

## OFFICE FOR LEASE

4 N 6th Street, Stroudsburg, PA 18360



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	0.41 Acres
<b>BUILDING SIZE:</b>	44,945 SF
<b>ZONING:</b>	C-2
<b>TRAFFIC COUNT:</b>	9,796

### PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering private offices for lease in Stroudsburg. Multiple private offices available on first and lower floor. Convenient location at the corner of Main Street and 6th Street in downtown Stroudsburg within walking distance to Monroe County Courthouse and public parking area. Offices are gross leases with tenant only responsible for phone and internet.

### LOCATION OVERVIEW

Stroudsburg is the county seat of Monroe County, Pennsylvania. It is in the state's Poconos region in northeast Pennsylvania – approximately five miles from Delaware Water Gap and NJ state border. The population was 5,567 with a median household income of \$32,409 at the 2010 census.

**THE DANIEL PERICH GROUP**  
570.213.4900  
745 Main Street, Suite 202  
Stroudsburg, PA 18360

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Outside Broker Address: 800 Main Street, Stroudsburg, PA 18360

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### LOCATION INFORMATION

Street Address	4 N 6th Street
City, State, Zip	Stroudsburg, PA 18360
County	Monroe
Cross-Streets	Main Street
Township	Stroudsburg Borough
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Interstate 80

### BUILDING INFORMATION

Building Size	44,945 SF
Building Class	C
Tenancy	Multiple
Year Built	1902
Construction Status	Existing
Number of Buildings	1

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-2
Lot Size	0.41 Acres
APN #	18730007587972
Lot Frontage	103 ft
Lot Depth	191 ft
Corner Property	Yes
Traffic Count	9796
Traffic Count Street	Main St
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	Yes
Number of Parking Spaces	0

