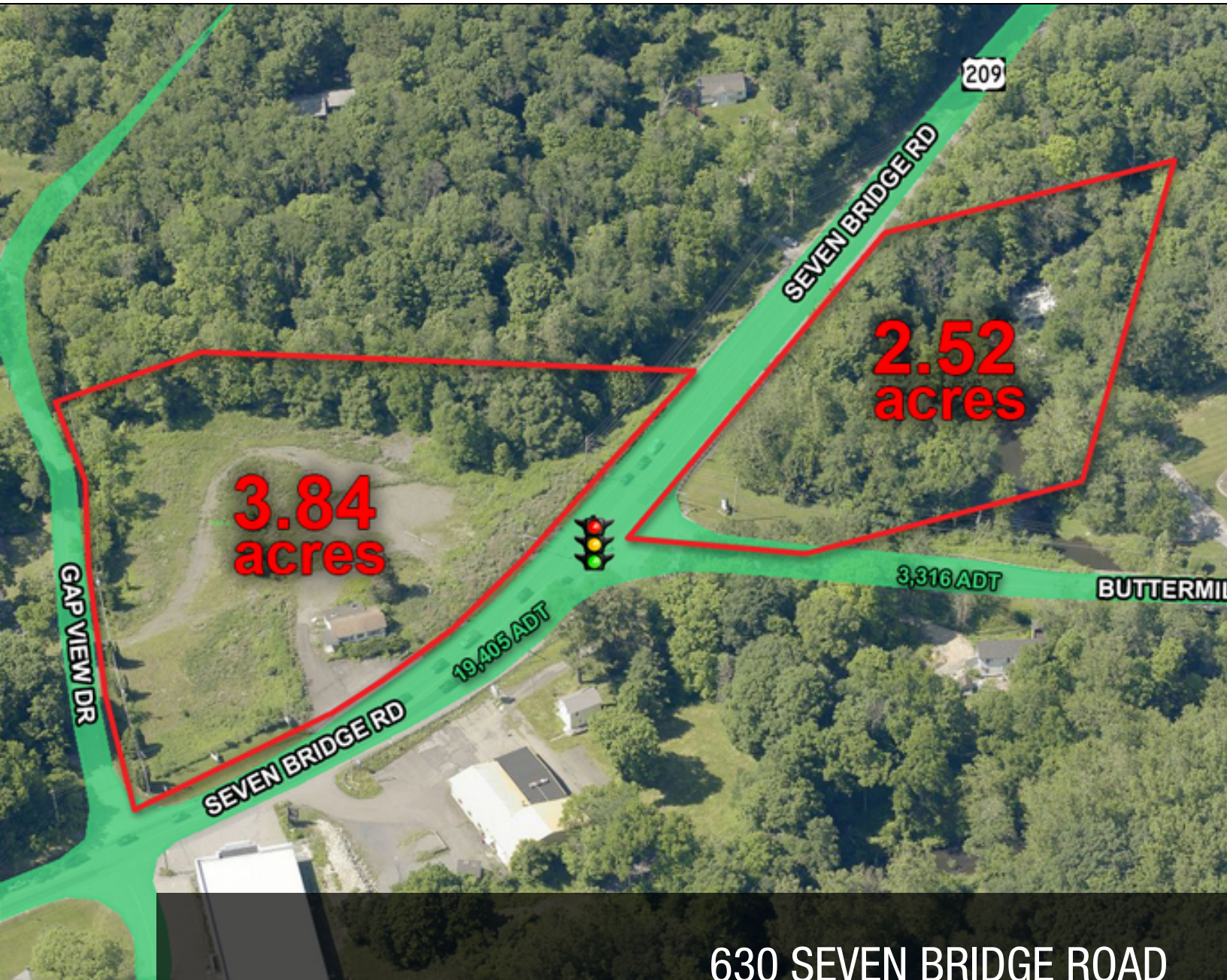


6.36 Acres With Approvals

EAST STROUDSBURG, PA



KW COMMERCIAL
800 Main Street
Stroudsburg, PA 18360

PRESENTED BY:

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EAST STROUDSBURG, PA

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$579,000
LOT SIZE:	6.36 Acres
ZONING:	B-1
MARKET:	Pocono Mountains
TRAFFIC COUNT:	19,405

PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering this development site for sale in East Stroudsburg. The 6+/- acre site is located at the intersection of Seven Bridges Road (State Route 209) and Buttermilk Falls Road. The west 3.8+/- acres is approved for a 13,300 square foot footprint (26,600 square foot two-story building) for retail/office use. A highway occupancy permit (HOP) is in place to the existing traffic light. This is the only tract with direct light access for complete traffic control as well as ease of ingress/egress for travelers.

