



## 912 MAIN LEASING

912 MAIN STREET • STROUDSBURG, PA 18360



# DISCLAIMER

912 MAIN STREET



All materials and information received or derived from S7 LLC, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither S7 LLC, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. S7 LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. S7 LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. S7 LLC does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by S7 LLC in compliance with all applicable fair housing and equal opportunity laws.



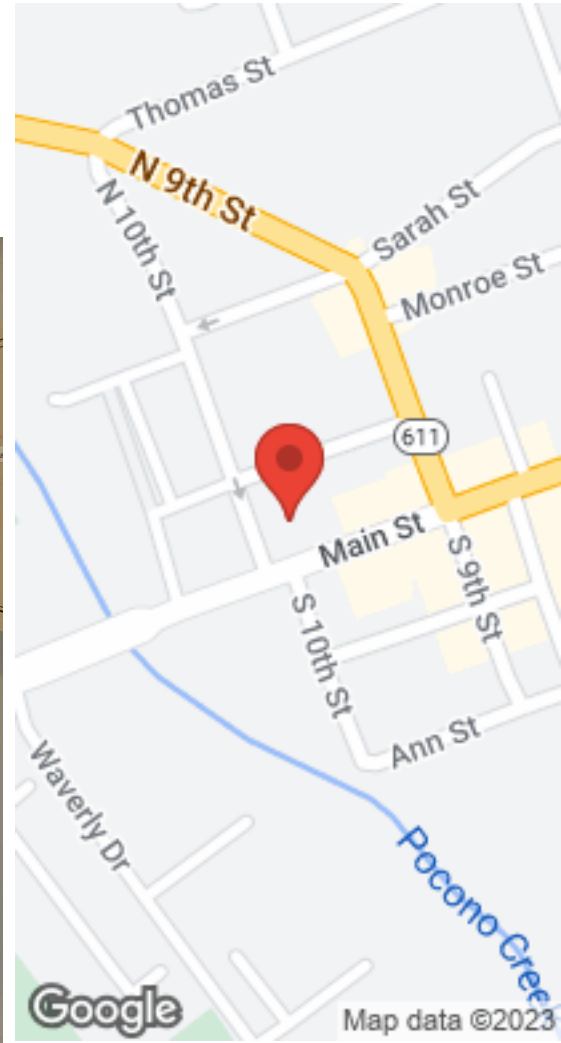
# AVAILABLE SPACE

912 MAIN STREET



## Property Description

There is just one unit left in this professional building on Main Street in Downtown Stroudsburg. With two separate areas and a private bathroom, this unit is suitable for a number of professional uses. The building features an elevator serving both of these third-floor units, limited private parking, 24-hour access and a convenient location just a few blocks from the courthouse and walking distance to shopping, dining, and other area businesses and service providers.



## Available Space

Suite	Size	Rate	Type	Available
301	1,115sf	\$1,850 /mo	Gross	LEASED
307	700sf	\$1350 /mo	Gross	Immediate
106	922sf	\$1850/mo	Gross	5/1/2024

**S7 REAL ESTATE**  
804 Sarah Street, 305  
Stroudsburg, PA 18360



**SEAN FOX**  
Broker  
O: (570) 213-9232  
C: (570) 486-6224  
sfox@s7realestate.com  
PA # RM425507



# LOCATION & HIGHLIGHTS

912 MAIN STREET



## LOCATION INFORMATION

Street Address: 912 Main Street

City, State, Zip Stroudsburg, PA 18360

County: Monroe

Cross Streets: N. 10th Street

## Location Overview

The Borough of Stroudsburg is the county seat for Monroe County. Featuring a bustling downtown, Stroudsburg is situated just off of interstate 80 providing convenient access to and from the Lehigh Valley, New York, NJ and more. The borough offers plenty of dining, shopping, and other local businesses. Whether you are starting or growing a business, or expanding your operations to the Poconos Area, Downtown Stroudsburg offer an unrivaled environment.

## PROPERTY HIGHLIGHTS

- Elevator Serving Upper Floors
- 24 Hour Access
- Off Street Parking
- Walking Distance to Shopping and Dining
- Natural Light in Every Office

