

OFFICE FOR LEASE

2487 Milford Road, East Stroudsburg, PA 18301



OFFERING SUMMARY

NUMBER OF UNITS:	8
AVAILABLE SF:	
LEASE RATE:	Negotiable
LOT SIZE:	4.62 Acres
BUILDING SIZE:	18,957 SF
RENOVATED:	2009
ZONING:	C-1
TRAFFIC COUNT:	14,109

PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering this commercial space for lease in East Stroudsburg. On-site parking available. Large signage with visibility along Business Route 209 (Milford Road). The 2,232 square foot inline space was a former Karate studio. Space includes 1 EDU. Join Enterprise Rent-A-Car and Lehigh Valley Health Network.

LOCATION OVERVIEW

East Stroudsburg is located in Smithfield Township, Monroe County, PA. Property is along Milford Road (Business Route 209) with a current traffic count of 14,109 ADT. Neighboring businesses include Dollar General, Country Kettle, and Christmas Factory.

KW COMMERCIAL
800 Main Street
Stroudsburg, PA 18360

DANIEL PERICH GROUP
0: 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.

Each Office Independently Owned and Operated dpcomgroup.com

OFFICE FOR LEASE

2487 Milford Road, East Stroudsburg, PA 18301



Sale Price **\$1,950,000**

Lease Rate **NEGOTIABLE**

LOCATION INFORMATION

Street Address 2487 Milford Road
City, State, Zip East Stroudsburg, PA 18301
County Monroe
Township Smithfield Township
Road Type Paved
Nearest Highway Interstate 80

BUILDING INFORMATION

NOI \$104,034.11
Cap Rate 5.34
Building Class B
Tenancy Multiple
Ceiling Height 10 ft
Minimum Ceiling Height 8 ft
Number of Floors 1
Year Built 1980
Year Last Renovated 2009
Construction Status Existing
Free Standing Yes
Number of Buildings 4

PROPERTY INFORMATION

Property Type Office
Property Subtype Office Building
APN # 16731202979477
Lot Frontage 782 ft
Lot Depth 337 ft
Traffic Count 14109
Traffic Count Street US209
Waterfront Yes
Power Yes

PARKING & TRANSPORTATION

Parking Type Surface
Number of Parking Spaces 119

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.

Each Office Independently Owned and Operated dpcomgroup.com

OFFICE FOR LEASE

2487 Milford Road, East Stroudsburg, PA 18301



LEASE RATE:	VARIES	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
2493	\$15.00 SF/yr	utilities & taxes	2,232 SF	Negotiable

KW COMMERCIAL
800 Main Street
Stroudsburg, PA 18360

DANIEL PERICH GROUP
0: 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.

