

# Class A Office/Retail - Historic Stroudsburg National Bank

639 Main St, Stroudsburg, PA 18360



## OFFERING SUMMARY

|                |                              |
|----------------|------------------------------|
| Available SF:  | 3,000 SF                     |
| Lease Rate:    | \$6,000.00 per month<br>(NN) |
| Year Built:    | 1857                         |
| Building Size: | 3,000 SF                     |
| Renovated:     | 2012                         |
| Zoning:        | C-2                          |
| Market:        | Northeast PA                 |
| Submarket:     | Poconos                      |

## PROPERTY OVERVIEW

Don't miss this exceptional office/retail leasing opportunity in downtown Stroudsburg Pennsylvania. This 3000 SF space is the ground floor of an amazing building where historic charm meets contemporary functionality. The meticulously preserved Stroudsburg National Bank building holds the most prominent location in downtown Stroudsburg. Dating back to the mid-1800s, this iconic structure boasts restored features with soaring ceilings and ornate details, creating a distinctive backdrop for your business. The versatile floor plan accommodates various layouts, from open-concept workspaces to private offices, while modern amenities ensure a seamless blend of heritage and efficiency.

Strategically located in the heart of downtown Stroudsburg, the property offers unparalleled visibility, proximity to major transportation, and convenient access to parking. Large windows flood the space with natural light, providing an energizing atmosphere and stunning views of the historic downtown. Whether a professional office, creative agency, boutique retail, financial service, tech startup, or art gallery, this space provides a distinctive setting for your business to thrive.

Ideal for: Professional offices. Creative agencies. Boutique retail. Financial

### Dan Lichty

Commercial Advisor

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TACM Commercial Realty Inc

2331 Route 209/Suite 5

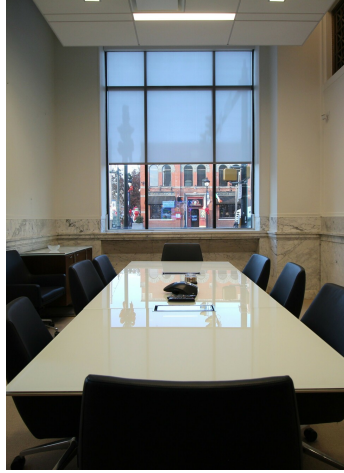
Sciota, PA 18354

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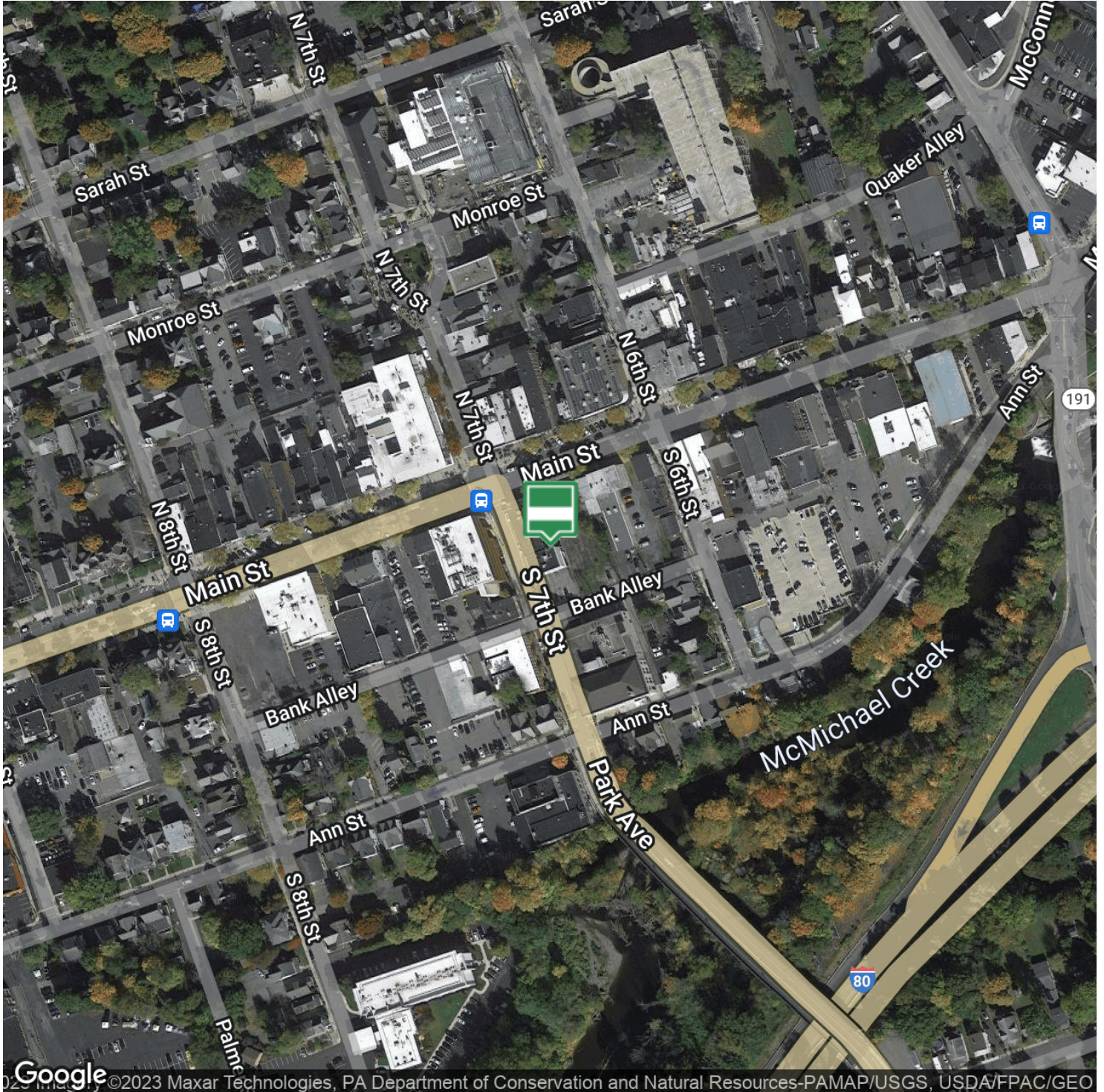


