

## REDEVELOPMENT OPPORTUNITY

# 1157 NORTH 9TH STREET

STROUDSBURG, PA

± 6.86 AC LAND AND TWO EXISTING BUILDINGS, ±26,726 SF & ±11,156 SF FOR SALE!

FOR SALE!



## property highlights.

- Area Retailers: Walmart, T.J. Maxx, Target, Dollar Tree, ShopRite, BJ's
- Directly across from the Stroud Mall with ±403,258 SF of retail
- Zoning: C2 (Central Business Commercial)
- Existing structures onsite with quick occupancy available
- Perfect for a warehouse, distribution center or user/operator
- Exponential commercial and residential growth in the Pocono region



## stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,032	29,248	50,859
EST. HOUSEHOLDS	1,553	10,669	17,889
EST. AVG. HH INCOME	\$82,056	\$77,230	\$83,373

NORTH 9TH STREET TRAFFIC COUNT: 23,929 VPD \*ESRI 2019



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## get in touch.

**GREG JONES**

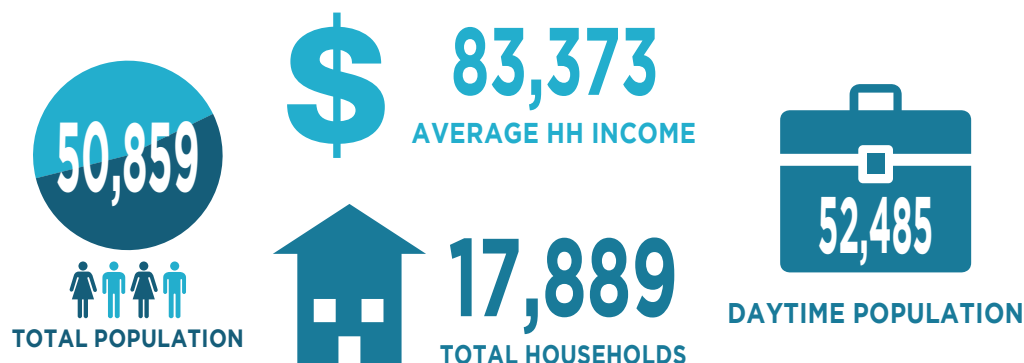
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# demographic highlights:

\*DEMOGRAPHICS BASED ON A 5-MILE RADIUS



## zoning:

### Permitted Uses:

- Retail
- Auto Sales
- Restaurants
- Furniture
- Convenience without Gas
- Banks
- Flea Market
- Personal Services
- Business Services
- Movie Theater
- Fitness
- Doctor Offices
- Legal Services
- Day Care
- Museums
- Professional Office
- Government



## site data

- Acres: ±6.86 AC
- Square Foot: ±297,945 SF of land area  
±37,882 SF of existing building
- Zoning: C2 - Central Business Commercial

Township: Stroudsburg Township, PA  
County: Monroe County

### About Stroudsburg:

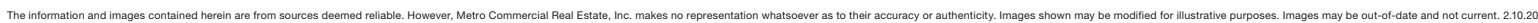
Stroudsburg is a borough in Monroe County, Pennsylvania, approximately 47 miles to the Lehigh Valley and 100 miles to Center City Philadelphia. It is located in northeastern Pennsylvania in the state's Poconos region, approximately five miles from the Delaware Water. Stroudsburg is part of the East Stroudsburg, PA Metropolitan Statistical Area, which in turn is part of the New York combined statistical area. Stroudsburg is commonly known for East Stroudsburg University with approximately 6,828 students which has seen continuous growth as well as the Stroud Mall with 419,059 square-feet of retail.