OFFICE FOR LEASE

2487 Milford Road, East Stroudsburg, PA 18301



KW COMMERCIAL
800 Main Street
Stroudsburg, PA 18360

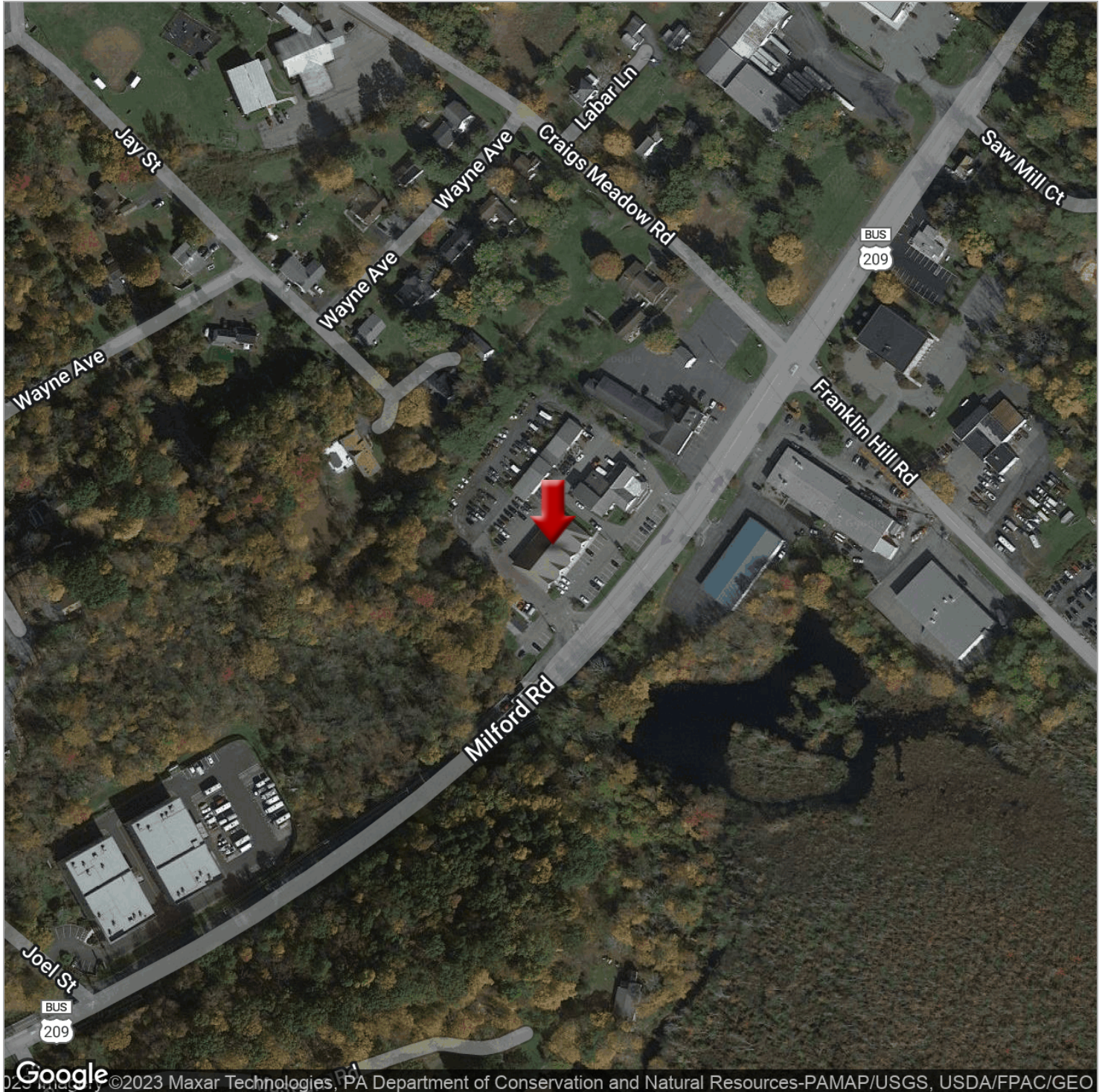
DANIEL PERICH GROUP
O: 570.213.4900
dperich@kwcommercial.com

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.

