

# 5.35-Acre Redevelopment Site

TANNERSVILLE, PA



103 KENNYS WAY

**KW COMMERCIAL**  
800 Main Street  
Stroudsburg, PA 18360

PRESENTED BY:

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## TANNERSVILLE, PA

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# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,200,000
<b>LOT SIZE:</b>	5.35 Acres
<b>ZONING:</b>	C
<b>TRAFFIC COUNT:</b>	14,316
<b>REAL ESTATE TAXES:</b>	\$14,609.92

[CLICK HERE TO VIEW VIDEO](#)

## PROPERTY OVERVIEW

The Daniel Perich Group of KW Commercial Real Estate is offering this redevelopment site for sale in Tannersville. The former Glenwood Hall and Tannery is a 5.35-acre property situated along State Route 611. High traffic location with 14,316 VPD across from Wendy's and 500 feet from the Route 715 intersection. The prominent location with 368 feet of frontage, level topography and public utilities, makes this site ideal for redevelopment.

The former tannery is listed on the Pennsylvania Inventory of Historic Places but is not recognized by the National Register of Historic Places.

## LOCATION OVERVIEW

Tannersville is located in Pocono Township, Monroe County, Pennsylvania. Nearby area attractions include The Crossings Premium Outlets, Cambelback Ski Resort and Waterpark, Great Wolf Lodge and Mt. Airy Casino Resort. Sanofi Pasteur and Pocono Mountain School District are also in close proximity. The new Harley Davidson dealership will be located nearby as well.

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. Other major area developments include the proposed \$400 million Pocono Springs

## Property Details

**SALE PRICE****\$3,200,000****LOCATION INFORMATION**

Street Address	Route 611 (103 Kennys Way)
City, State, Zip	Tannersville, PA 18372
County/Township	Monroe/Pocono Township
Cross Streets	Route 611
Side Of Street	West
Road Type	Paved
Nearest Highway	Interstate 80

**PROPERTY DETAILS**

Property Type	Land
Property Subtype	Retail
Zoning	C
Lot Size	5.35 Acres
APN#	12637201380645
Lot Frontage	368
Lot Depth	957
Traffic Count	14,316
Traffic Count Street	SR611
Waterfront	Yes

**LAND**

Number Of Lots	1
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Topography	Mainly level