**S7 REAL ESTATE**  
804 Sarah Street, 305  
Stroudsburg, PA 18360



**SEAN FOX**  
Broker  
O: (570) 213-9232  
C: (570) 486-6224  
sfox@s7realestate.com  
PA # RM425507

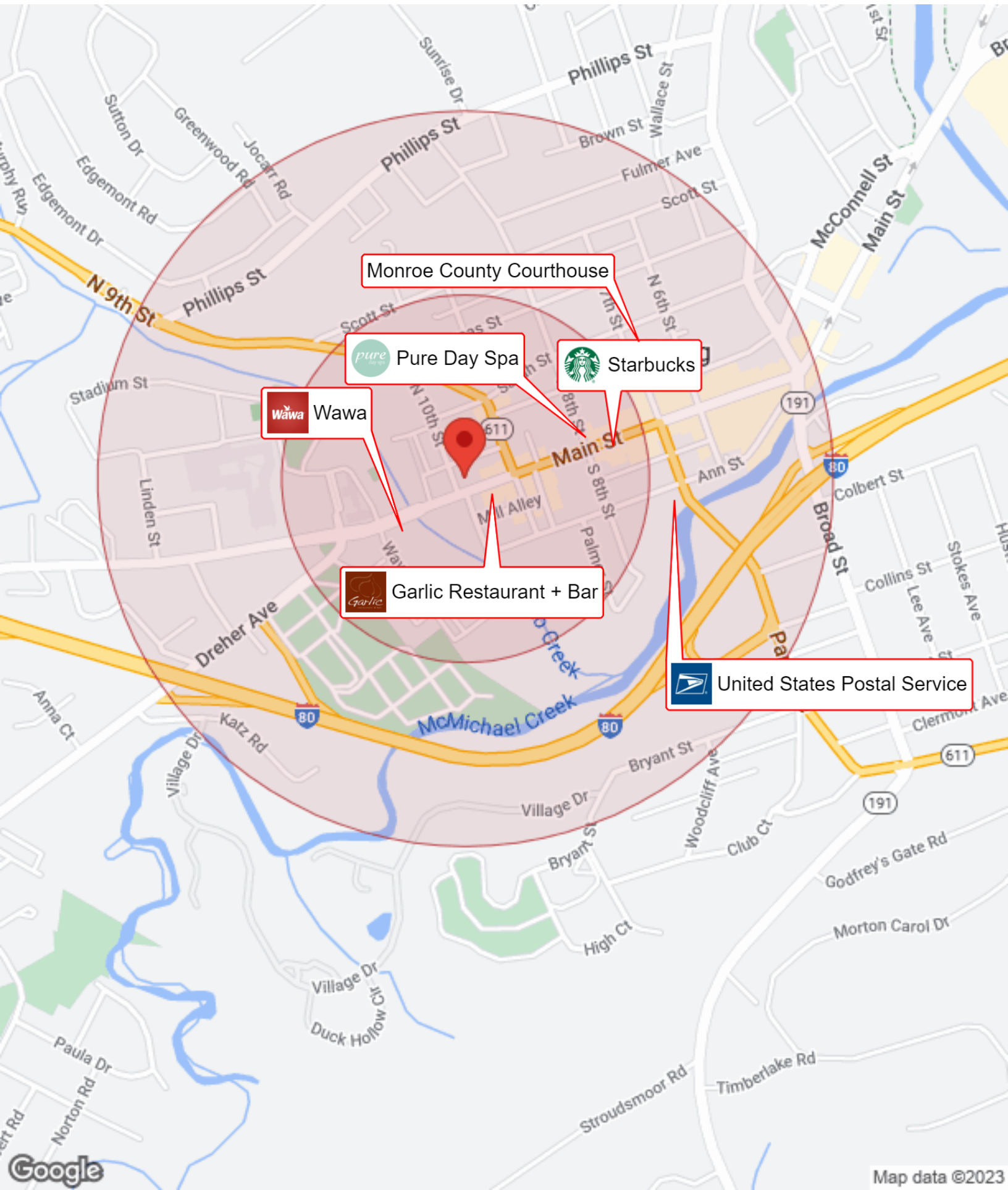
# LOCATION MAPS

912 MAIN STREET




# BUSINESS MAP

912 MAIN STREET




Monroe County Courthouse

 Pure Day Spa

 Starbucks

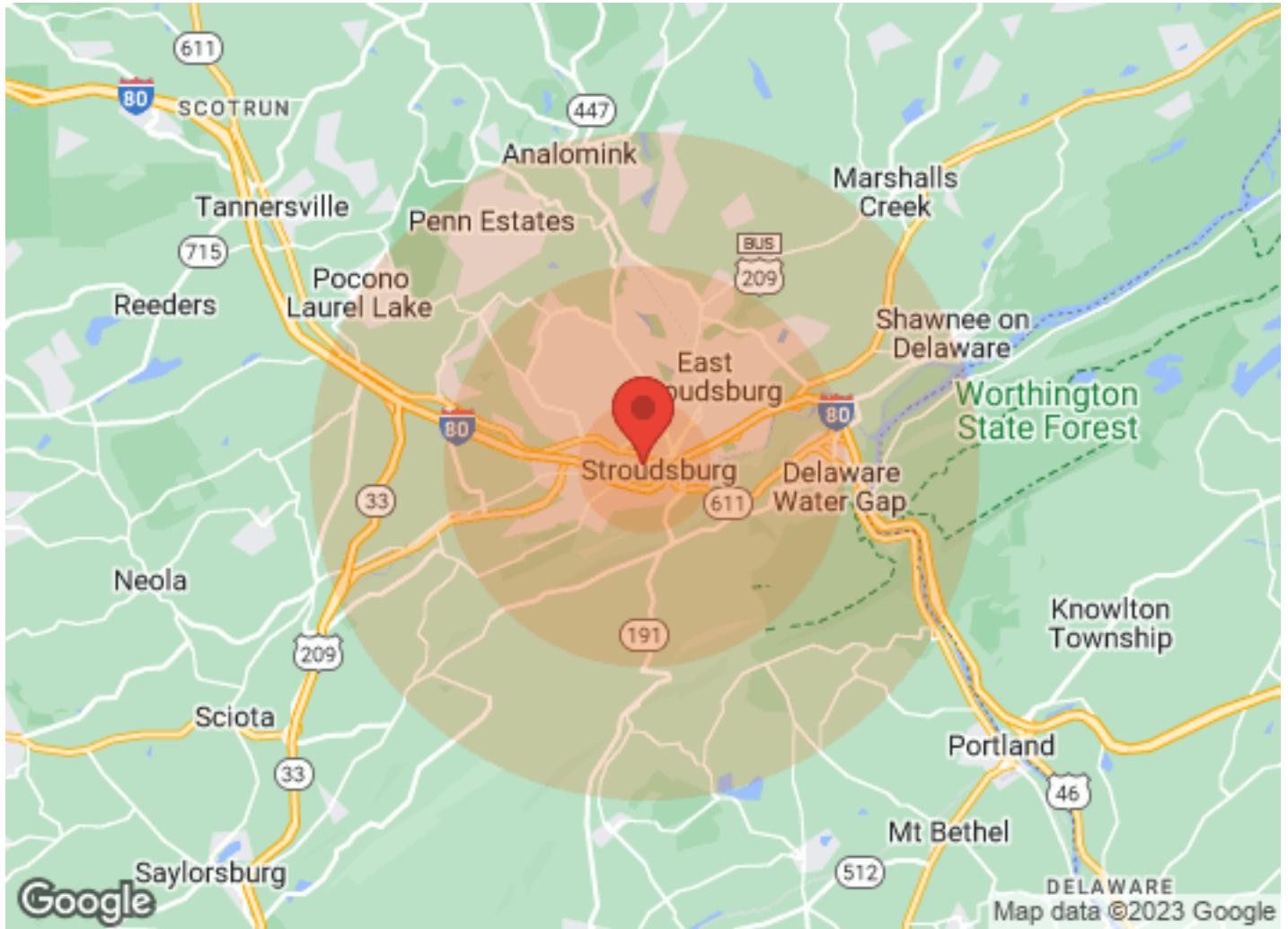
 Wawa

 Garlic Restaurant + Bar

 United States Postal Service

# DEMOGRAPHICS

912 MAIN STREET



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	2,509	12,096	21,957	Median	\$33,624	\$47,266	\$52,248
Female	2,871	12,901	22,674	< \$15,000	503	1,273	1,716
Total Population	5,380	24,997	44,631	\$15,000-\$24,999	369	1,291	1,743
				\$25,000-\$34,999	322	1,112	1,697
<b>Age</b>				\$35,000-\$49,999	333	1,254	2,075
Ages 0-14	801	3,457	6,898	\$50,000-\$74,999	191	1,470	2,766
Ages 15-24	682	3,044	6,101	\$75,000-\$99,999	191	977	2,046
Ages 25-54	2,461	10,204	17,341	\$100,000-\$149,999	277	1,400	2,704
Ages 55-64	589	3,356	6,021	\$150,000-\$199,999	83	285	652
Ages 65+	847	4,936	8,270	> \$200,000	34	255	557
				<b>Housing</b>			
<b>Race</b>				Total Units	2,489	10,036	17,459
White	4,319	20,662	34,984	Occupied	2,229	9,235	15,605
Black	539	2,347	5,665	Owner Occupied	843	5,204	10,412
Am In/AK Nat	4	12	15	Renter Occupied	1,386	4,031	5,193
Hawaiian	N/A	N/A	N/A	Vacant	260	801	1,854
Hispanic	776	2,811	5,716				
Multi-Racial	964	3,142	6,628				

**S7 REAL ESTATE**  
804 Sarah Street, 305  
Stroudsburg, PA 18360



**SEAN FOX**  
Broker  
O: (570) 213-9232  
C: (570) 486-6224  
sfox@s7realestate.com  
PA # RM425507