Each Office Independently Owned and Operated dpcgroup.com

OFFICE FOR LEASE

2487 Milford Road, East Stroudsburg, PA 18301



KW COMMERCIAL
800 Main Street
Stroudsburg, PA 18360

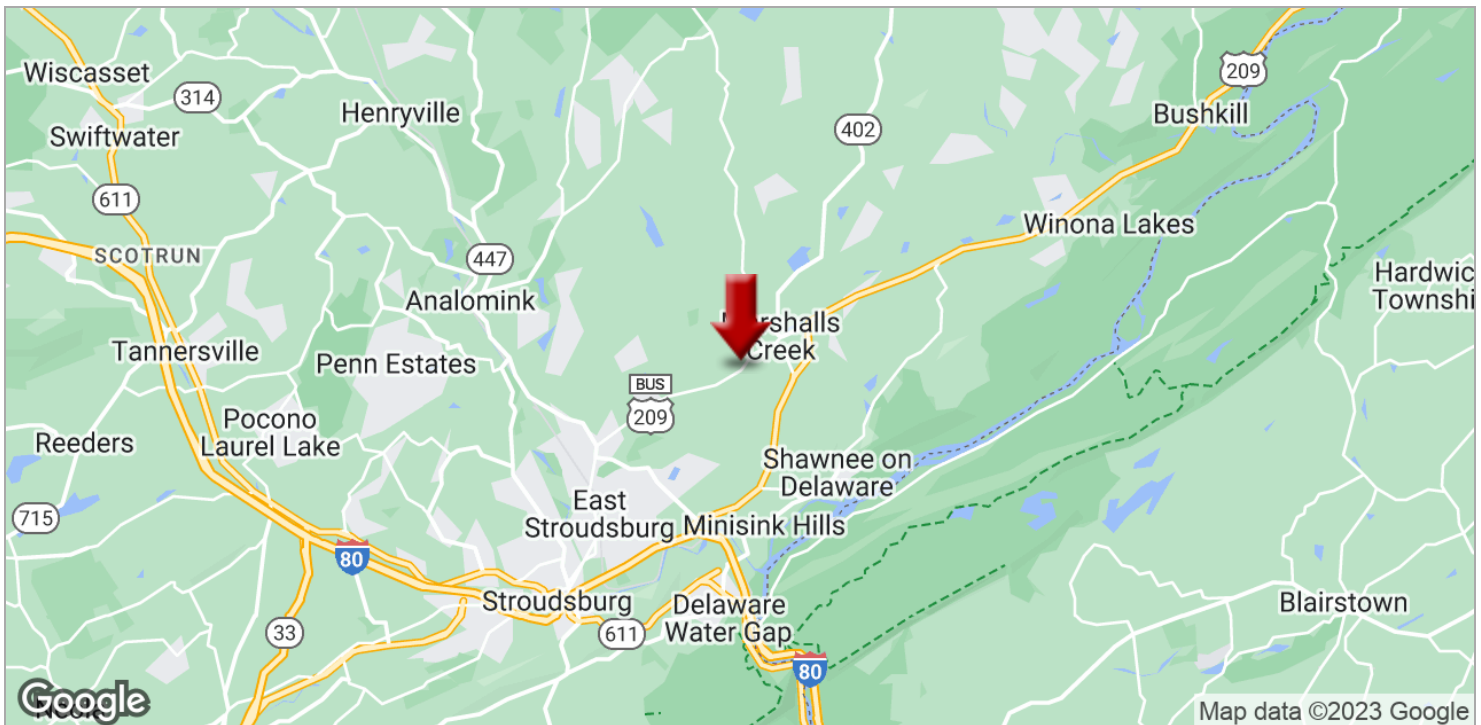
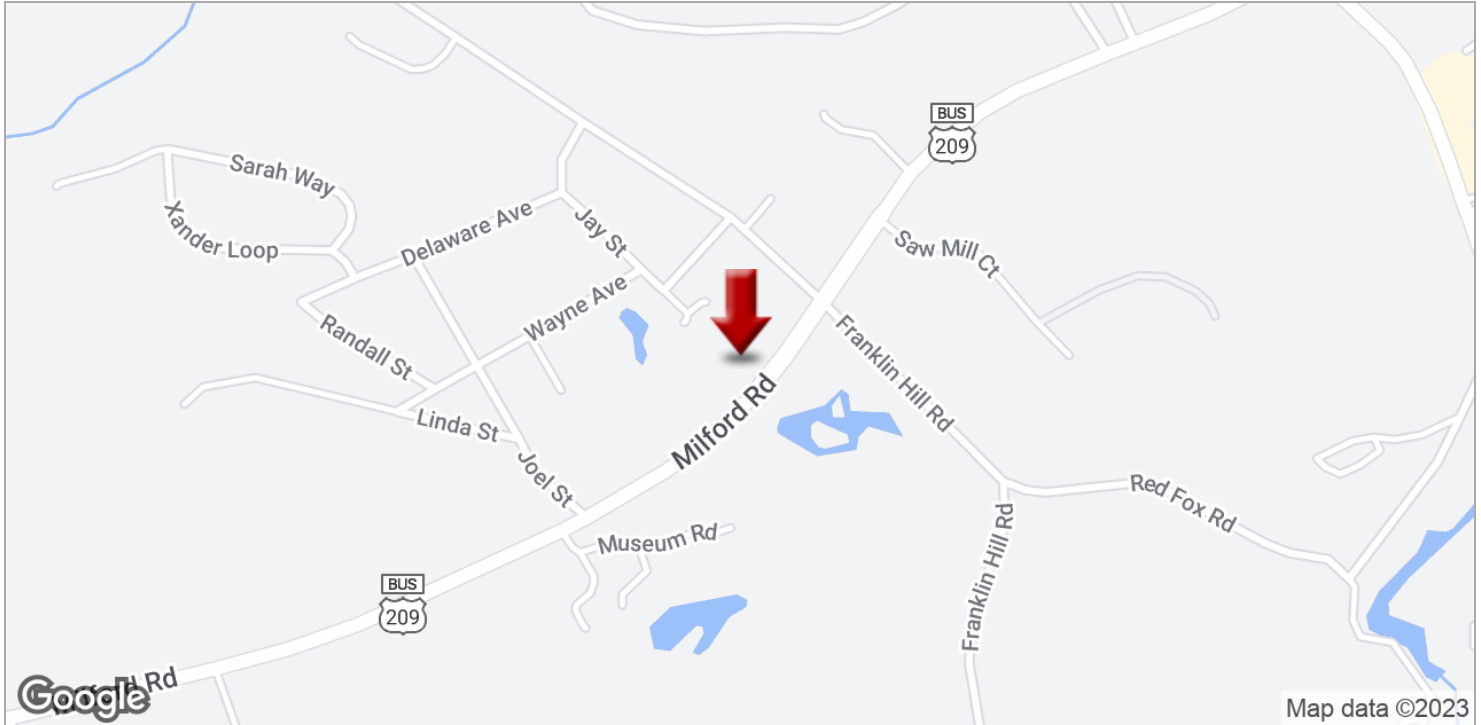
DANIEL PERICH GROUP
O: 570.213.4900
dperich@kwcommercial.com

