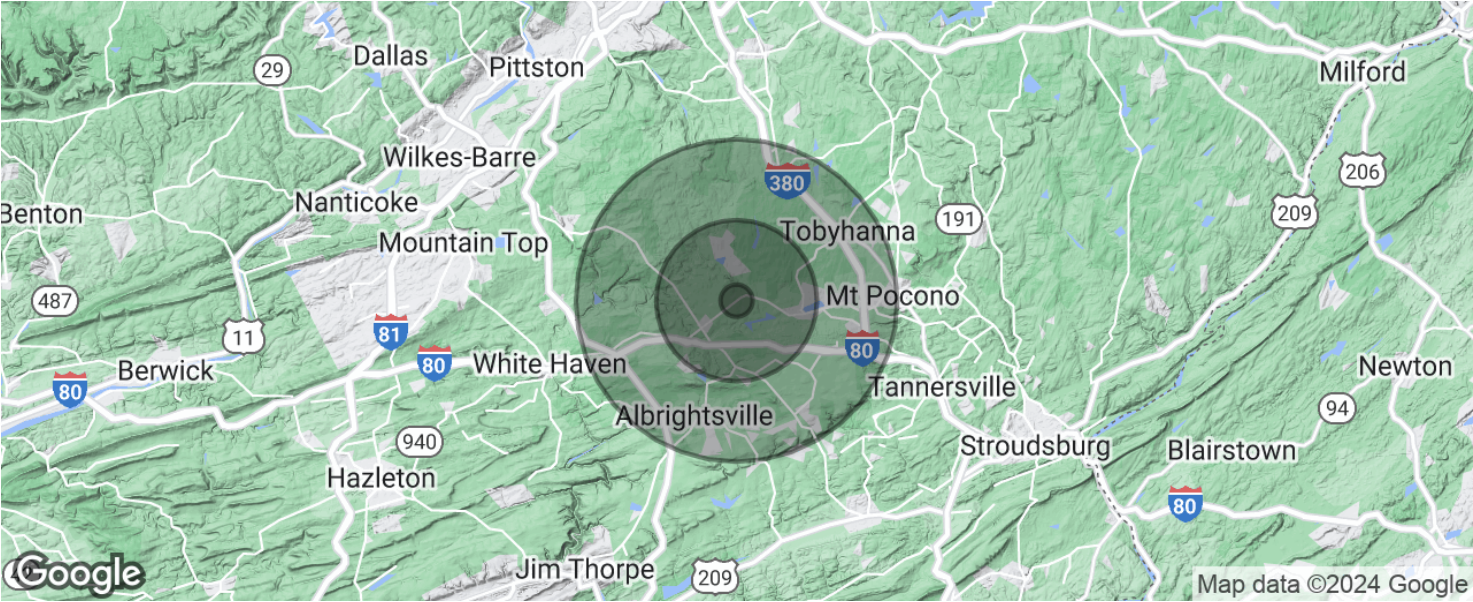
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| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 438       | 9,610     | 30,460    |
| Median age          | 37.7      | 39.4      | 40.5      |
| Median age (Male)   | 37.7      | 38.4      | 38.7      |
| Median age (Female) | 38.6      | 40.6      | 42.0      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households    | 161       | 3,556     | 11,220    |
| # of persons per HH | 2.7       | 2.7       | 2.7       |
| Average HH income   | \$63,411  | \$60,729  | \$60,974  |
| Average house value | \$200,947 | \$201,309 | \$194,896 |

\* Demographic data derived from 2020 ACS - US Census

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