

OFFICE BUILDING FOR LEASE

MERCHANTS PLAZA

2937 Route 611, Tannersville, PA 18372



OFFERING SUMMARY

AVAILABLE SF:	Fully Leased
LEASE RATE:	Negotiable
LOT SIZE:	2.2 Acres
BUILDING SIZE:	26,164 SF
ZONING:	C-1
TRAFFIC COUNT:	14,703

PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group offering office space for lease in Tannersville. Merchants Plaza is a 23,000 square foot multi-tenant office building located on State Route 611. Property offers elevator access and paved on-site parking. Tenants include United State Post Office, CareGivers America, and Careerlink of Monroe County. Second floor office space with 600 square feet and private restroom. Lease rate includes electric.

LOCATION OVERVIEW

Tannersville is located in Pocono Township, Monroe County, PA. Nearby area attractions include Cambelback Ski Resort and Waterpark, Kalahari Resorts, Pocono Manor Resort, Great Wolf Lodge and Mt. Airy Casino Resort. Sanofi Pasteur, Pocono Mountain School District, and The Crossings Premium Outlets are also in close proximity. Current traffic count is 14,703 VPD along Route 611. Surrounding businesses include retails shops, national retailers, professional offices, and eateries.

KW COMMERCIAL
800 Main Street
Stroudsburg, PA 18360

DANIEL PERICH GROUP
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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.

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LEASE RATE

NEGOTIABLE

LOCATION INFORMATION

Building Name	Merchants Plaza
Street Address	2937 Route 611
City, State, Zip	Tannersville, PA 18372
County/Township	Monroe/Pocono Township
Cross Streets	Learn Road
Road Type	Paved
Nearest Highway	I-80

BUILDING INFORMATION

Building Size	26,164 SF
Price / SF	Negotiable
Year Built	1988
Building Class	A
Tenancy	Multiple
Number Of Floors	2
Construction Status	Existing
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Office Building
Property Subtype	Office Building
Zoning	C-1
Lot Size	2.2 Acres
APN#	12637202552856
Traffic Count	14,703
Traffic Count Street	SR611
Waterfront	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Number Of Elevators	1
Centrix Equipped	Yes
Leed Certified	Yes

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LEASE RATE:	\$825/MO	TOTAL SPACE:	FULLY LEASED
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
10A	\$825 per month	Modified Gross	600 SF