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1157 NORTH 9TH STREET  
STROUDSBURG, PA

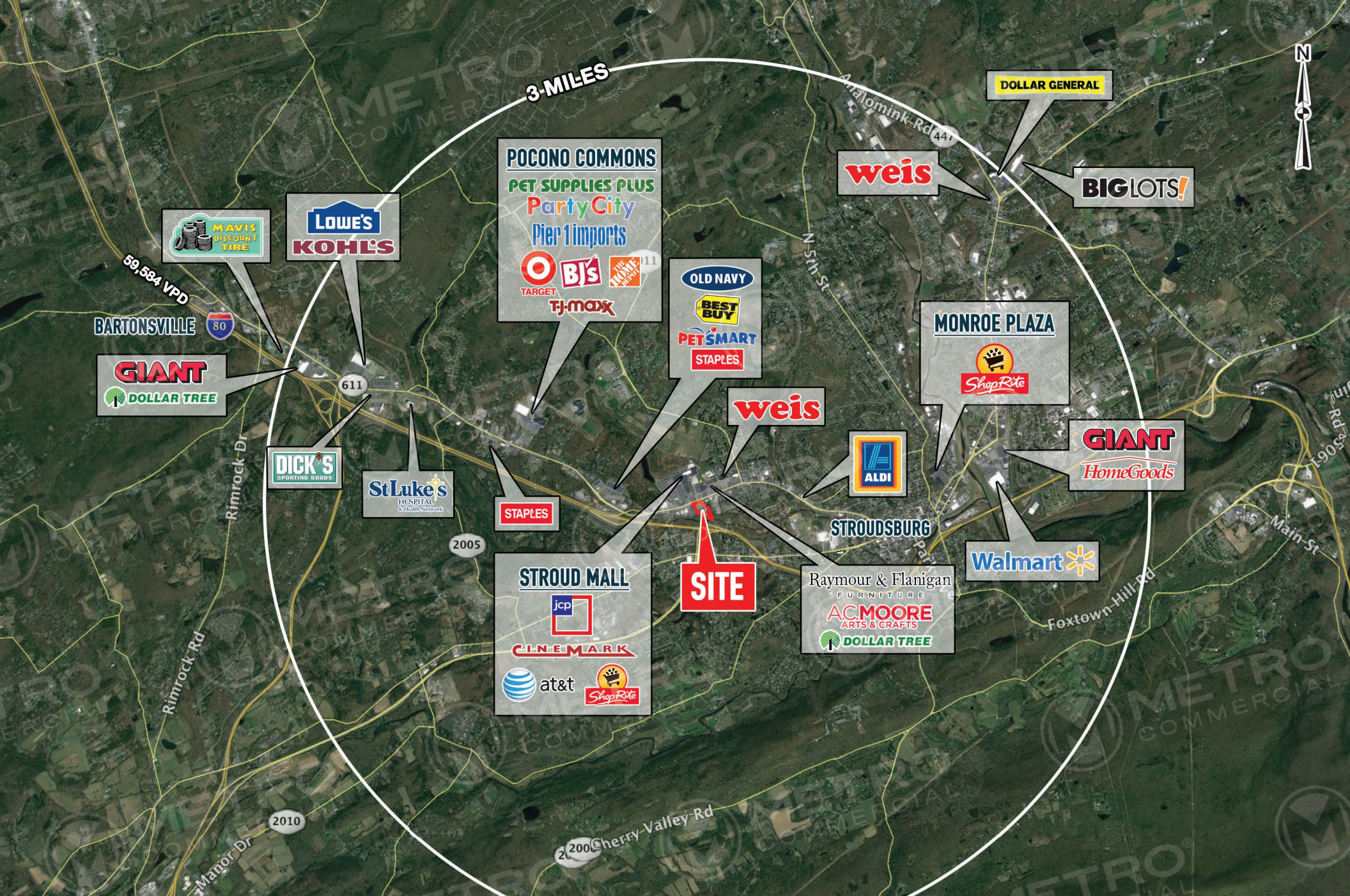






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STROUDSBURG, PA**







## SITE

±6.86 ACRES &  
TWO EXISTING BUILDINGS  
±26,726 SF & ±11,156 SF  
FOR SALE!



48,372 VPD

9,588 VPD

1157 NORTH 9TH STREET  
STROUDSBURG, PA



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