LOCATION OVERVIEW

The site is located at the gateway to several large residential developments as well as tourist attractions, including Shawnee Inn & Golf Course and the Shawnee Mountain Ski Area. Presently the traffic count is over 19,405 ADT along State Route 209. East Stroudsburg is in Smithfield Township, Monroe County, Pennsylvania.

The Pocono Mountains, which has 27.9 million visitors each year, is approximately 2 hours from Philadelphia, Harrisburg or Trenton and 1.5 hours from New York City. Travel spending exceeds \$3.3 billion annually of which 19% is on food and beverage. The Poconos features more than 30 golf courses, 4 indoor waterparks, abundant shopping centers and various seasonal recreational activities. Major area developments include the proposed \$400 million Pocono Springs Entertainment Village, the 130,000 square foot expansion of Kalahari Resort's convention center, and the new Harley Davidson dealership.

Property Details

SALE PRICE**\$579,000****LOCATION INFORMATION**

Street Address	630 Seven Bridge Road
City, State, Zip	East Stroudsburg, PA 18301
County/Township	Monroe/Smithfield Township
Market	Pocono Mountains
Cross Streets	Buttermilk Falls Rd
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-80

LAND

Number Of Lots	2
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	B-1
Lot Size	6.36 Acres
APN#	16732100176718, -7657
Corner Property	Yes
Traffic Count	19,405
Traffic Count Street	SR0209
Waterfront	Yes