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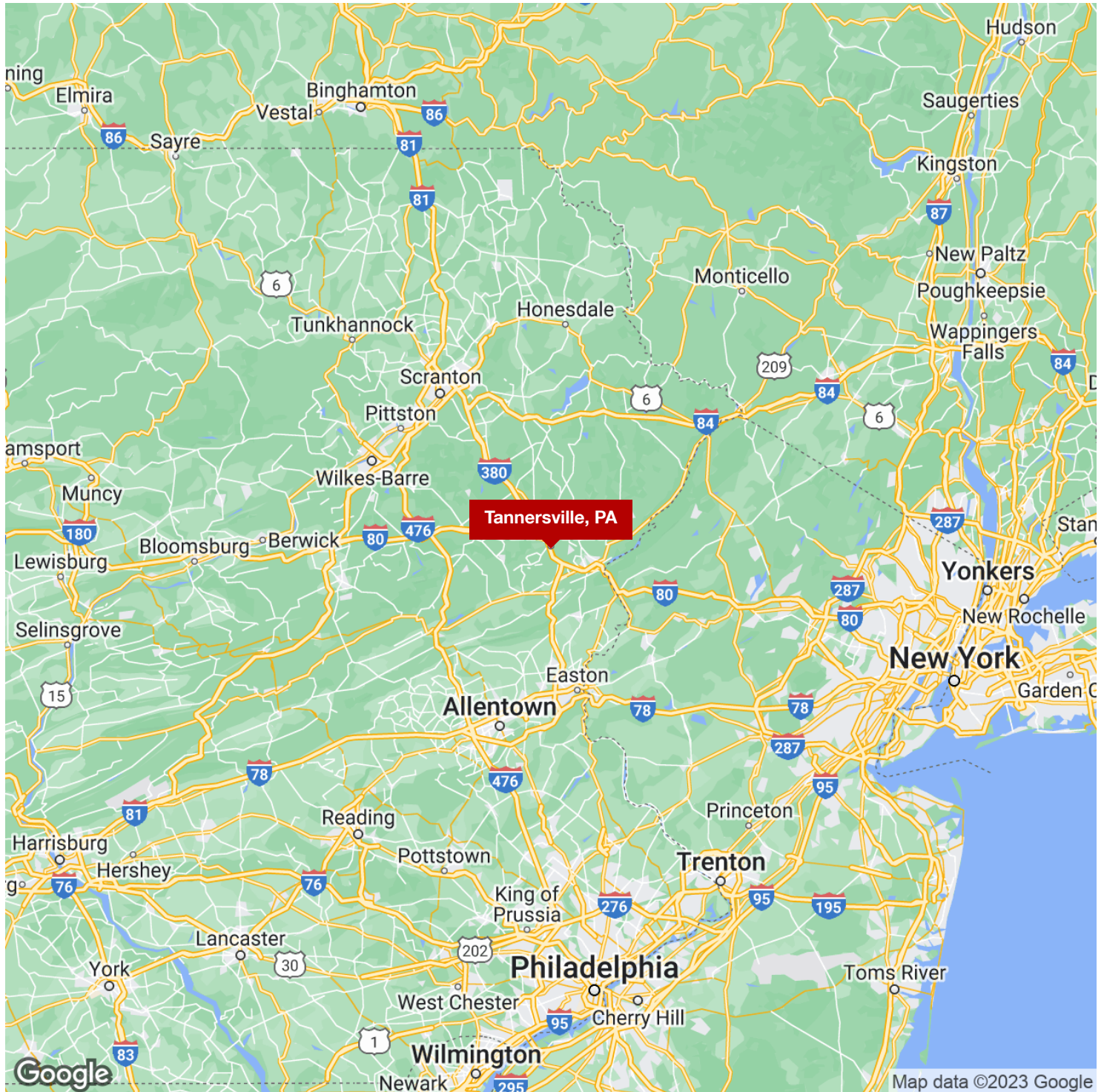
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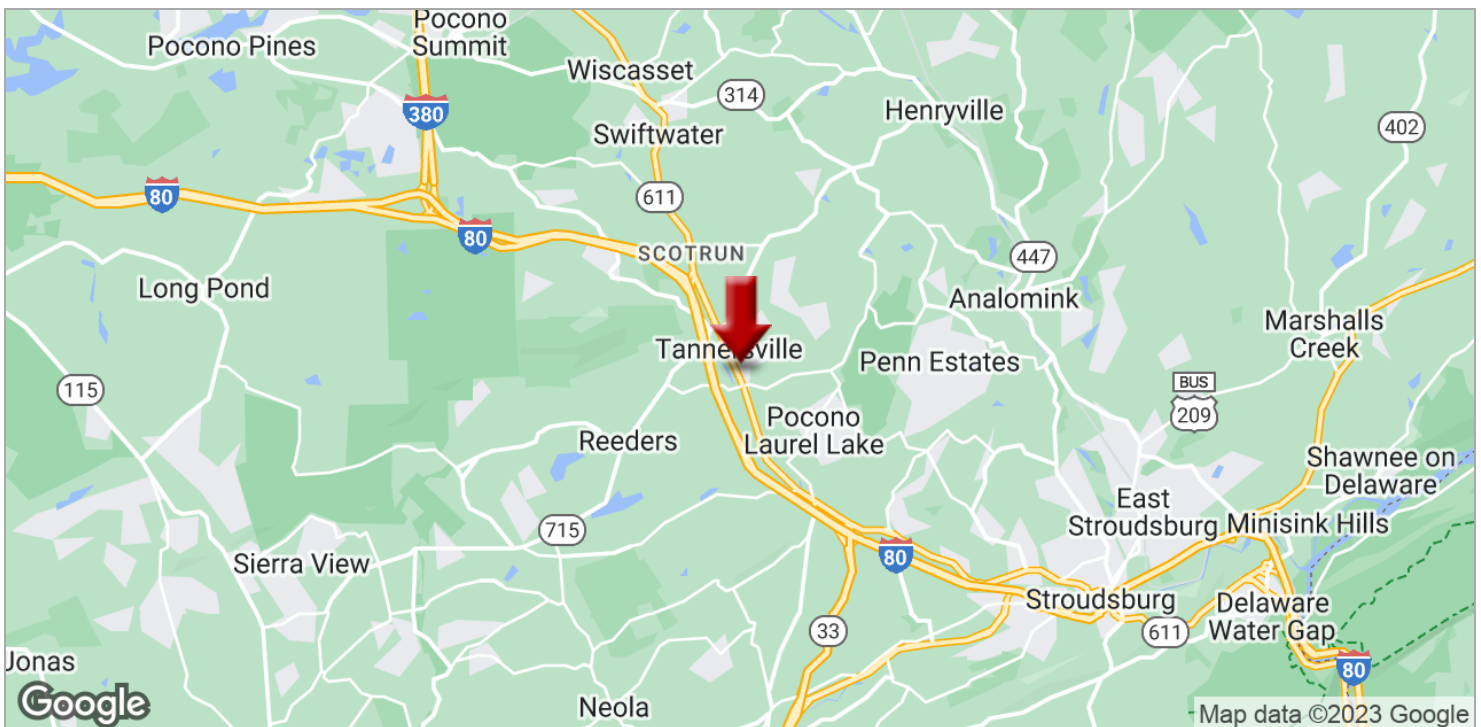
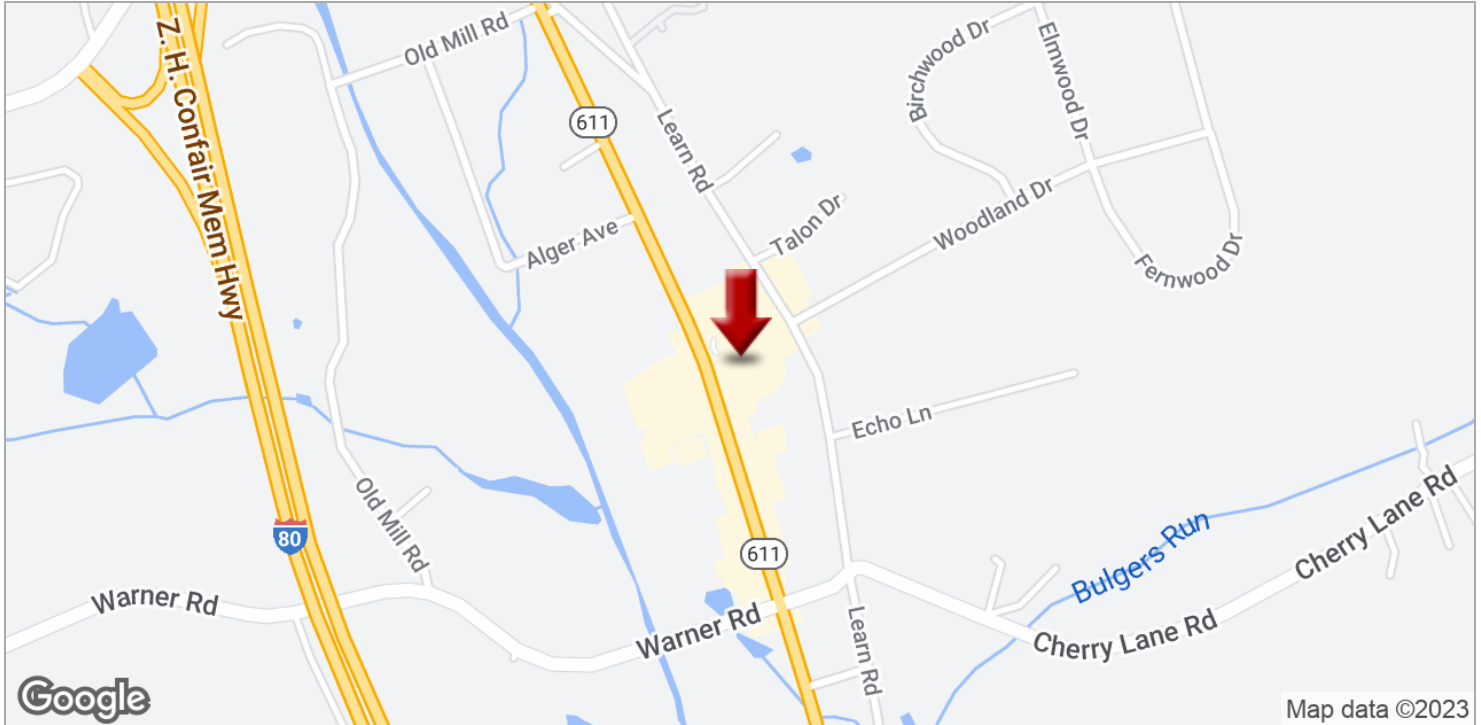
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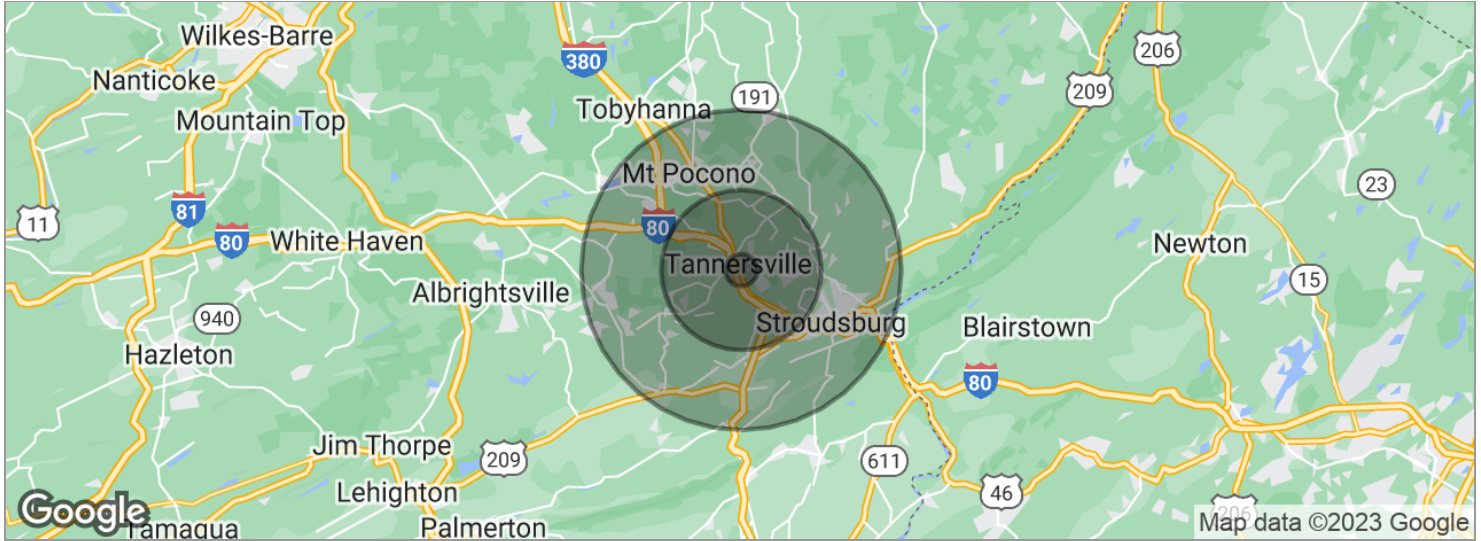
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,327	27,165	115,627
Median age	42.4	41.7	38.8
Median age (male)	42.5	41.5	37.8
Median age (Female)	42.2	41.3	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	523	10,163	41,580
# of persons per HH	2.5	2.7	2.8
Average HH income	\$72,754	\$78,362	\$72,240
Average house value		\$246,673	\$242,357
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	7.5%	8.1%	9.8%
RACE (%)	1 MILE	5 MILES	10 MILES
White	86.1%	84.3%	81.8%
Black	9.5%	10.6%	11.5%
Asian	1.3%	1.2%	2.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.1%
Other	1.6%	1.5%	2.1%

* Demographic data derived from 2020 ACS - US Census

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