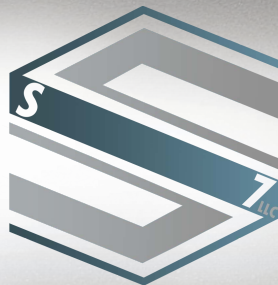


SHAWNEE SQUARE

106 Shawnee Square Drive, East Stroudsburg, PA 18301



Sean Fox

S7 LLC

570.213.9232

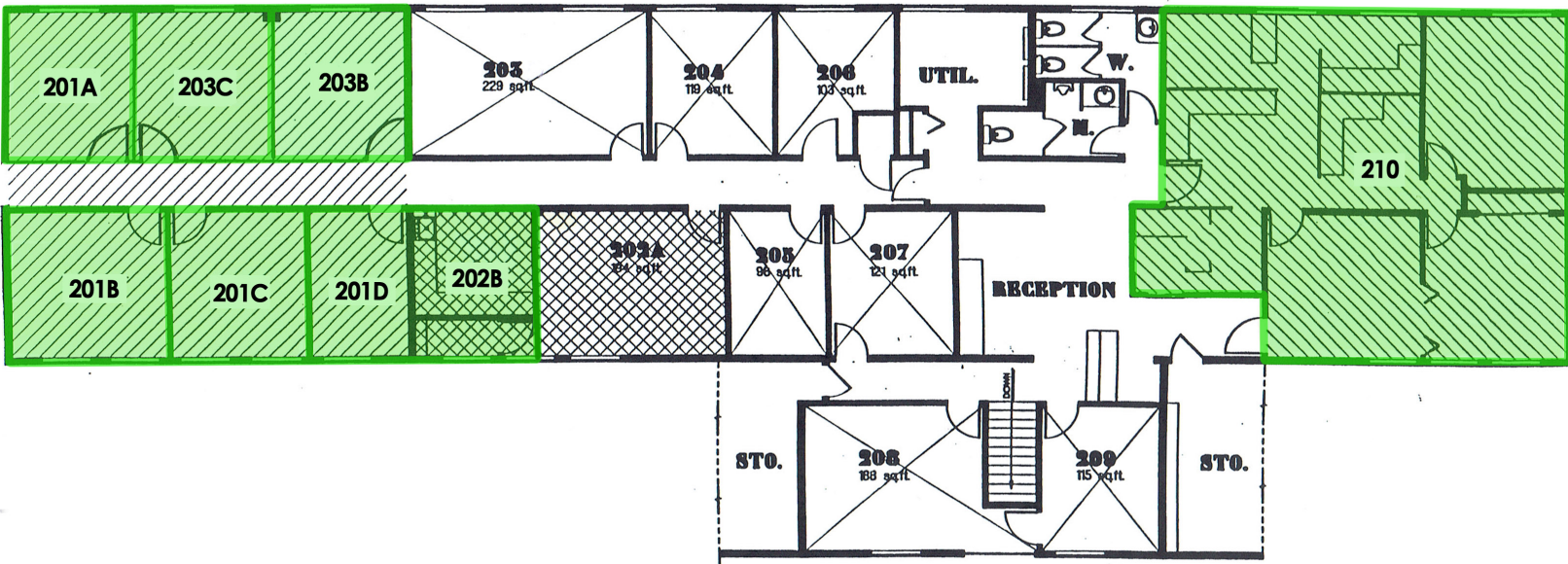
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sfox@s7commercial.com

PROPERTY OVERVIEW

Shawnee Square is the ideal location for a growing professional or new businesses. Located in the heart of Shawnee, this commercial complex offers multiple lease spaces that are perfect for a variety of businesses. Join other businesses including dining, a title company and the Post Office conveniently located close to 209, Route 80 and ESU.