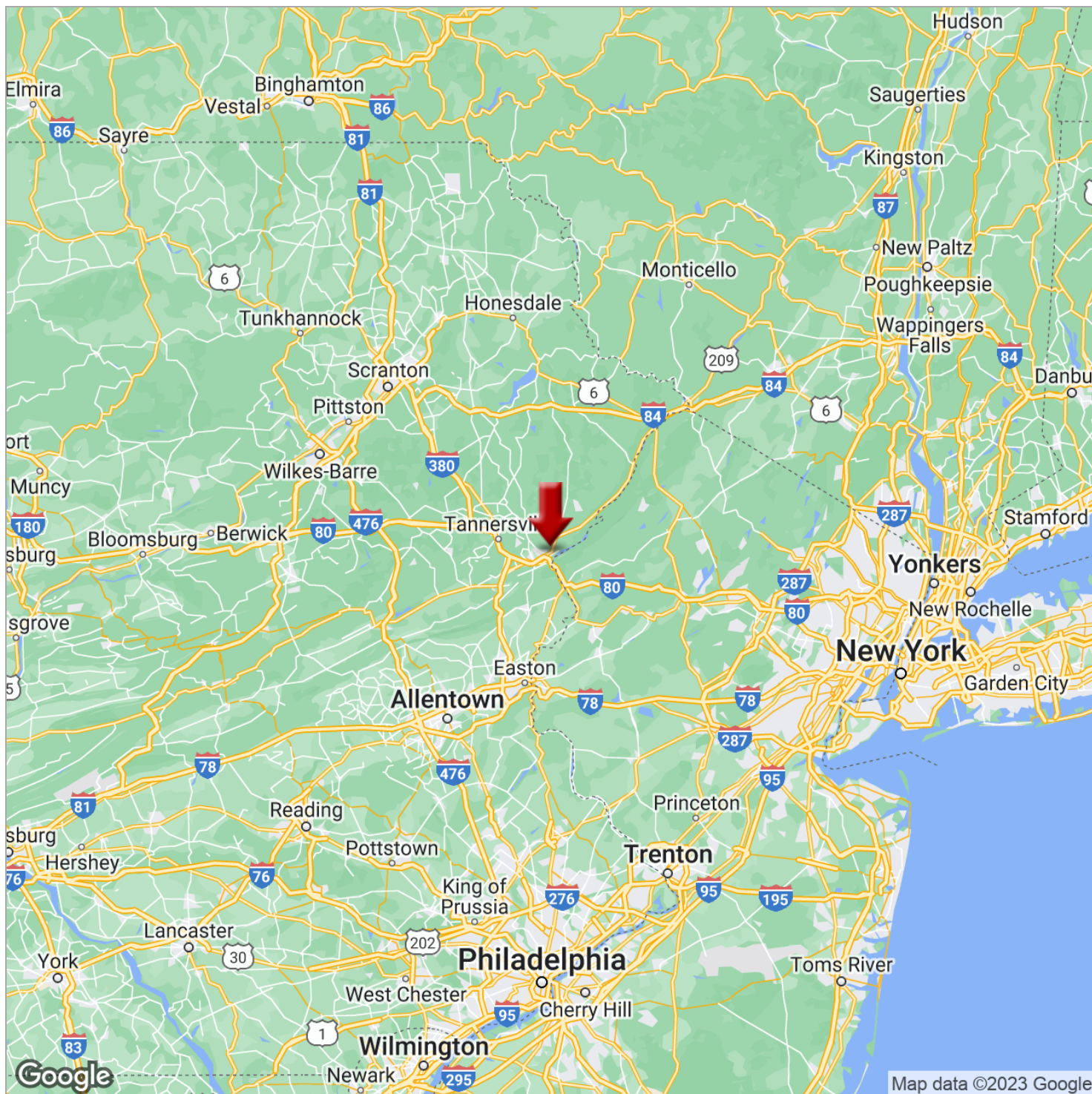
UTILITIES & AMENITIES

Power	Yes
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