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.

Each Office Independently Owned and Operated dpcgroup.com

OFFICE FOR LEASE

2487 Milford Road, East Stroudsburg, PA 18301



KW COMMERCIAL
800 Main Street
Stroudsburg, PA 18360

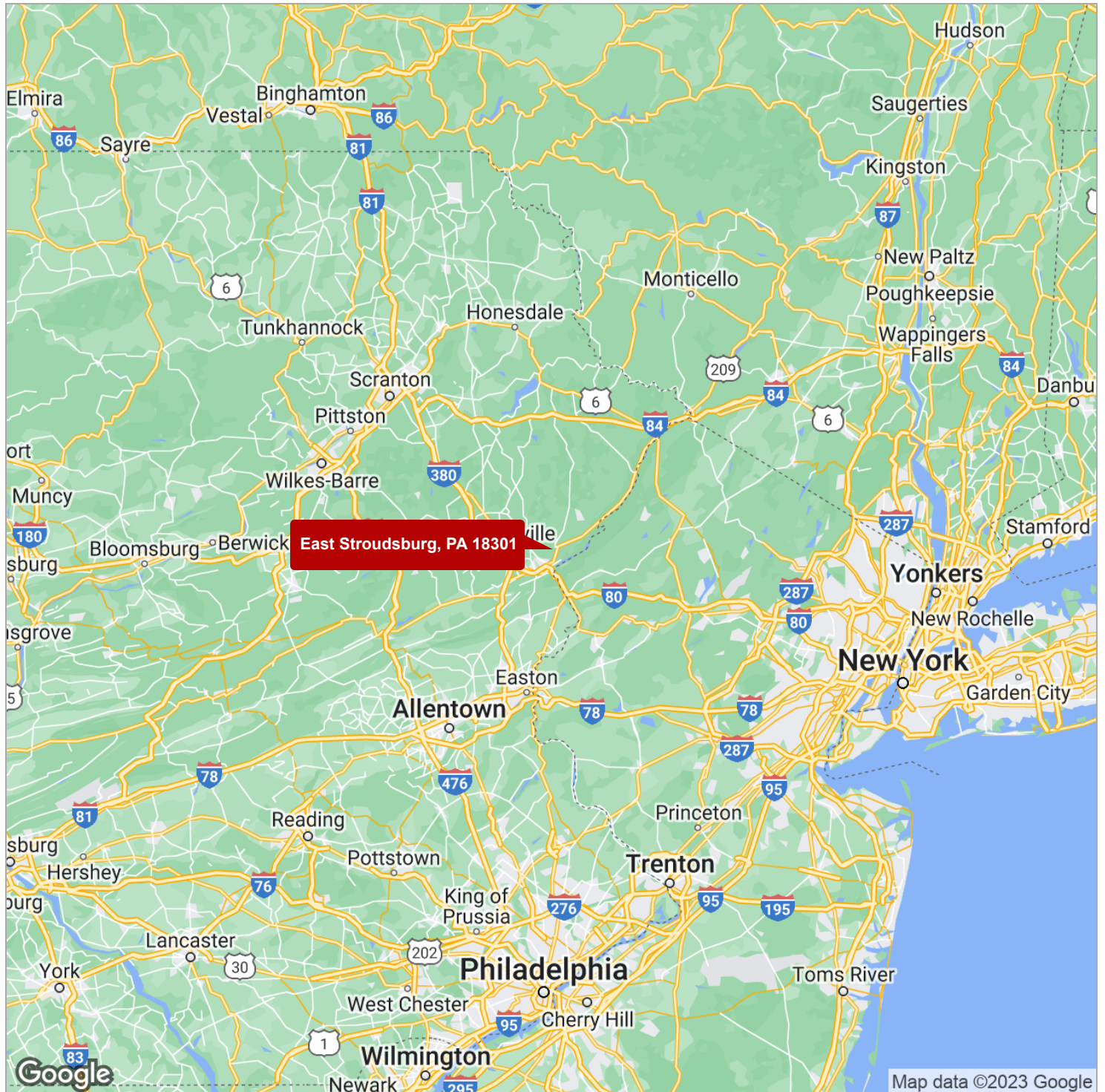
DANIEL PERICH GROUP
O: 570.213.4900
dperich@kwcommercial.com

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.

