

OFFICE SPACE FOR LEASE

OFFICE PROPERTY IN STROUDSBURG, PA

4 N 6TH STREET, STROUDSBURG, PA 18360



FOR LEASE

KW COMMERCIAL
800 Main St
Stroudsburg, PA 18360



Each Office Independently Owned and Operated

PRESENTED BY:

SEAN FOX
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RS346710

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4 N 6TH STREET



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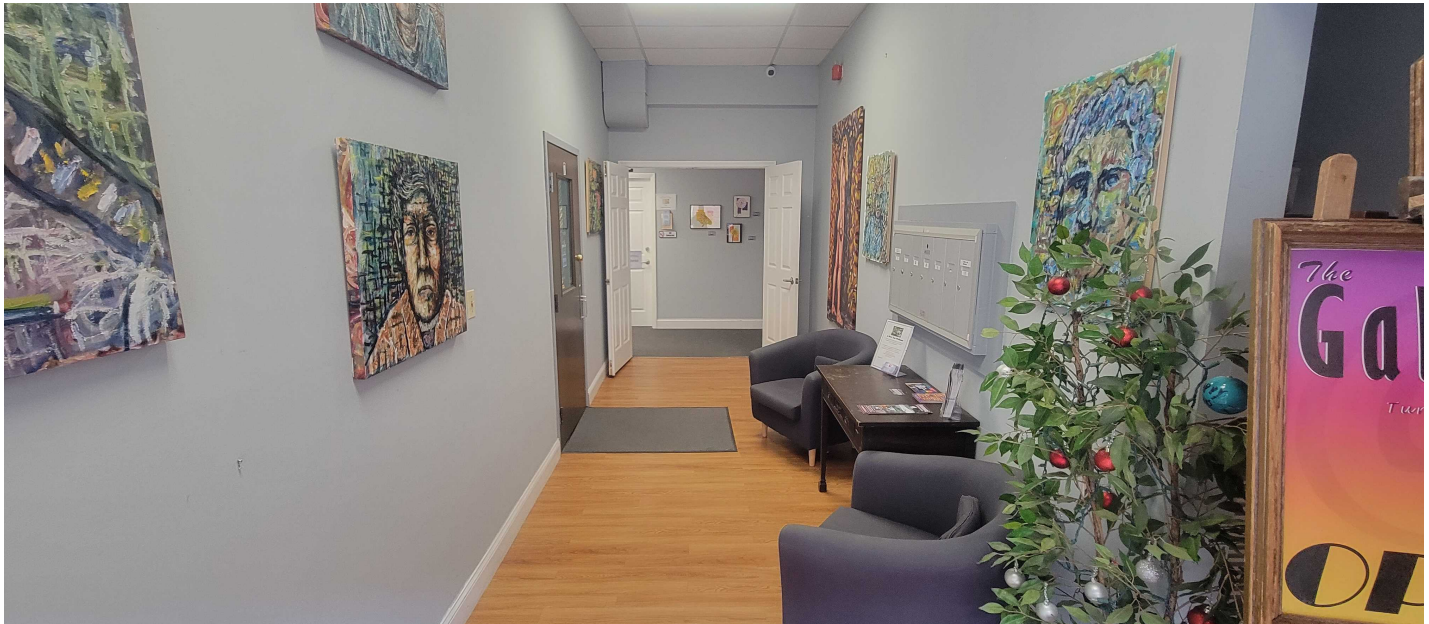


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EXECUTIVE SUMMARY

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OFFERING SUMMARY

BUILDING SF:	44,945
RENTABLE SF:	275 - 330
YEAR BUILT:	1902
BUILDING CLASS:	C
FLOORS:	1
HVAC:	Central
PARKING:	On Street
ZONING:	C-2

Property Overview

KW Commercial, The Daniel Perich Group is offering private offices for lease in Stroudsburg. Multiple private offices available on the ground floor, accessible from the N 6th St. entrance. Convenient location at the corner of Main Street and N 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.

Available Units

Suite	Size	Rate	Type
Unit 2	275	\$550 /mo	Gross
Unit 4	295	\$650 /mo	Gross
1B Lower	350	\$650 /mo	Gross

Property Description

This property is a modernized late 1800s brick construction. The exterior features original red brick, while the interior offers the finish you would expect for private offices. This property features an electronic locking system with 24 hour tenant access as well as security cameras.

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LOCATION & HIGHLIGHTS

4 N 6TH STREET



LOCATION INFORMATION

Building Name: Main Street Private Offices

Street Address: 4 N 6th Street

City, State, Zip: Stroudsburg, PA 18360

County: Monroe

Cross Streets: N 6th St

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. Downtown Stroudsburg is known for its dining and shopping as well as its convenient access to the courthouse and a number of professional services.



