

# Retail/Office Lease Spaces

3180 Route 611, Bartonsville, PA 18321



## OFFERING SUMMARY

Available SF:	462 - 3,512 SF
Lease Rate:	\$15.50 - 17.50 SF/yr (MG)
Lot Size:	3.9 Acres
Year Built:	1990
Building Size:	39,500 SF
Zoning:	Commercial
Market:	Monroe County
Submarket:	Stroud Township

## PROPERTY OVERVIEW

Various lease space available located on Route 611 in a retail center at the Promenade at Fountain Court. The Court offers professional office suites and retail spaces. Elevator access with covered parking. ADA compliant.

## LOCATION OVERVIEW

Route 611 Bartonsville

## PROPERTY HIGHLIGHTS

- Various retail spaces/professional offices spaces available
- ADA compliant
- Highway exposure
- Great signage
- Elevator access with covered parking
- Public utilities with Central Air

## Terri Mickens, CCIM

Broker/Owner  
570.801.6170  
570.242.3962  
tmickens@ptd.net

# Retail/Office Lease Spaces

3180 Route 611, Bartonsville, PA 18321



**LEASE RATE** **\$15.50 - 17.50 SF/YR**

**LOCATION INFORMATION**

Building Name	Retail/Office Lease Spaces
Street Address	3180 Route 611
City, State, Zip	Bartonsville, PA 18321
County/Township	Monroe/Pocono Township
Market	Monroe County
Submarket	Stroud Township
Cross Streets	Route 611
Road Type	Highway
Market Type	Large
Nearest Highway	Route 611
Retail Clientele	General

**BUILDING INFORMATION**

Building Size	39,500 SF
Price / SF	-
Year Built	1990
Occupancy %	80%
Tenancy	Multiple
Number Of Floors	2
Load Factor	Yes
Condition	Good
Free Standing	Yes
Number Of Buildings	3

**PROPERTY DETAILS**

Property Type	Retail
Property Subtype	Street Retail
Zoning	Commercial
Lot Size	3.9 Acres
APN#	12637100697884
Submarket	Stroud Township

**PARKING & TRANSPORTATION**

Parking Type	Surface
Parking Description	On site parking

**UTILITIES & AMENITIES**

Handicap Access	Yes
Number Of Elevators	1
Exterior Description	
Interior Description	

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Property Name:	Retail/Office Lease Spaces
Property Address:	3180 Route 611, Bartonsville, PA 18321
Property Type:	Retail
APN:	12637100697884
Lot Size:	3.9 AC
Building Size:	39,500 SF
Zoning:	Commercial
Rail Access:	N/A
Cross Streets:	Route 611
Year Built:	1990
Number of Stories:	2
Number of Units:	22



## PROPERTY OVERVIEW

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## LOCATION OVERVIEW

Route 611 Bartonsville

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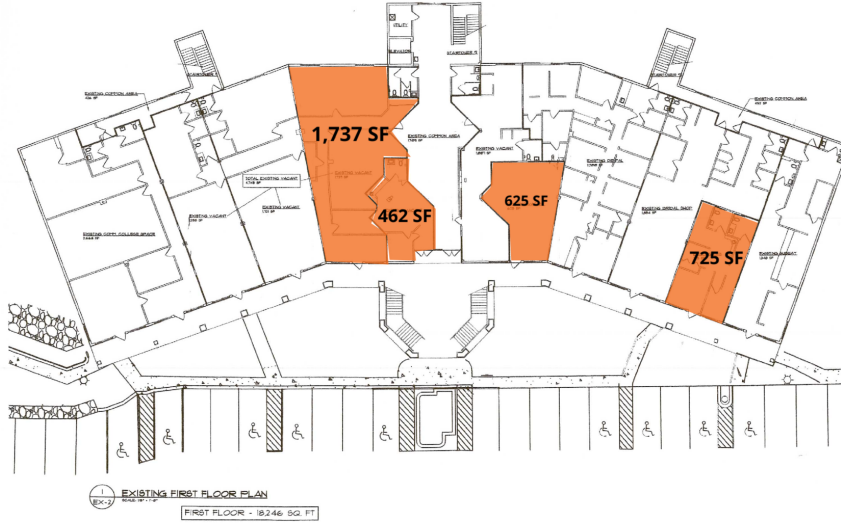
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## First Floor Main Building



AVAILABLE

LEASE TYPE MG | TOTAL SPACE 462 - 3,512 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$15.50 - \$17.50 SF/YR