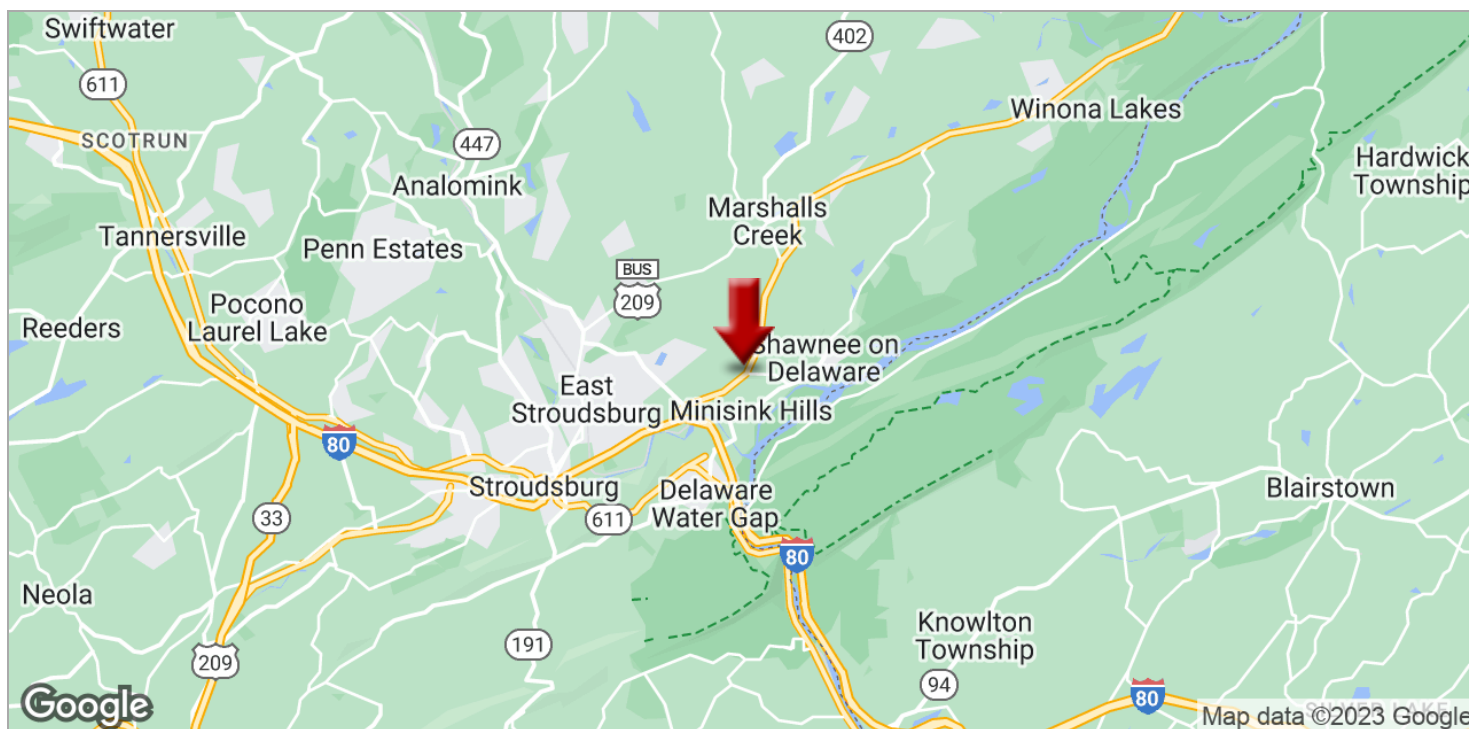
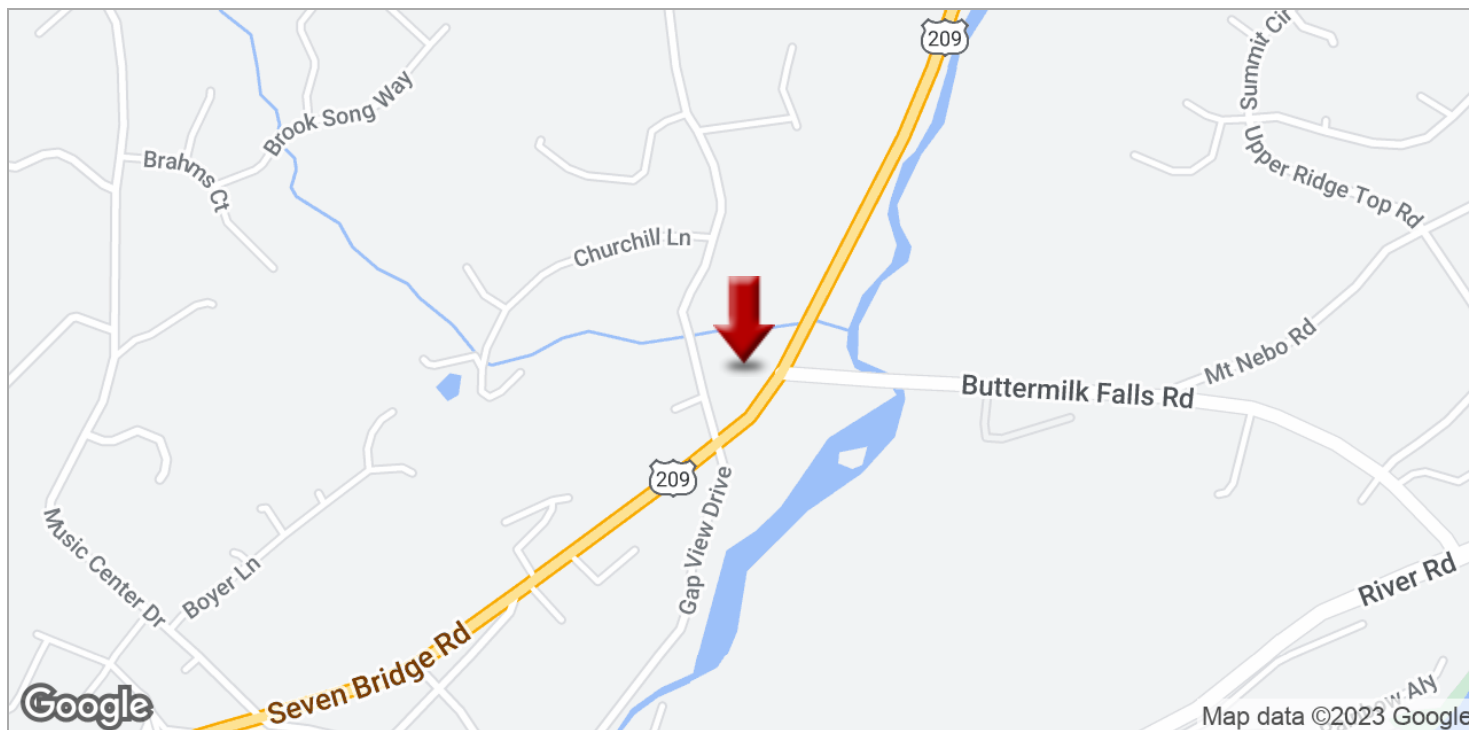
Additional Photos