One of the available lease spaces at Shawnee Square is 928 square feet and features three private offices, a reception area, and a large open space. This layout is ideal for a growing organization that needs both private and collaborative work areas. The reception area is perfect for welcoming clients and guests, while the open space can be used for team meetings or as a versatile workspace



Available Units

Unit	Size (sf)	Price (month)	Lease Type	Available
201A	160	\$300.00	Gross	4/1/2024
201B	160	\$300.00	Gross	4/1/2024
201C	160	\$300.00	Gross	4/1/2024
203C	160	\$300.00	Gross	4/1/2024
201D/202B	200	\$350.00	Gross	4/1/2024
210	928	\$1,500.00	Gross	Immediate

SHAWNEE SQUARE

106 Shawnee Square Drive, East Stroudsburg, PA 18301



PROPERTY PHOTOS



SHAWNEE SQUARE

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PROPERTY PHOTOS

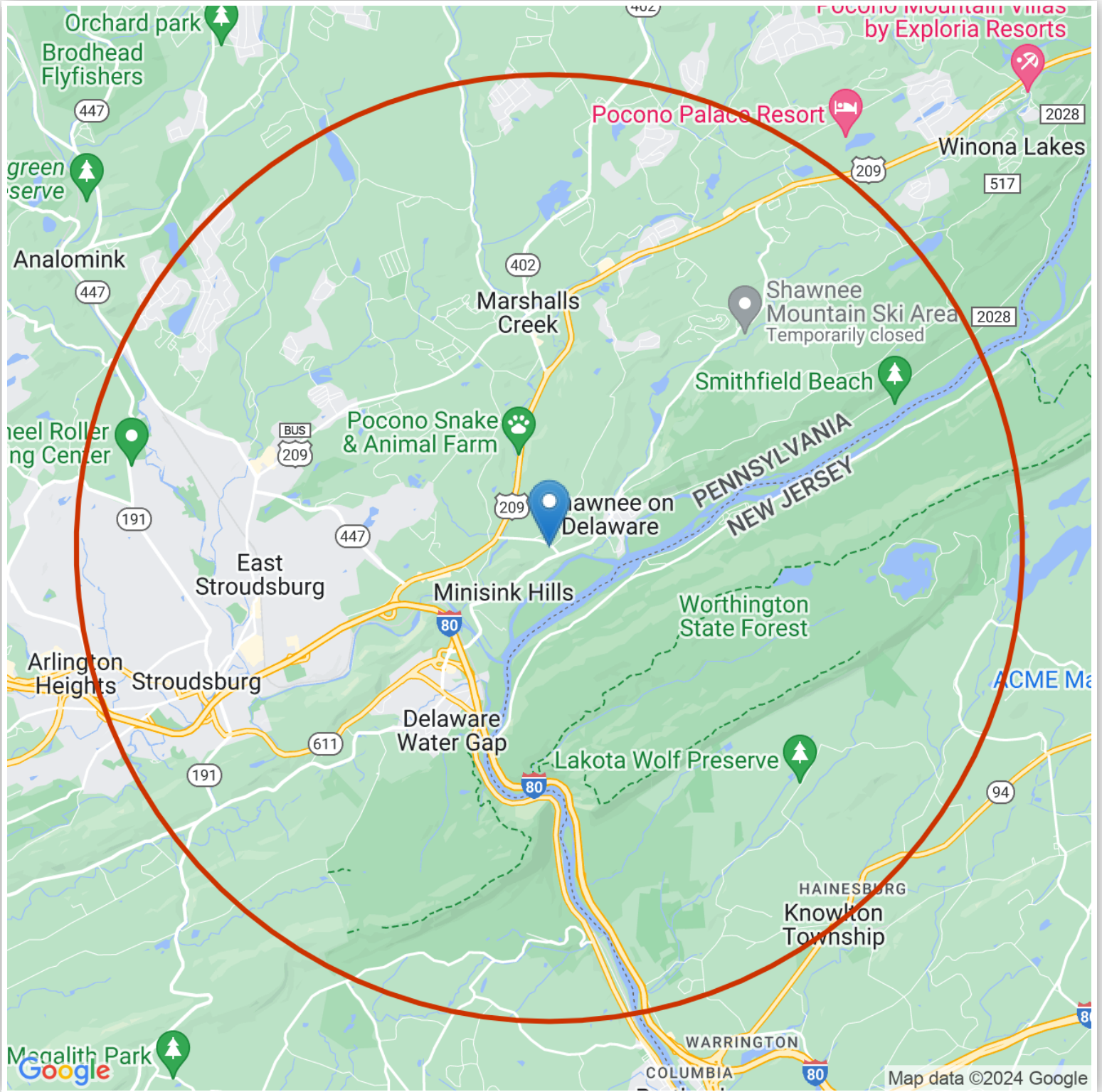


SHAWNEE SQUARE

106 Shawnee Square Drive, East Stroudsburg, PA 18301



LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



SHAWNEE SQUARE

106 Shawnee Square Drive, East Stroudsburg, PA, 18301



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

36,730

Population



2.5

Average Household Size

37.1

Median Age

\$56,967

Median Household Income

EDUCATION

10%

No High School Diploma



31%

High School Graduate



30%

Some College



29%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,947

Total Businesses



21,825

Total Employees

EMPLOYMENT



67%

White Collar



18%

Blue Collar



15%

Services

11.7%

Unemployment Rate

INCOME



\$56,967

Median Household Income



\$29,229

Per Capita Income



\$85,063

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.1%)