### UTILITIES & AMENITIES

Restrooms	Shared
Gas / Propane	Yes

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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
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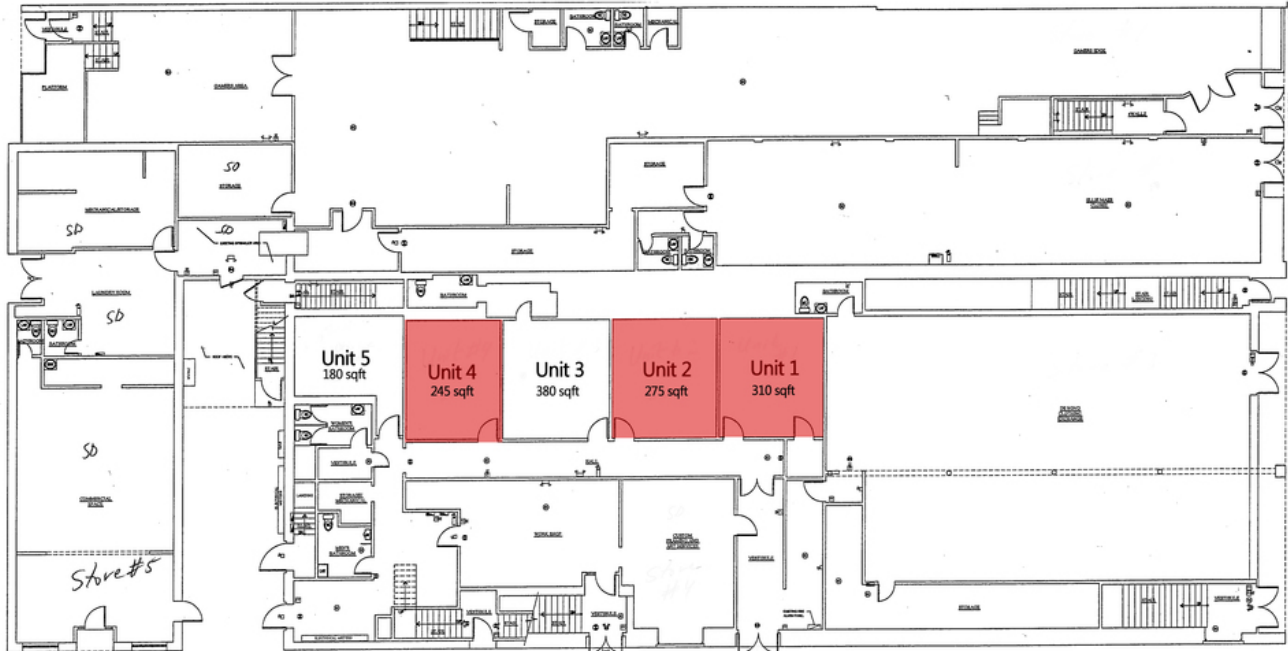
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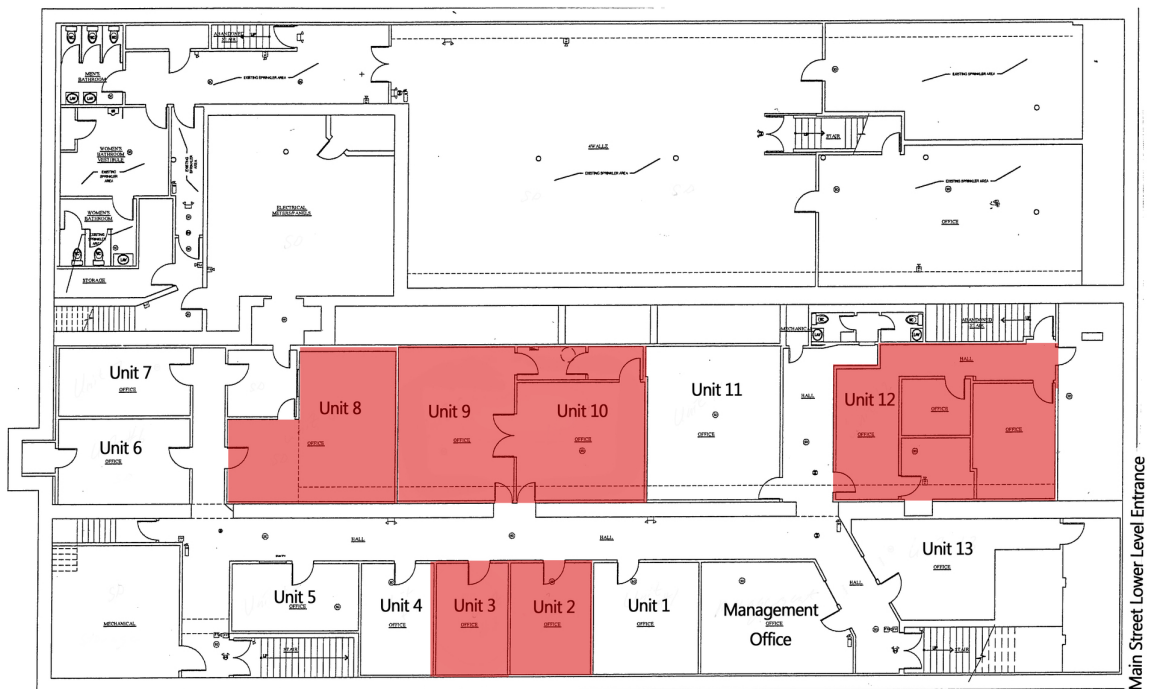


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4 N 6th Street, Stroudsburg, PA 18360