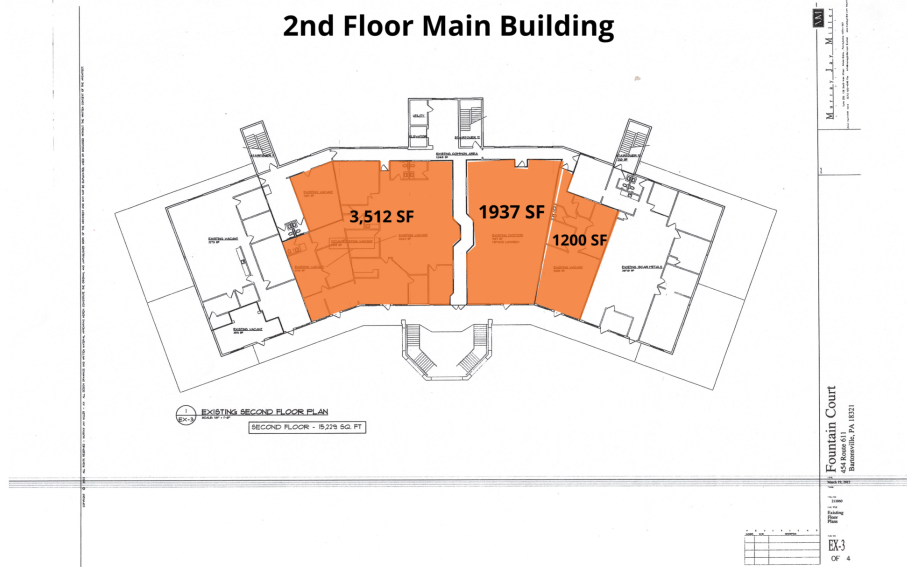
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1,737 SF - First Floor - Unit A5	Available	1,737 SF	Modified Gross	\$17.50 SF/yr	-
462 SF - First Floor - Unit 9	Available	462 SF	Modified Gross	\$17.50 SF/yr	-
725 SF - First Floor - Unit 16	Available	725 SF	Modified Gross	\$17.50 SF/yr	-
625 SF - First Floor- Unit 13	Available	625 SF	Modified Gross	\$17.50 SF/yr	625 SF Retail Space located in the main section of Fountain Court plaza. Unit 13 is right next to the common areas of the

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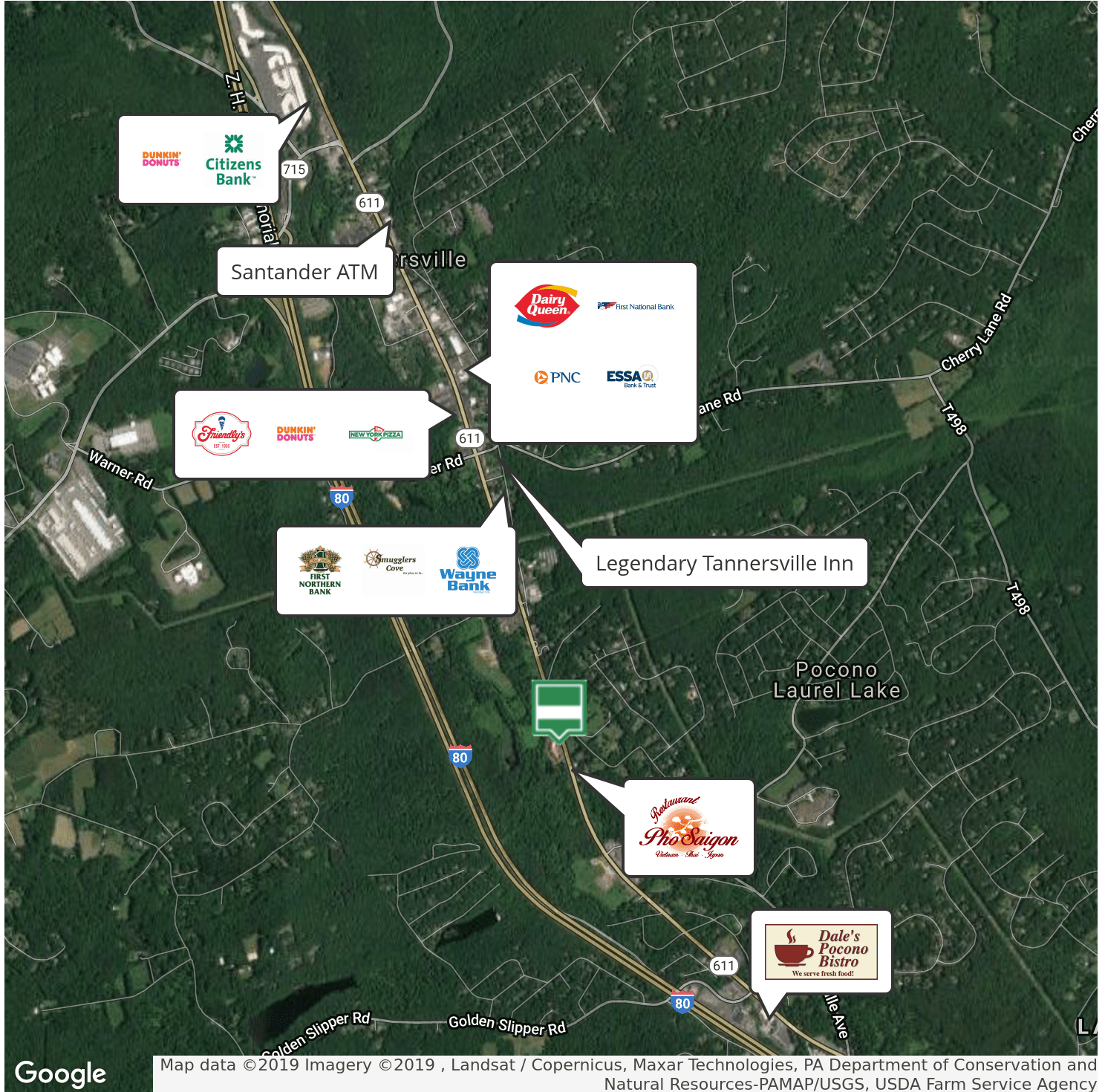
SUITE	TENANT SIZE	TYPE	RATE	DESCRIPTION
1,937 SF Second Floor - Unit 22	Available	1,937 SF Modified Gross	\$15.50 SF/yr	Medical office space. Previously a drs office
1200 SF - Second Floor - Unit 23	Available	1,200 SF Modified Gross	\$15.50 SF/yr	-
3,512 SF Second Floor	Available	3,512 SF Modified Gross	\$15.50 SF/yr	-