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PROPERTY PHOTOS

4 N 6TH STREET



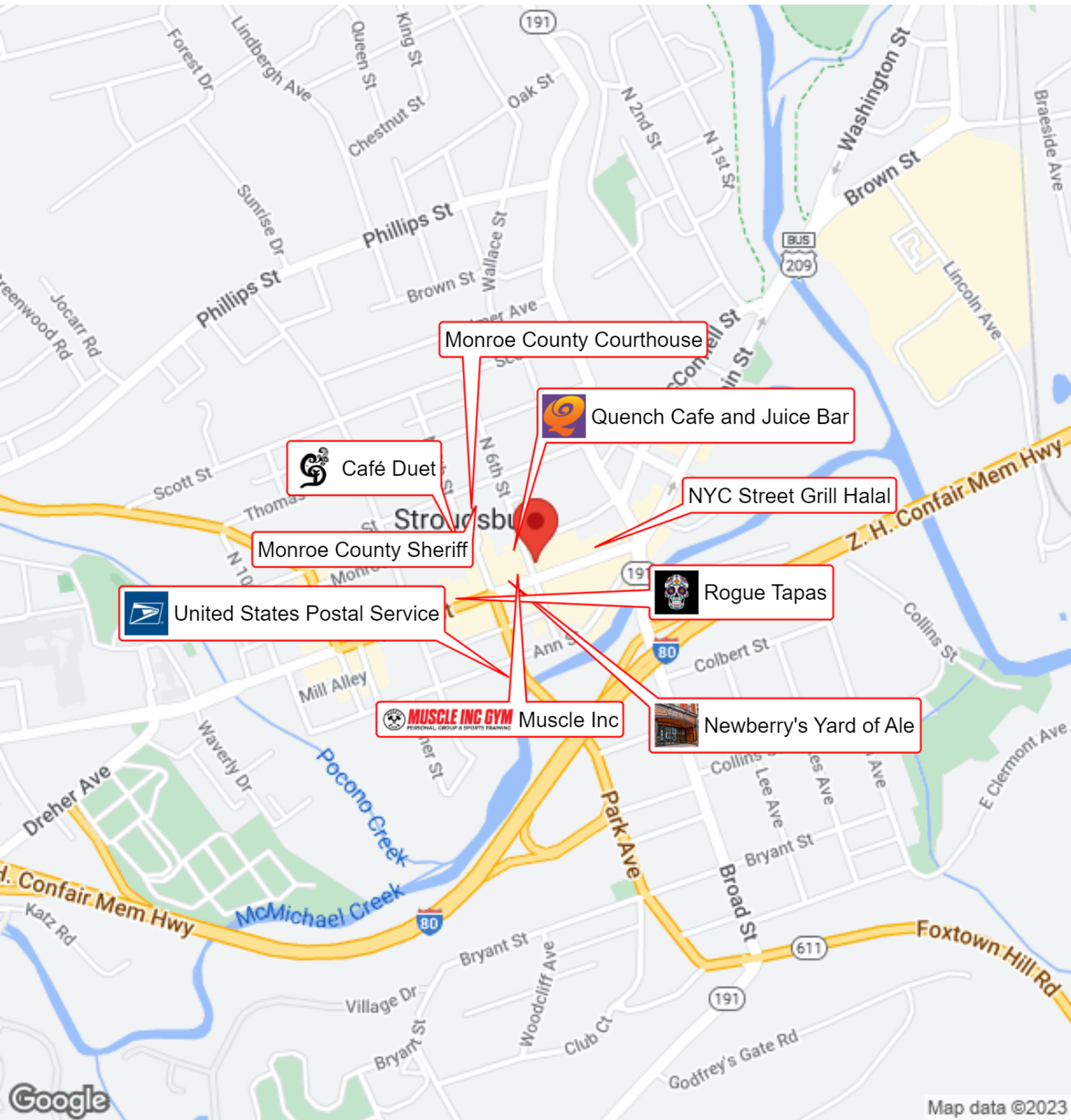
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BUSINESS MAP