4 N. 6th Street Office Entrance



Lower Level

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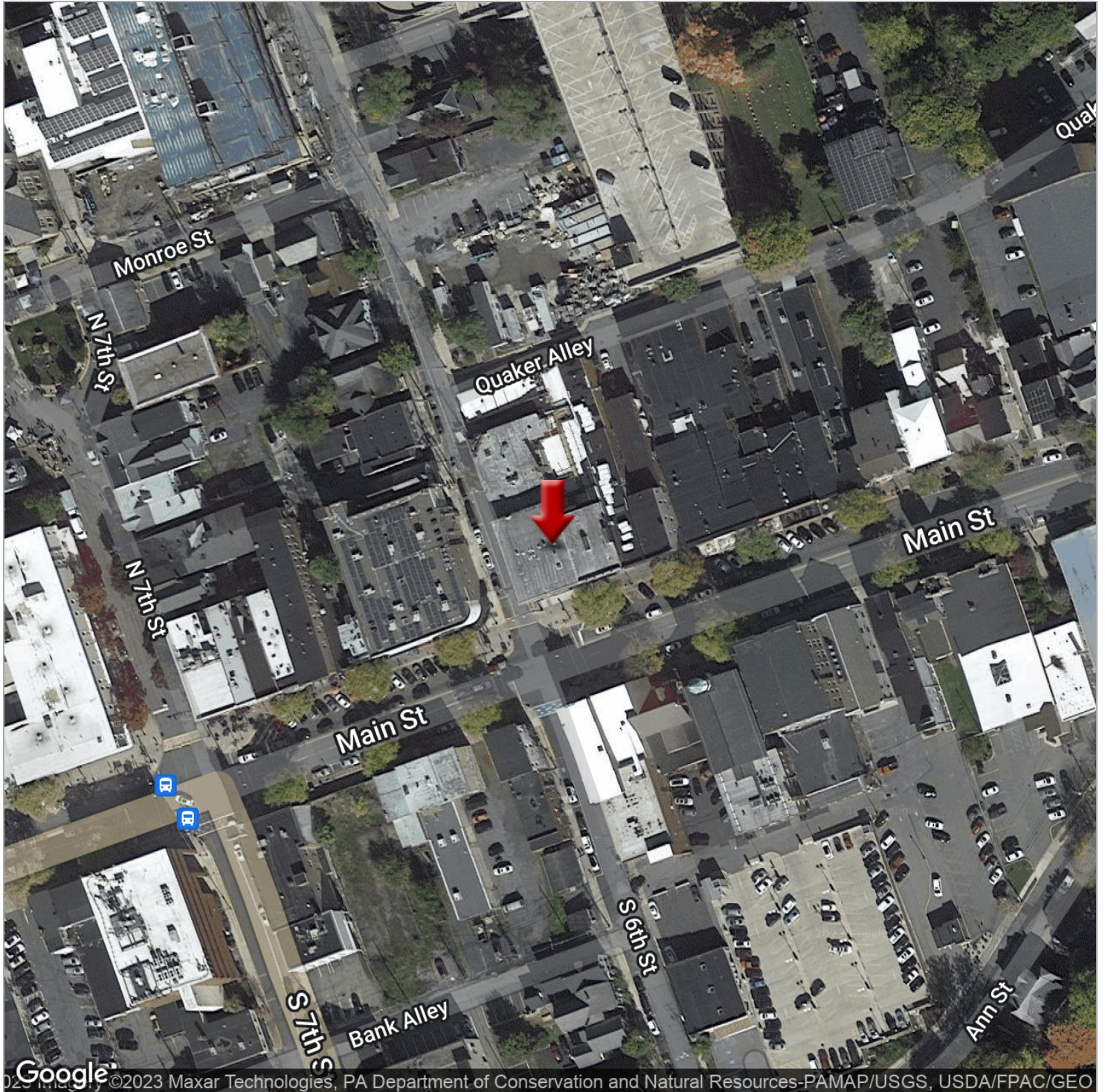
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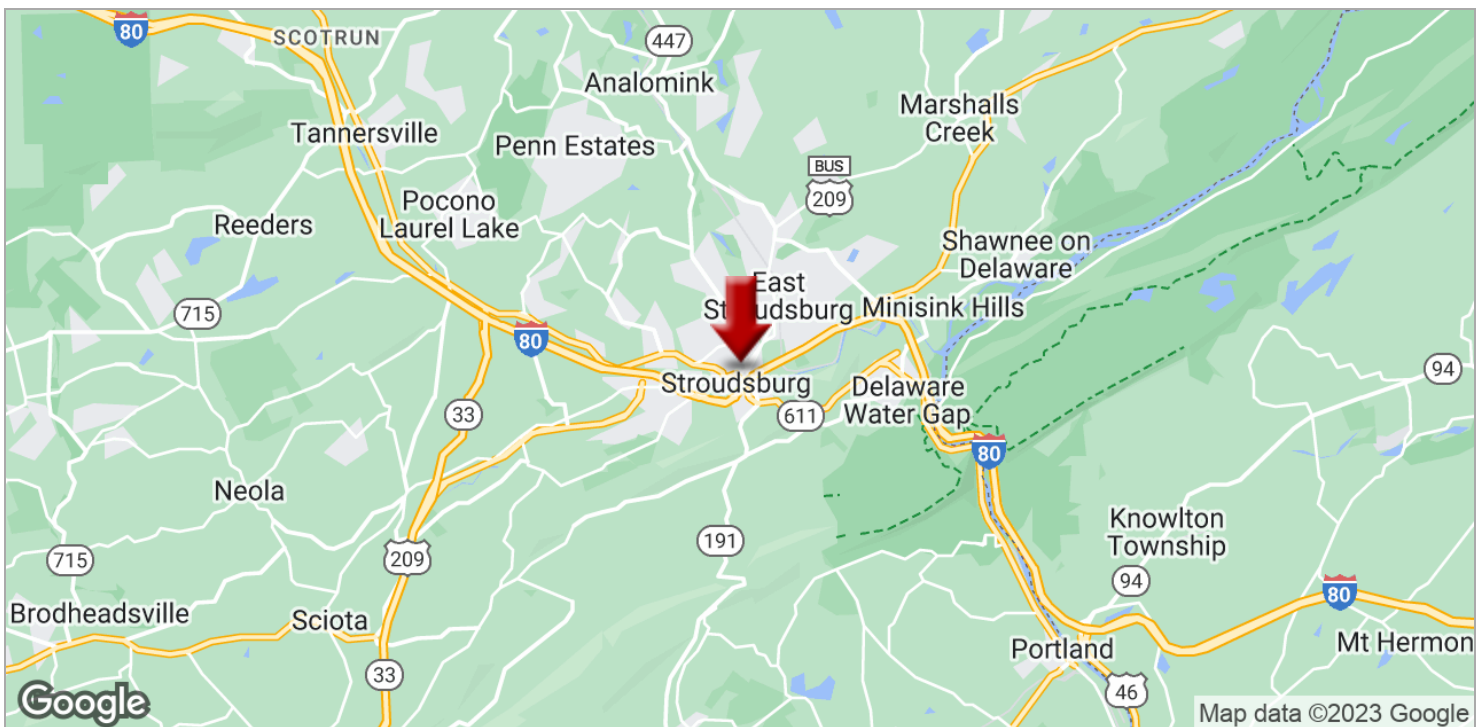
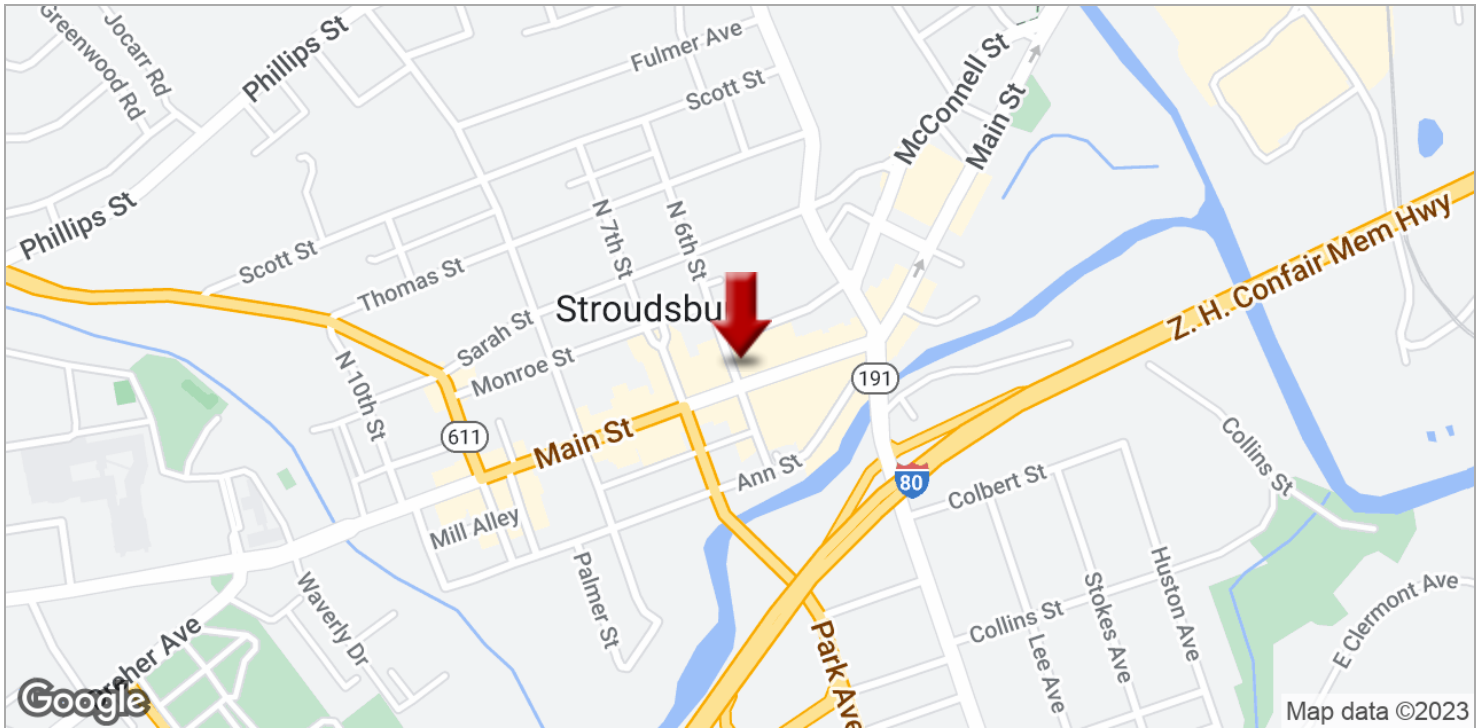