**UTILITIES & AMENITIES**

Power	Yes
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## Aerial Map



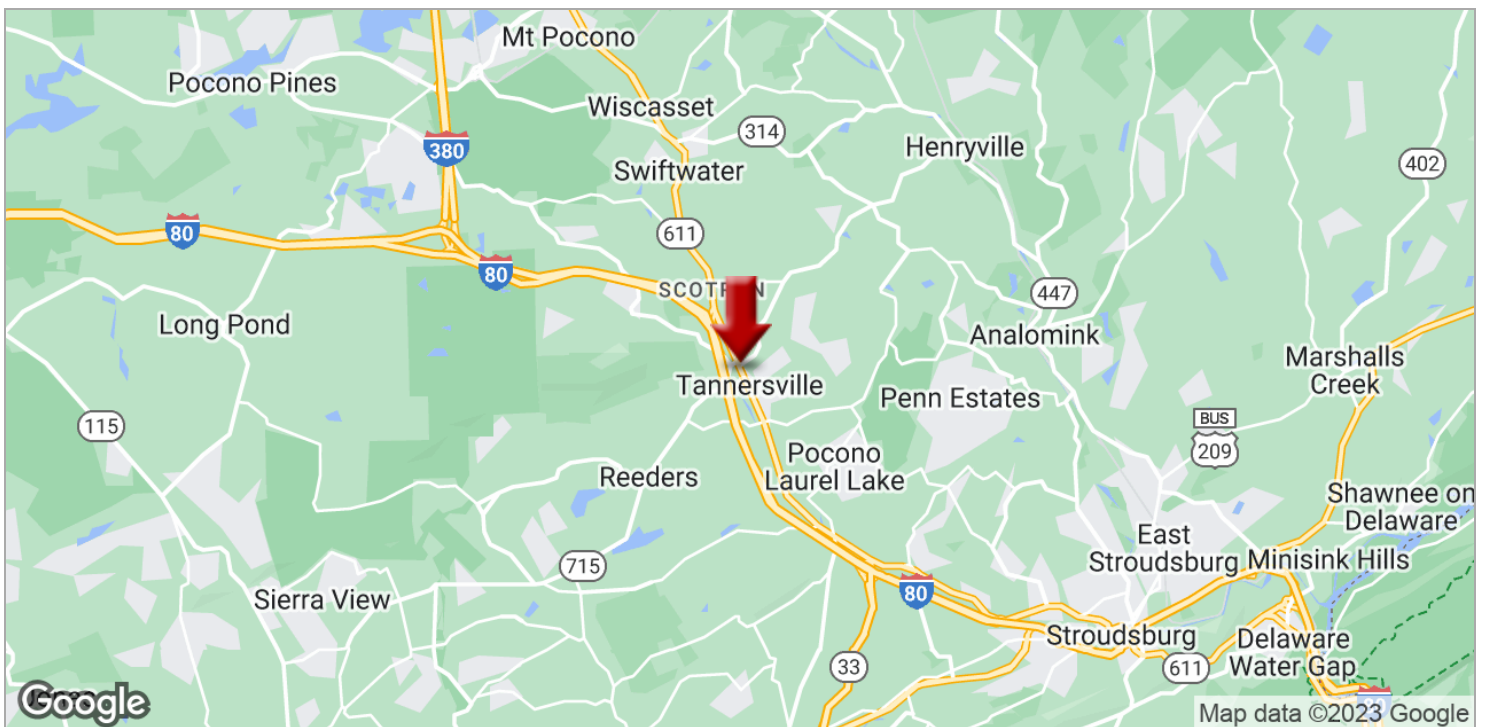
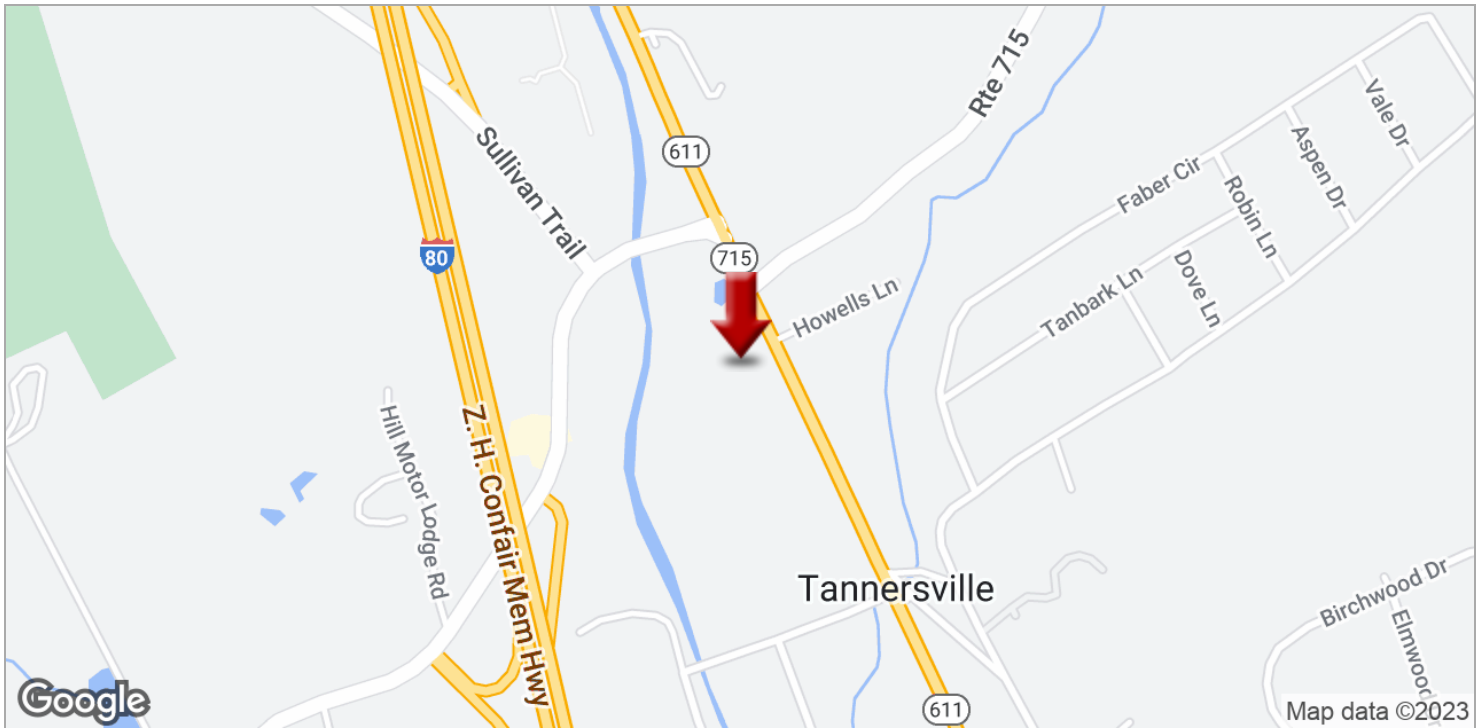