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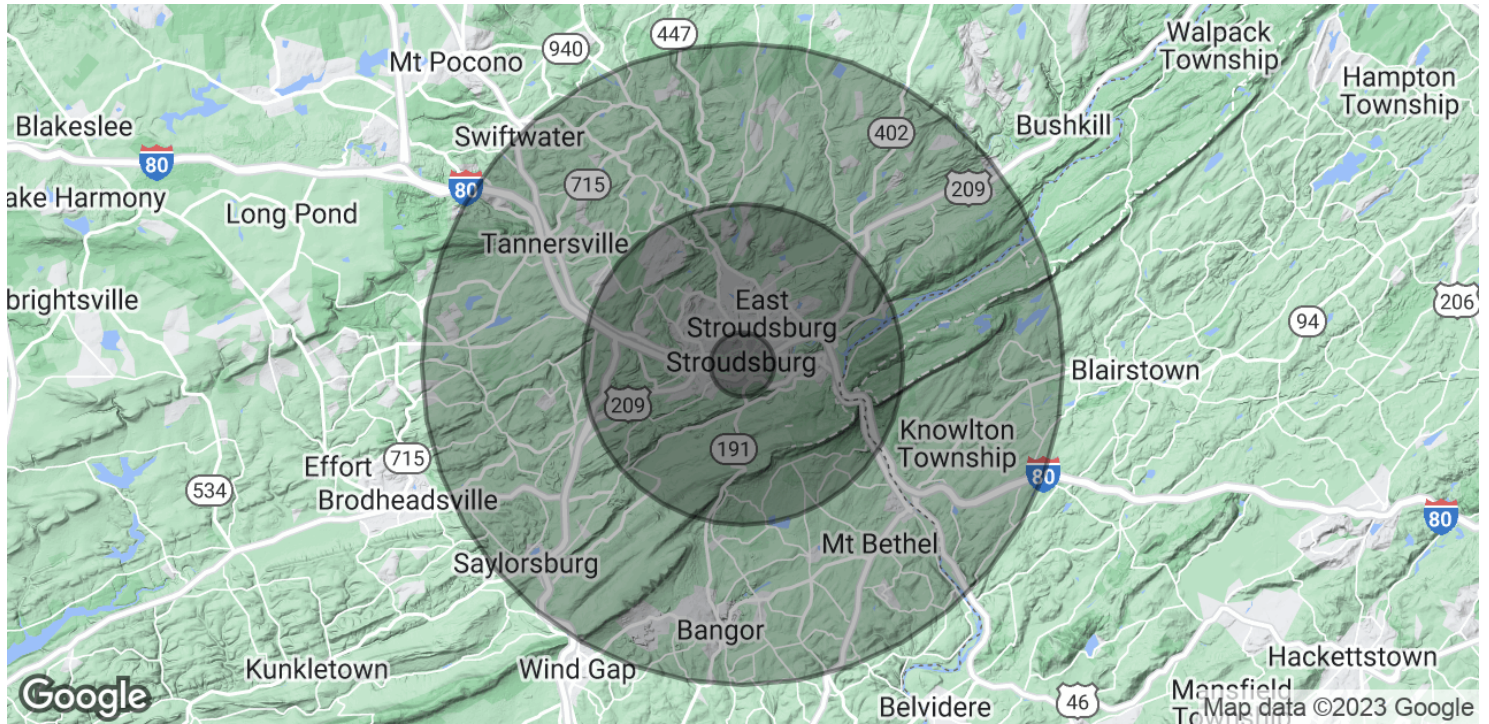
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| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 7,370     | 46,214    | 112,462   |
| Average Age          | 46.0      | 40.5      | 42.6      |
| Average Age (Male)   | 42.9      | 38.0      | 41.2      |
| Average Age (Female) | 44.3      | 41.3      | 42.6      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total Households     | 3,444     | 19,211    | 48,873    |
| # of Persons per HH  | 2.1       | 2.4       | 2.3       |
| Average HH Income    | \$59,945  | \$75,497  | \$73,390  |
| Average House Value  | \$122,689 | \$187,041 | \$197,225 |

\* Demographic data derived from 2020 ACS - US Census

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