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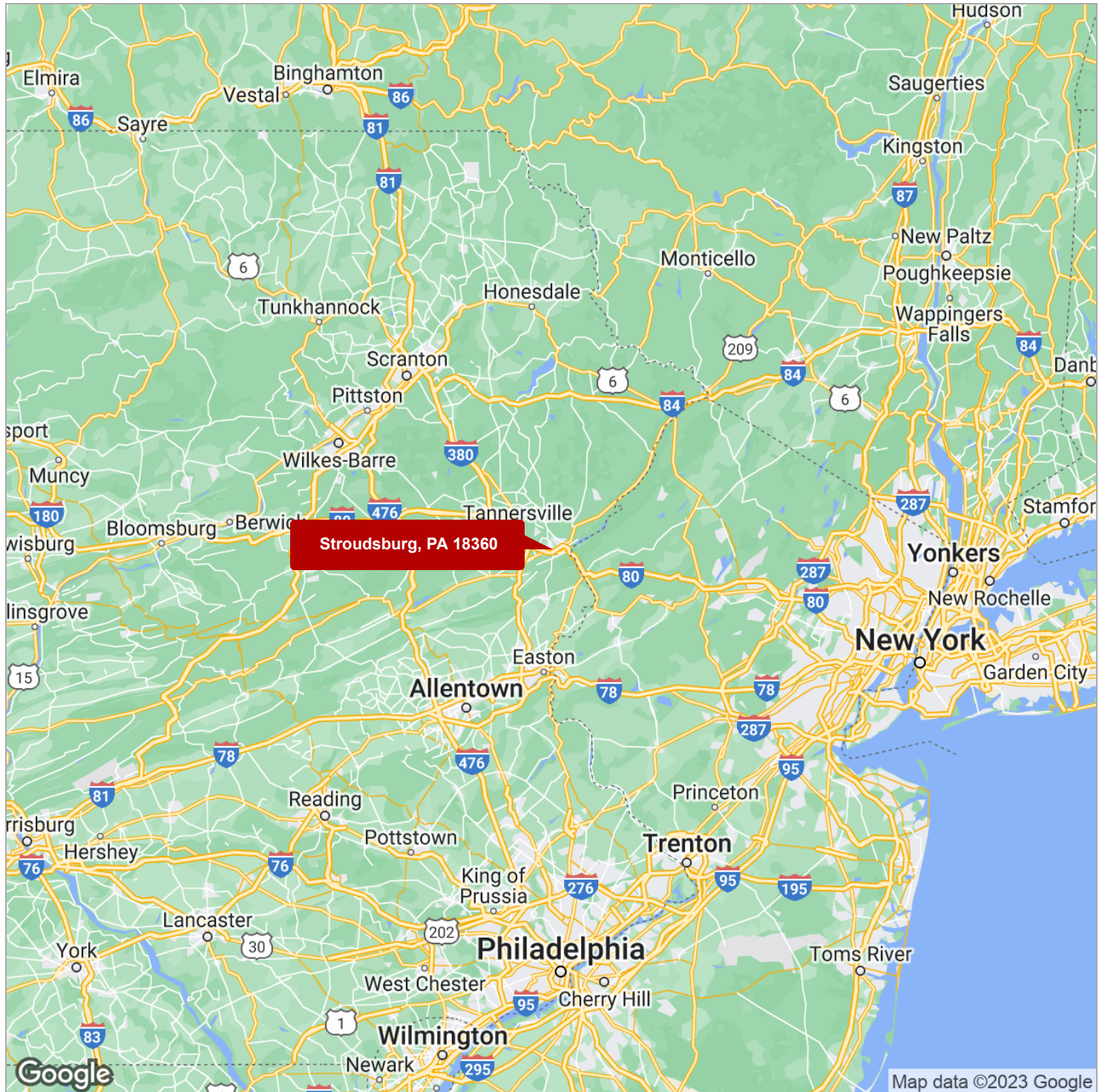
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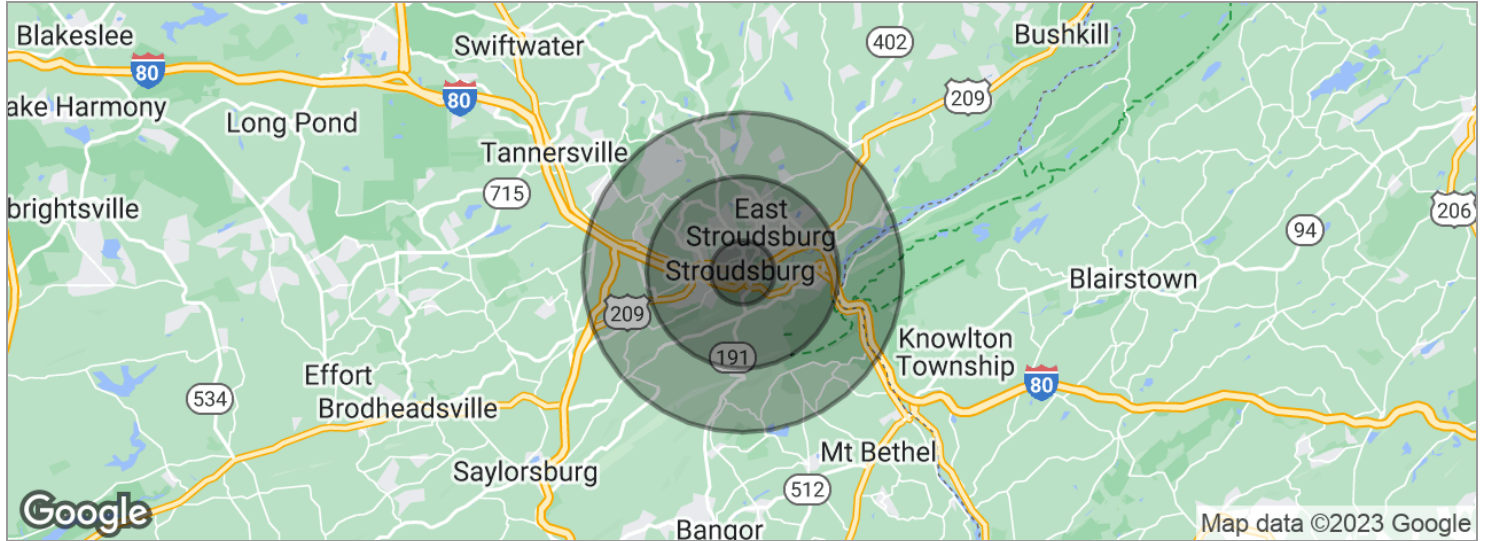
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,623	32,639	51,196
Median age	29.7	33.9	36.2
Median age (male)	27.8	32.8	35.0
Median age (Female)	31.8	34.9	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,055	11,472	17,996
# of persons per HH	2.8	2.8	2.8
Average HH income	\$54,231	\$62,932	\$69,386
Average house value	\$218,401	\$232,416	\$244,187
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	11.9%	10.4%	12.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	83.0%	80.5%	79.2%
Black	9.7%	10.3%	12.3%
Asian	1.6%	3.9%	3.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.0%
Other	2.8%	2.6%	2.6%

\* Demographic data derived from 2020 ACS - US Census

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