The smallest group: \$200,000+ (5.8%)

Indicator	Value	Difference	
<\$15,000	11.8%	+2.8%	
\$15,000 - \$24,999	9.1%	+2.9%	
\$25,000 - \$34,999	11.5%	+1.3%	
\$35,000 - \$49,999	11.8%	-1.6%	
\$50,000 - \$74,999	16.1%	-1.3%	
\$75,000 - \$99,999	12.6%	-1.1%	
\$100,000 - \$149,999	14.4%	-2.7%	
\$150,000 - \$199,999	6.8%	-1.4%	
\$200,000+	5.8%	+1.0%	

Bars show deviation from 42089 (Monroe County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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SHAWNEE SQUARE

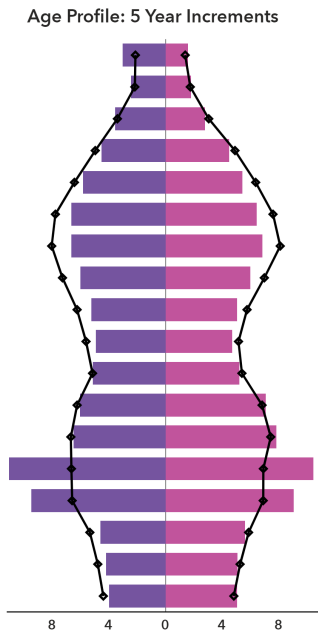
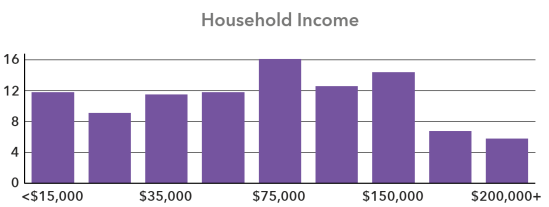
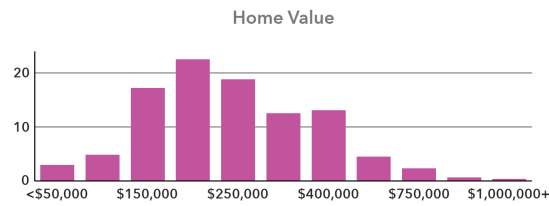
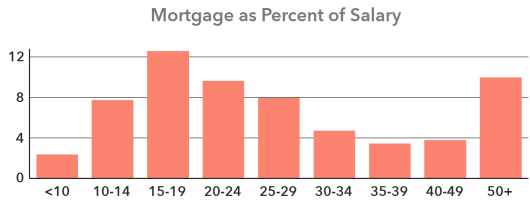
106 Shawnee Square Drive, East Stroudsburg, PA, 18301



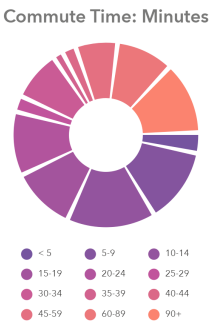
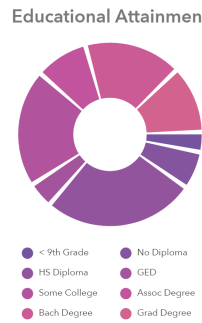
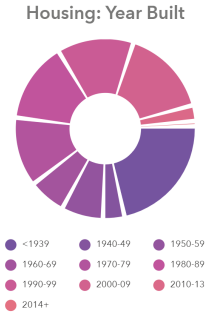
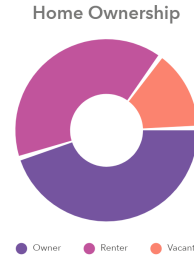
COMMUNITY PROFILE

36,730 Population Total
0.1% Pop Growth
2.5 Average HH Size
62.0 Diversity Index
37.1 Median Age
\$56,967 Median HH Income
\$85,063 Median Net Worth
\$206,255 Median Home Value
17% Under 18
66% Ages 18 to 65
17% Aged 66+

