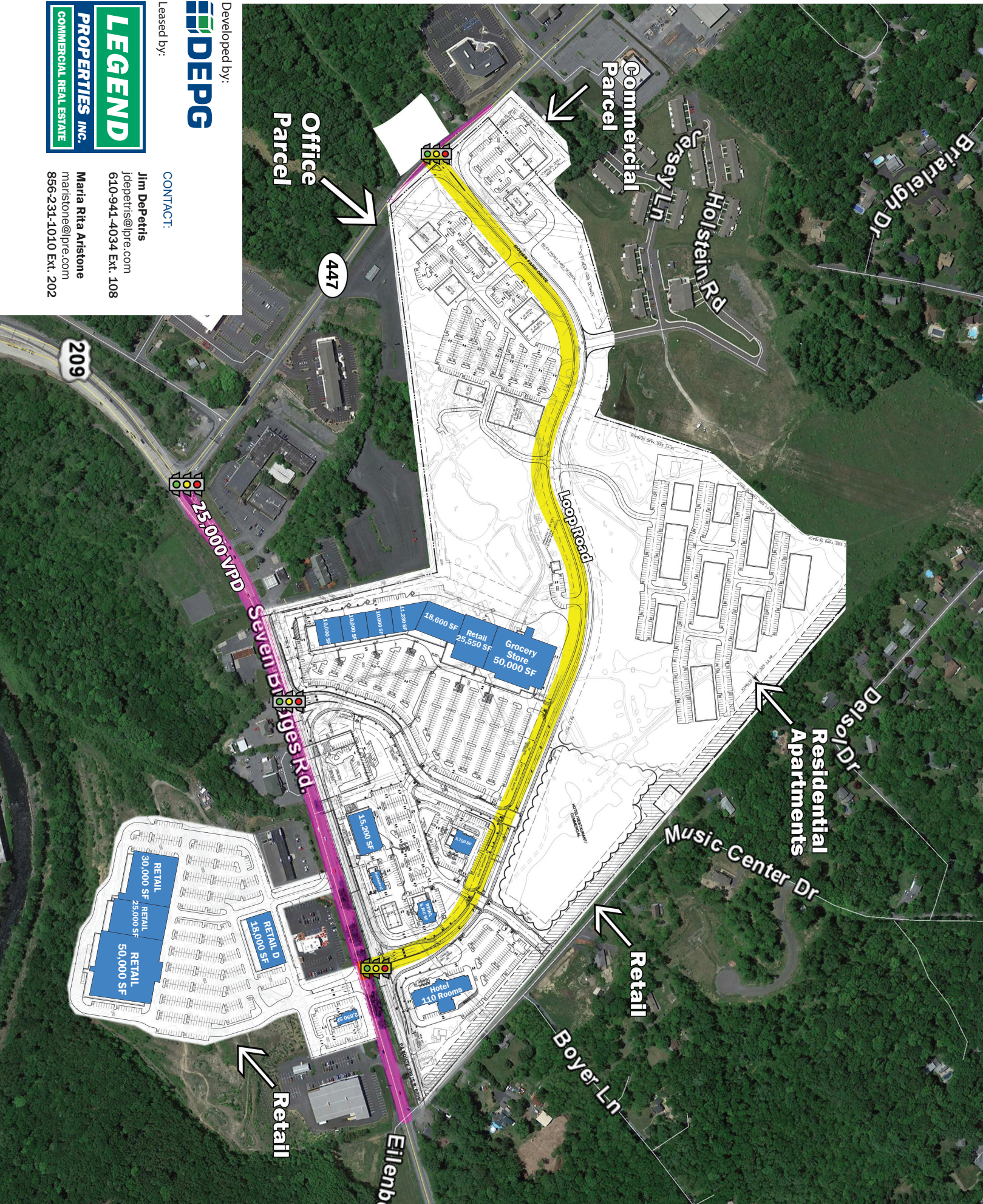




Leased by:
Jim DePetris
 jdepetris@lpre.com
 610-941-4034 Ext. 108

CONTACT:
Maria Rita Aristone
 maristone@lpre.com
 856-231-1010 Ext. 202

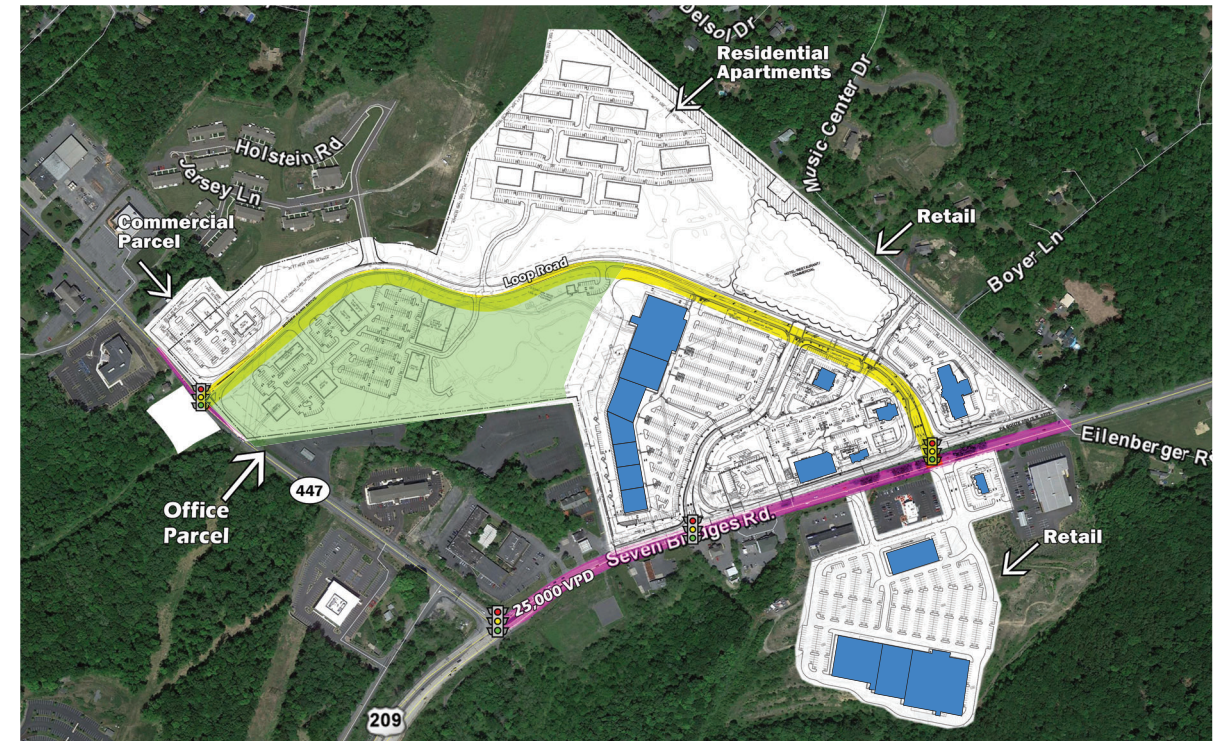
Developed by:
IDEPEG



Monroe County | Pennsylvania

SMITHFIELD GATEWAY

Route 209 & Music Center Drive | Smithfield Township | 18360



PROPERTY HIGHLIGHTS

- New 500,000 SF mixed-use development opportunity - 320,000 SF retail, 100,000 SF office and 240 residential units
- Located at the signalized intersection of Route 209 and Music Center Drive with easy access to I-80 1/4 mile south
- Nearby amenities include: Pocono Medical, Delaware Water Gap & East Stroudsburg University
- High tourism traffic due to Great Wolf Lodge, Mount Airy Casino, Crossroads Outlet Center, Ski & Water Parks and Kalahri Water Park
- Pocono Mountain School District, in Monroe County, is the 11th Largest School District in the State; Located next to Pike County, the second fastest growing county in Pennsylvania
- Ideal for supermarket, restaurants, retail, professional and medical office use

DEMOGRAPHICS (*)

	3 Miles	5 Miles	7 Miles
Population	21,997	41,010	61,060
Average HH Income	\$ 64,302	\$ 70,056	\$ 74,137
Total Businesses	1,752	2,459	2,903
Number of Employees	16,925	23,671	28,882

* Data Source: AGS™

T: 610-941-4034 | F: 610-941-4038 | LPRE.COM
 580 W. Germantown Pike • Suite 103 • Plymouth Meeting, PA 19462