Each Office Independently Owned and Operated dpcomgroup.com

OFFICE FOR LEASE

2487 Milford Road, East Stroudsburg, PA 18301



KW COMMERCIAL
800 Main Street
Stroudsburg, PA 18360

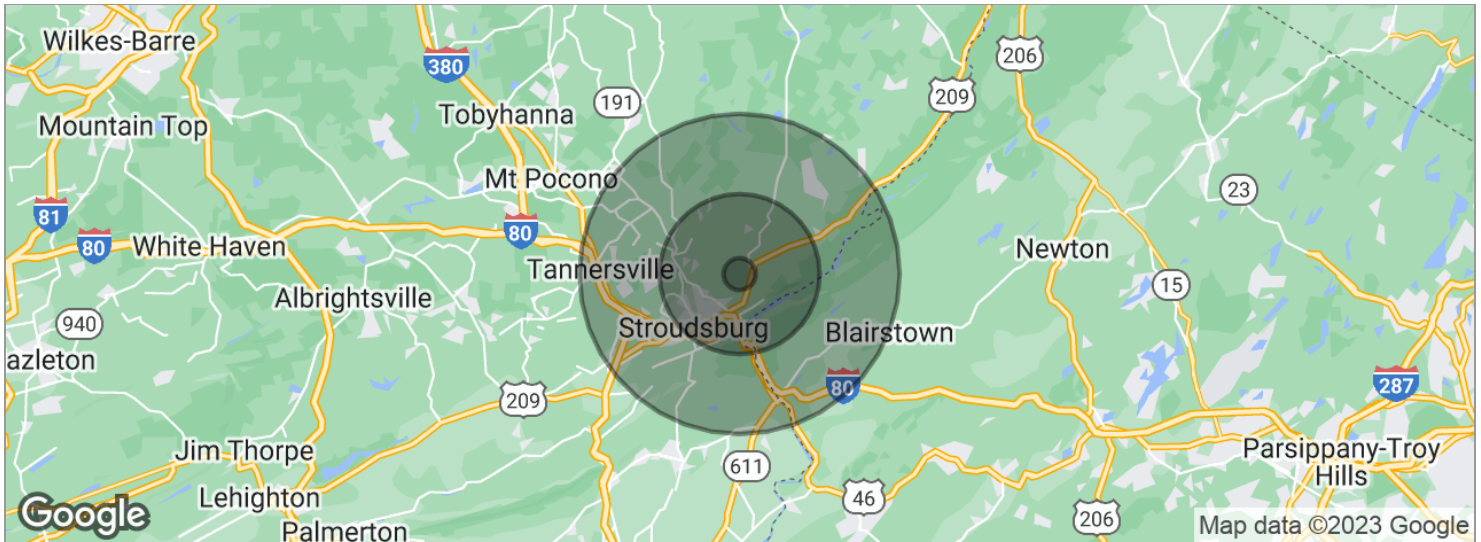
DANIEL PERICH GROUP
PO: 570.213.4900
dperich@kwcommercial.com

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.

Each Office Independently Owned and Operated dpcgroup.com

OFFICE FOR LEASE

2487 Milford Road, East Stroudsburg, PA 18301



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,616	40,536	105,563
Median age	35.6	34.9	37.9
Median age (male)	34.8	33.5	36.2
Median age (Female)	36.3	36.4	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	537	13,639	37,139
# of persons per HH	3.0	3.0	2.8
Average HH income	\$73,089	\$66,885	\$72,067
Average house value	\$244,539	\$245,872	\$253,084
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	25.9%	14.8%	13.3%
RACE (%)	1 MILE	5 MILES	10 MILES
White	75.7%	78.6%	78.4%
Black	14.8%	12.1%	13.1%
Asian	2.0%	3.1%	2.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.1%
Other	6.3%	4.0%	3.5%

* Demographic data derived from 2020 ACS - US Census

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.

Each Office Independently Owned and Operated [dpcomgroup.com](https://www.dpcomgroup.com)