

Re-Development Opportunity - 2.92 Acre Site

5000 Milford Rd, East Stroudsburg, PA 18302



OFFERING SUMMARY

Sale Price:	\$995,000
Lease Price:	\$10,000 NNN
Lot Size:	2.92 Acres
Zoning:	C1- Commercial
Market:	Monroe County
Submarket:	Middle Smithfield Township
Price / Acre:	\$340,753/AC

PROPERTY OVERVIEW

2.92 AC Retail Redevelopment Site with available public utilities. Site hosts a 5,000SF +/- building/footprint with parking for over 100 vehicles. Presently serviced by on-site sewer and water, public utility connections available. Shared access with adjoining gas/convenience store. Ideally located across from large neighborhood center anchored by Price Chopper.

PROPERTY HIGHLIGHTS

- 2.92 Acres
- On-Site Water and Sewer
- Zoned C1- Commercial
- Parking for 100+ Vehicles
- ADT- 16,156

Terri Mickens, CCIM

Broker/Owner
570.801.6170
570.242.3962
tmickens@ptd.net

TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354

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LOCATION INFORMATION

Building Name	Re-Development Opportunity - 2.92 Acre Site
Street Address	5000 Milford Rd
City, State, Zip	East Stroudsburg, PA 18302
County	Monroe
Market	Monroe County
Sub-market	Middle Smithfield Township
Signal Intersection	Yes

BUILDING INFORMATION

Best Use	Retail Re-Development
Free Standing	Yes

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Property Name: Re-Development Opportunity - 2.92 Acre Site
Property Address: 5000 Milford Rd, East Stroudsburg, PA 18302
Property Type: Land
APN: 09732304837194
Lot Size: 2.92 AC
Zoning: C1- Commercial
Rail Access: N/A

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LOCATION OVERVIEW

Located off I-80 at Exit 309. Follow Route 209 N for 4.8 miles. Core retail marketplace serving the northern East Stroudsburg tier and surrounding markets. Just off Chopper shopping center signalized entrance. Property close to several resorts/attractions with strong local economy and new housing starts. Within 2 hours to both NYC and Philadelphia markets and close to a few major airports.



SALE HIGHLIGHTS

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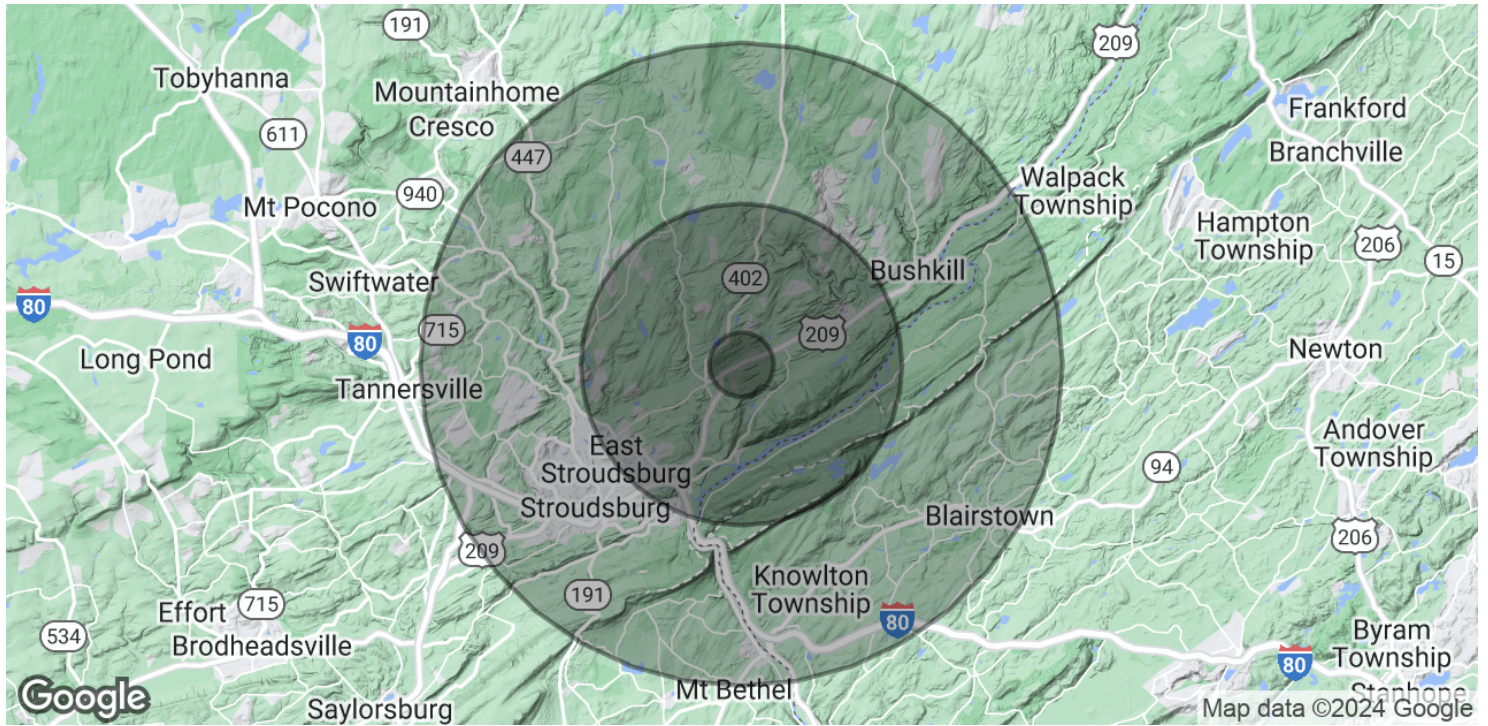
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,007	21,855	98,902
Median age	39.2	38.0	37.6
Median age (Male)	38.6	35.4	35.7
Median age (Female)	39.8	40.6	39.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	347	7,491	34,631
# of persons per HH	2.9	2.9	2.9
Average HH income	\$72,126	\$70,007	\$71,674
Average house value	\$250,318	\$248,578	\$256,522

* Demographic data derived from 2020 ACS - US Census

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