 **14.5%** Service Workers
 **18.5%** Blue Collar Workers
 **67.0%** White Collar Worker



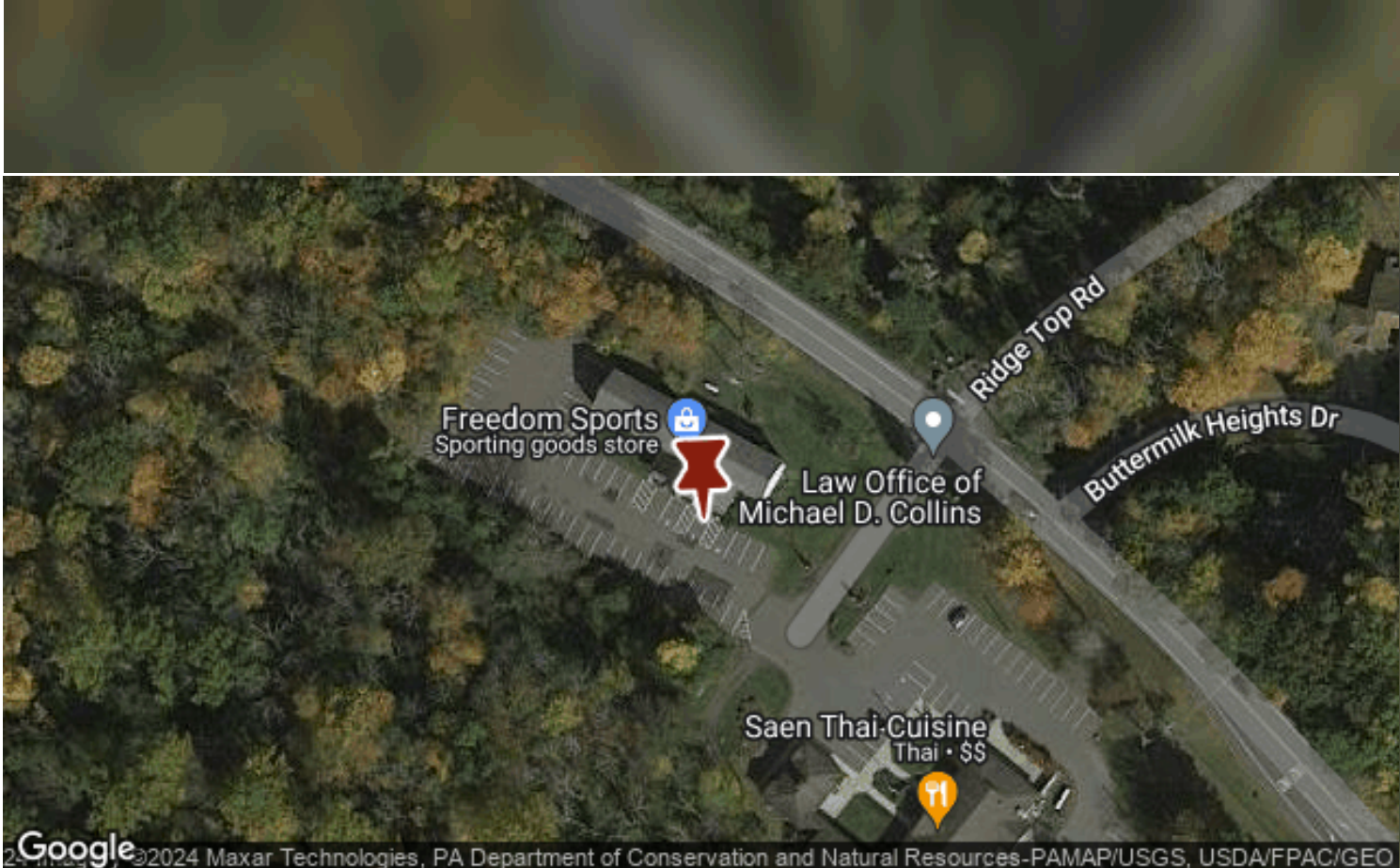
Dots show comparison to 42089 (Monroe County)



Source: U.S. Census Bureau, Census 2010 Summary File 1, Eri forecasts for 2021 and 2026



AERIAL ANNOTATION MAP



SHAWNEE SQUARE

106 SHAWNEE SQUARE DRIVE, EAST STROUDSBURG, PA, 18301

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