

# 5221 Milford Rd/Route 209

5221 Milford Rd., East Stroudsburg, PA 18302



## OFFERING SUMMARY

Sale Price:	\$199,000
Available SF:	
Lot Size:	0.38 Acres
Year Built:	1994
Building Size:	1,991 SF
Zoning:	C-1
Market:	Northeast PA
Submarket:	Poconos
Traffic Count:	15,000
Price / SF:	\$99.95

## PROPERTY OVERVIEW

Well maintained office in easy access location with great visibility. Almost 2,000 SF office, currently used for medical, with layout flexible for many other uses. Frontage and access from Route 209, with highly visible signage. Route 209 car counts of 15,000 per day. Commercially zoned, C1 allows many permitted uses. This building is perfect for professional office, medical, veterinary, or retail and has public sewer. Building also for lease.

## PROPERTY HIGHLIGHTS

- 15,000 Cars Per Day on Milford Rd.
- Good Visibility and Signage
- Ample Parking
- Clean and Maintained
- Public Sewer

### Dan Lichty

Commercial Advisor

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### Terri Mickens, CCIM

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TACM Commercial Realty Inc

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Sciota, PA 18354

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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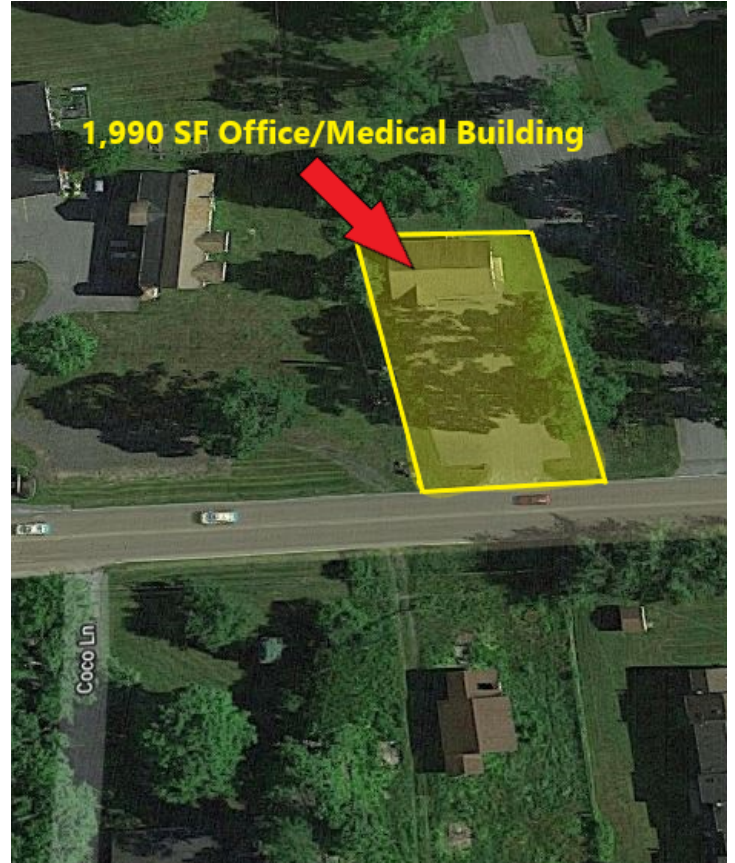
Property Name:	5221 Milford Rd/Route 209
Property Address:	5221 Milford Rd., East Stroudsburg, PA 18302
Property Type:	Office
Lot Size:	0.38 AC
Building Size:	1,991 SF
Building Class:	B
Zoning:	C-1
Rail Access:	N/A
Parking Spaces:	20
Year Built:	1994
Number of Stories:	1

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## LOCATION OVERVIEW

Route 209 just north of Marshall's Creek.



## SALE HIGHLIGHTS

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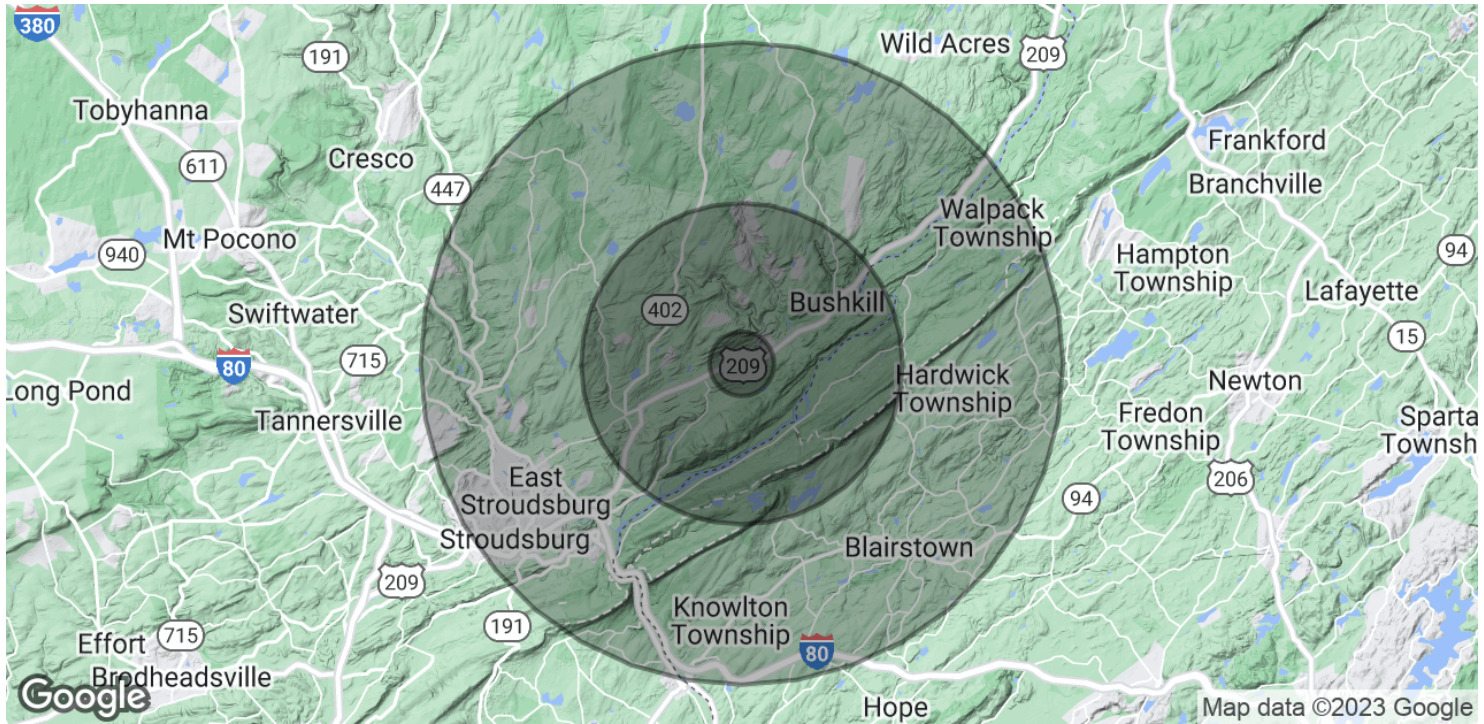
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	770	18,431	72,565
Median age	41.0	38.4	37.4
Median age (Male)	39.3	35.1	35.6
Median age (Female)	42.1	41.1	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	268	6,249	24,711
# of persons per HH	2.9	2.9	2.9
Average HH income	\$69,660	\$72,450	\$73,377
Average house value	\$244,990	\$257,702	\$271,419

\* Demographic data derived from 2020 ACS - US Census

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