CONTACT:
James DePetris
 jdepetris@lpre.com
 610-941-4034 Ext. 108

Maria Rita Aristone
 maristone@lpre.com
 856-231-1010 Ext. 202

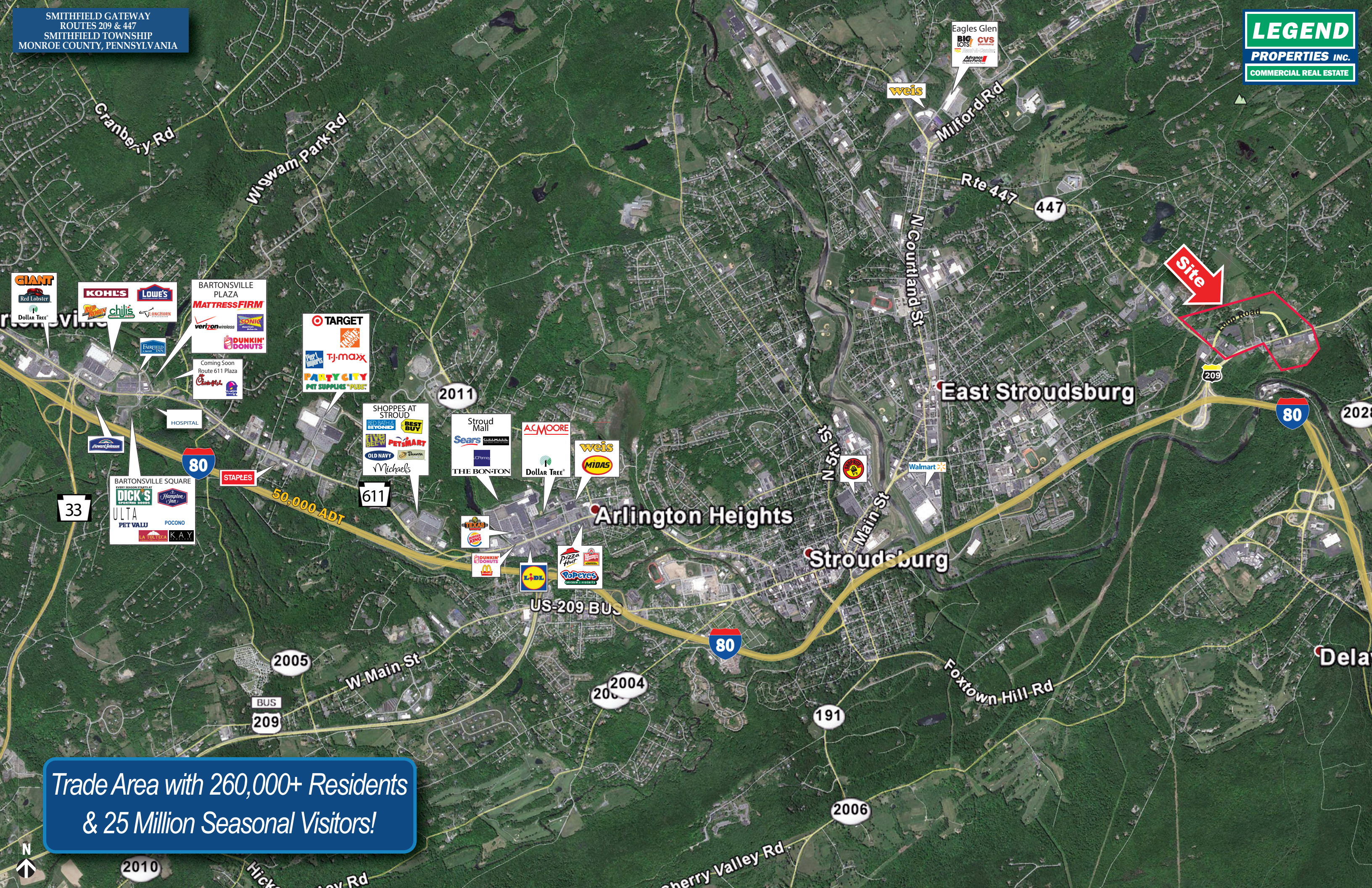


LEGEND PROPERTIES, INC.

Information contained herein has been obtained from the Owner of the Property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the Owner. 10/17

SMITHFIELD GATEWAY
ROUTES 209 & 447
SMITHFIELD TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE



Trade Area with 260,000+ Residents
& 25 Million Seasonal Visitors!