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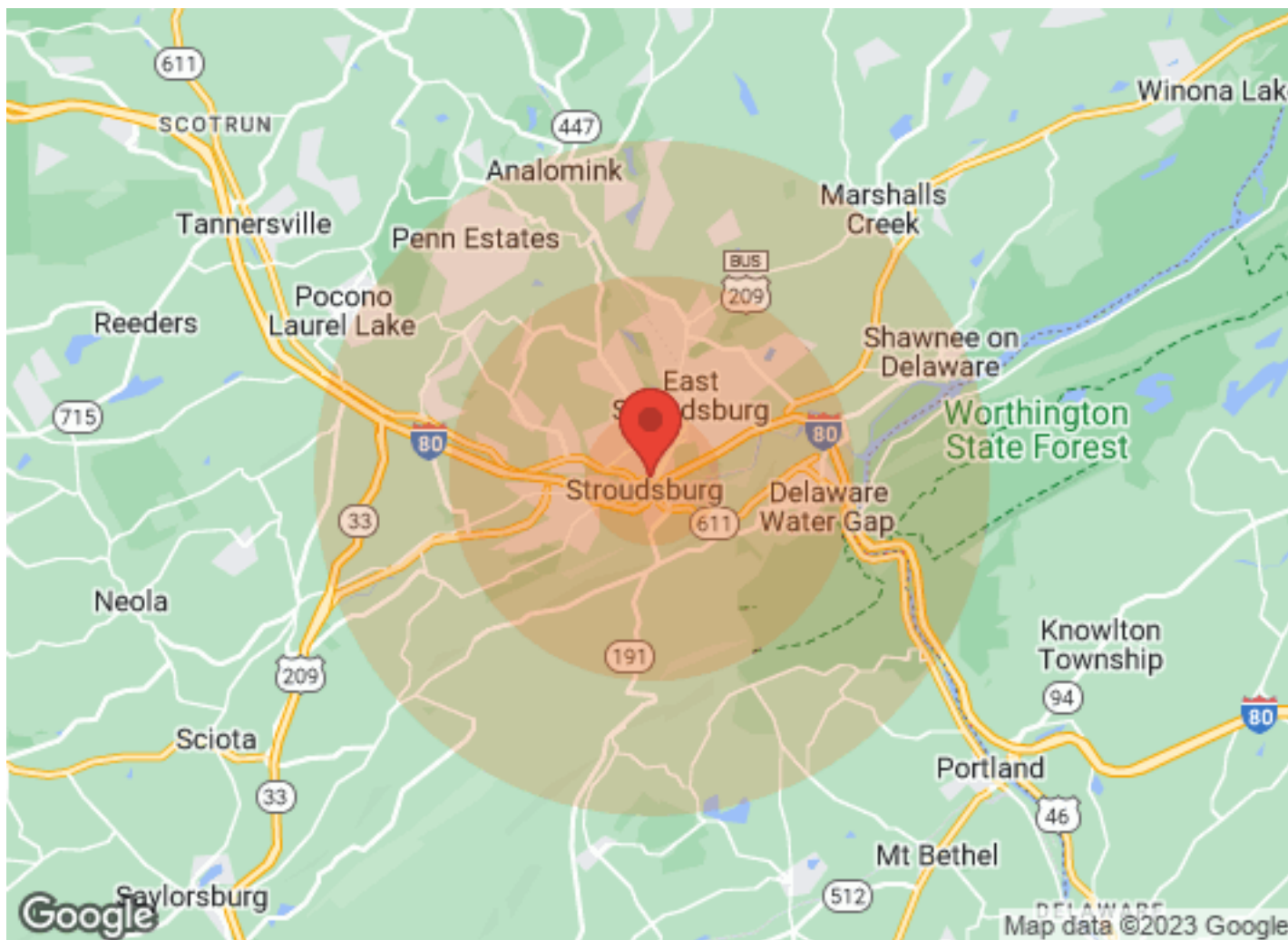


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Map data ©2023

DEMOGRAPHICS

4 N 6TH STREET



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	3,341	12,096	22,132	Median	\$40,445	\$47,266	\$52,248
Female	3,583	12,901	23,096	< \$15,000	663	1,273	1,729
Total Population	6,924	24,997	45,228	\$15,000-\$24,999	455	1,291	1,810
				\$25,000-\$34,999	355	1,112	1,748
Age				\$35,000-\$49,999	371	1,254	2,131
Ages 0-14	1,013	3,457	7,084	\$50,000-\$74,999	361	1,470	2,874
Ages 15-24	868	3,044	6,234	\$75,000-\$99,999	267	977	2,087
Ages 25-54	3,217	10,204	17,494	\$100,000-\$149,999	301	1,400	2,721
Ages 55-64	767	3,356	6,127	\$150,000-\$199,999	83	285	689
Ages 65+	1,059	4,936	8,289	> \$200,000	82	255	561
				Housing			
Race				Total Units	3,220	10,036	17,906
White	5,595	20,662	35,616	Occupied	2,886	9,235	15,989
Black	732	2,347	5,604	Owner Occupied	1,004	5,204	10,725
Am In/AK Nat	4	12	15	Renter Occupied	1,882	4,031	5,264
Hawaiian	N/A	N/A	N/A	Vacant	334	801	1,917
Hispanic	969	2,811	5,678				
Multi-Racial	1,104	3,142	6,652				

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