Regional Map



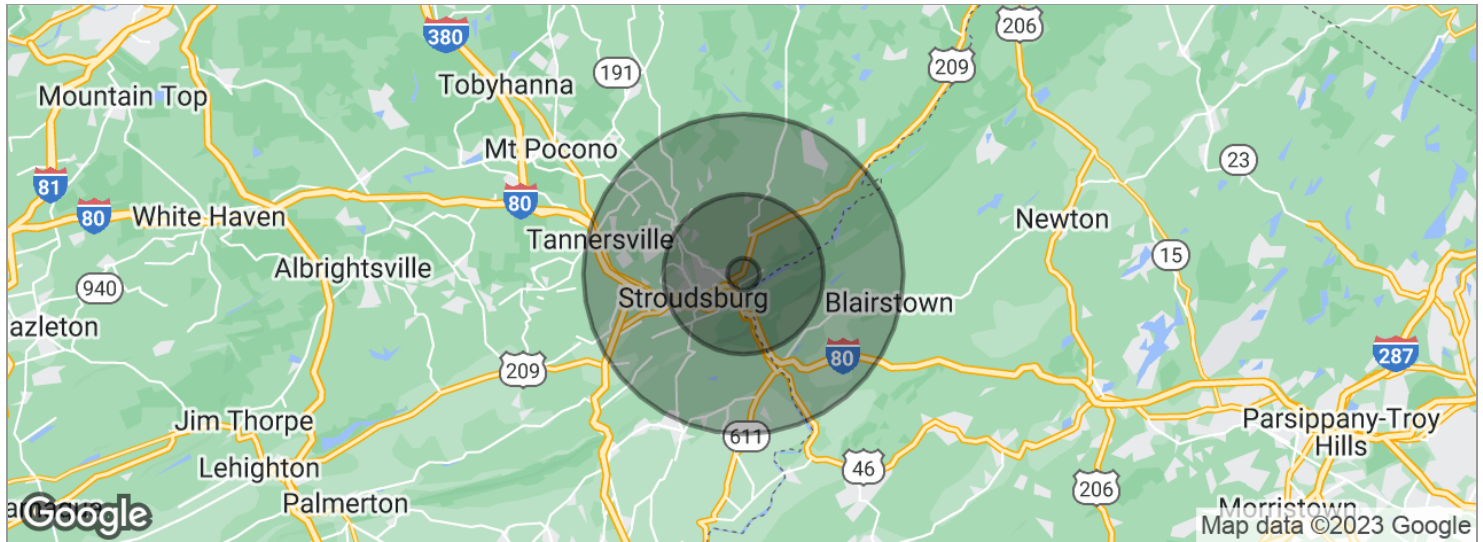
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	635	39,797	104,628
Median age	40.4	34.7	38.2
Median age (male)	38.6	33.6	36.6
Median age (Female)	45.7	36.1	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	252	13,632	36,862
# of persons per HH	2.5	2.9	2.8
Average HH income	\$61,190	\$66,253	\$72,626
Average house value	\$245,785	\$248,302	\$257,824
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	17.8%	13.5%	12.7%
RACE (%)	1 MILE	5 MILES	10 MILES
White	82.7%	80.8%	79.6%
Black	6.0%	10.4%	12.1%
Asian	7.1%	3.1%	2.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.1%
Other	3.1%	3.6%	3.3%

* Demographic data derived from 2020 ACS - US Census