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Google

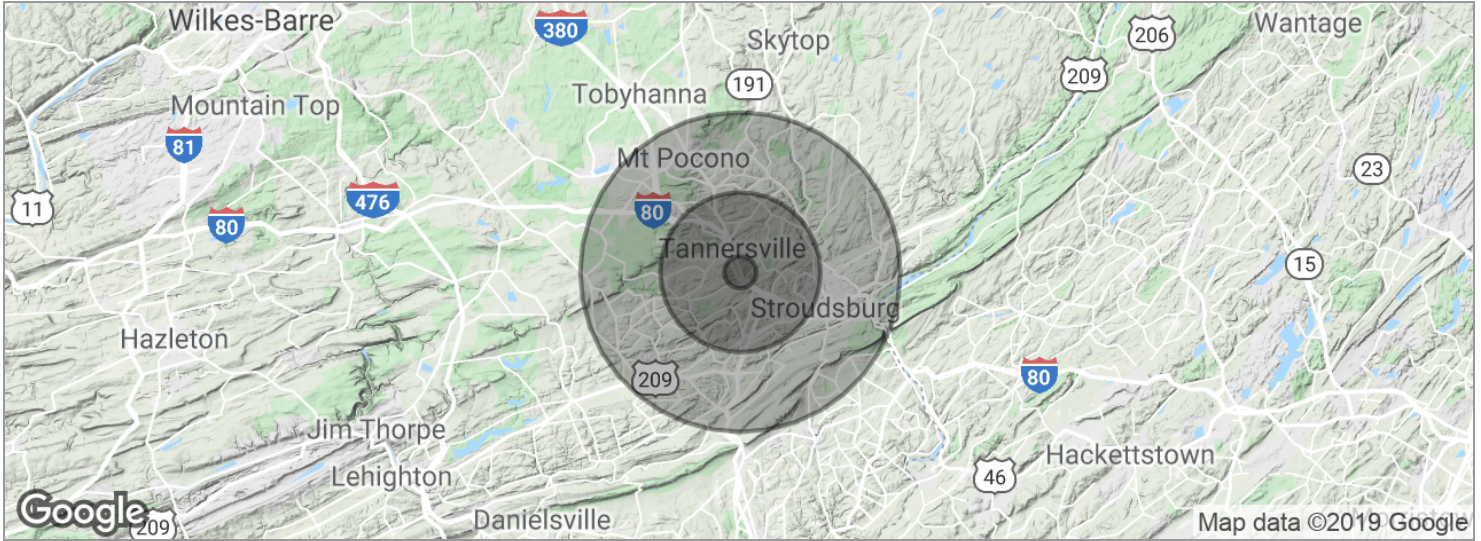
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# Retail/Office Lease Spaces

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,274	28,558	117,515
Median age	42.2	41.8	38.8
Median age (Male)	42.4	41.6	37.9
Median age (Female)	42.0	41.6	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	498	10,623	42,169
# of persons per HH	2.6	2.7	2.8
Average HH income	\$72,857	\$78,988	\$72,621
Average house value	\$240,729	\$249,379	\$244,955

\* Demographic data derived from 2010 US Census

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