## Additional Photos

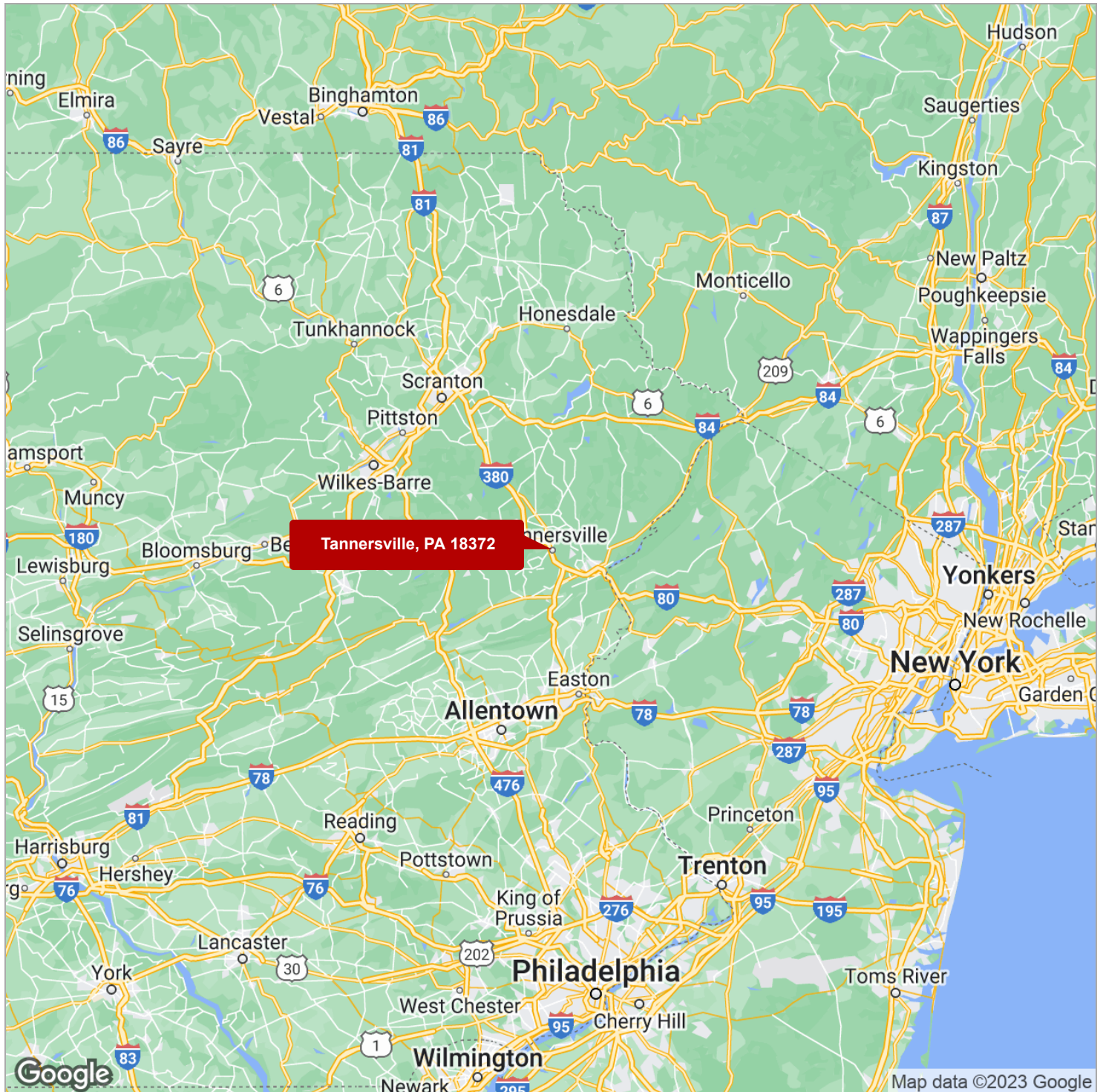




## Location Maps

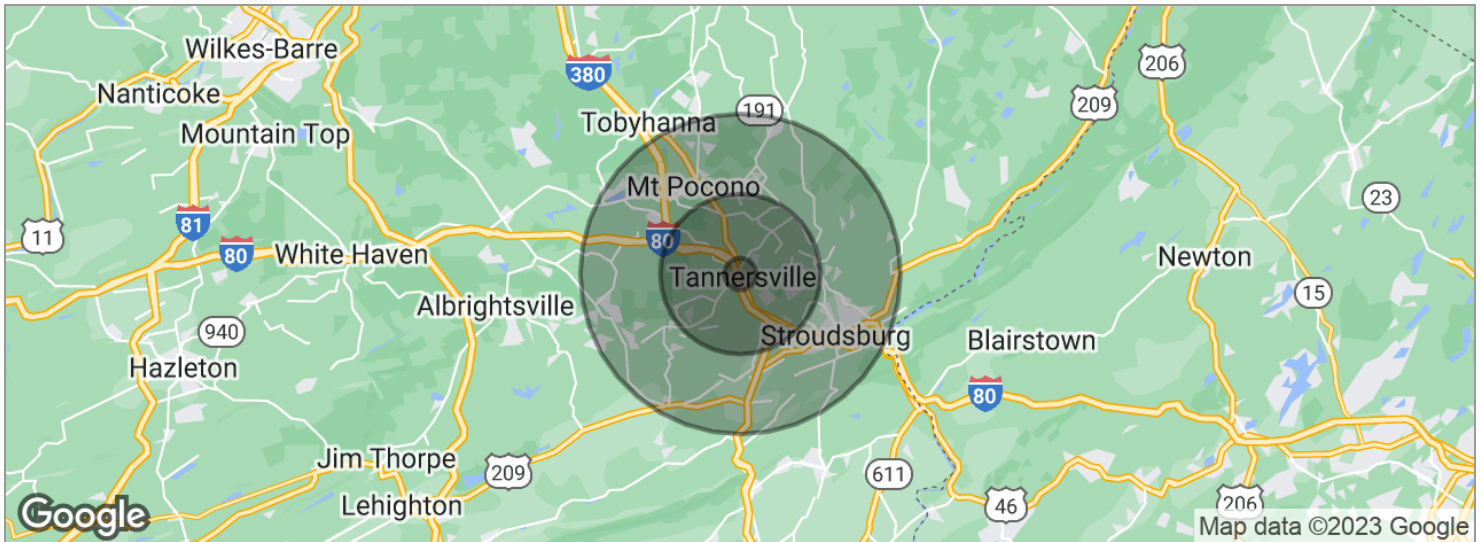


## Regional Map





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,097	25,433	113,219
Median age	42.5	41.6	39.1
Median age (male)	42.7	41.6	38.1
Median age (Female)	42.3	41.2	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	430	9,585	40,993
# of persons per HH	2.6	2.7	2.8
Average HH income	\$75,673	\$77,424	\$71,881
Average house value		\$245,332	\$240,282
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	6.7%	7.3%	10.2%
RACE (%)	1 MILE	5 MILES	10 MILES
White	86.4%	85.0%	81.0%
Black	8.6%	10.0%	12.2%
Asian	1.2%	1.2%	2.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.1%
Other	1.7%	1.5%	2.1%

\* Demographic data derived from 2020 ACS - US Census