

Retail/Medical Lease Spaces

1619 N 9Th St, Stroudsburg, PA 18360



OFFERING SUMMARY

Available SF: 1,400 - 6,000 SF

Lease Rate: \$10.00 - 14.00 SF/yr
(NNN; Gross)

Lot Size: 4.52 Acres

Year Built: 2004

Building Size: 41,495 SF

Zoning: C-2 Commercial

Market: Monroe County

Submarket: Stroud Township

PROPERTY OVERVIEW

41,500 SF Strip Center consisting of medical/retail space with 4 vacant spaces. Located on busy Route 611 at signalized light.

LOCATION OVERVIEW

Route 611 North on left at the corner of Schaefer Schoolhouse Rd.

PROPERTY HIGHLIGHTS

- Medical/Retail spaces available
- Located on Route 611 at signalized light
- Front & Rear parking
- Great signage

Terri Mickens, CCIM

Broker/Owner
570.801.6170
570.242.3962
tmickens@ptd.net

TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354

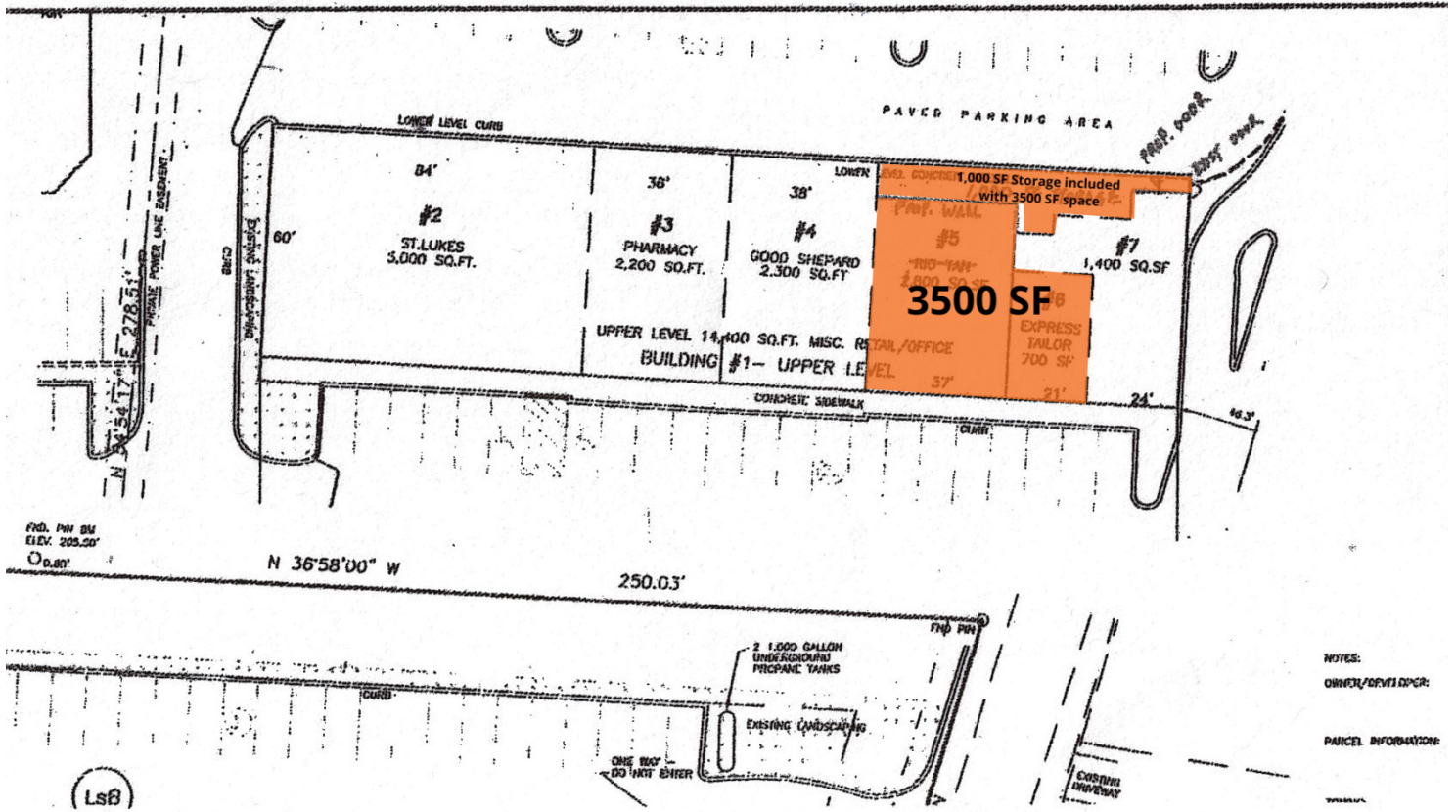
No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

Retail/Medical Lease Spaces

1619 N 9Th St, Stroudsburg, PA 18360



LEASE TYPE | NNN; Gross TOTAL SPACE | 1,400 - 6,000 SF LEASE TERM | Negotiable LEASE RATE | \$10.00 - \$14.00 SF/yr



Upper Level Stroud Commons

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3,500 SF Front Unit on main level of Retail center	Available	3,500 SF	NNN	\$14.00 SF/yr	-

Terri Mickens, CCIM

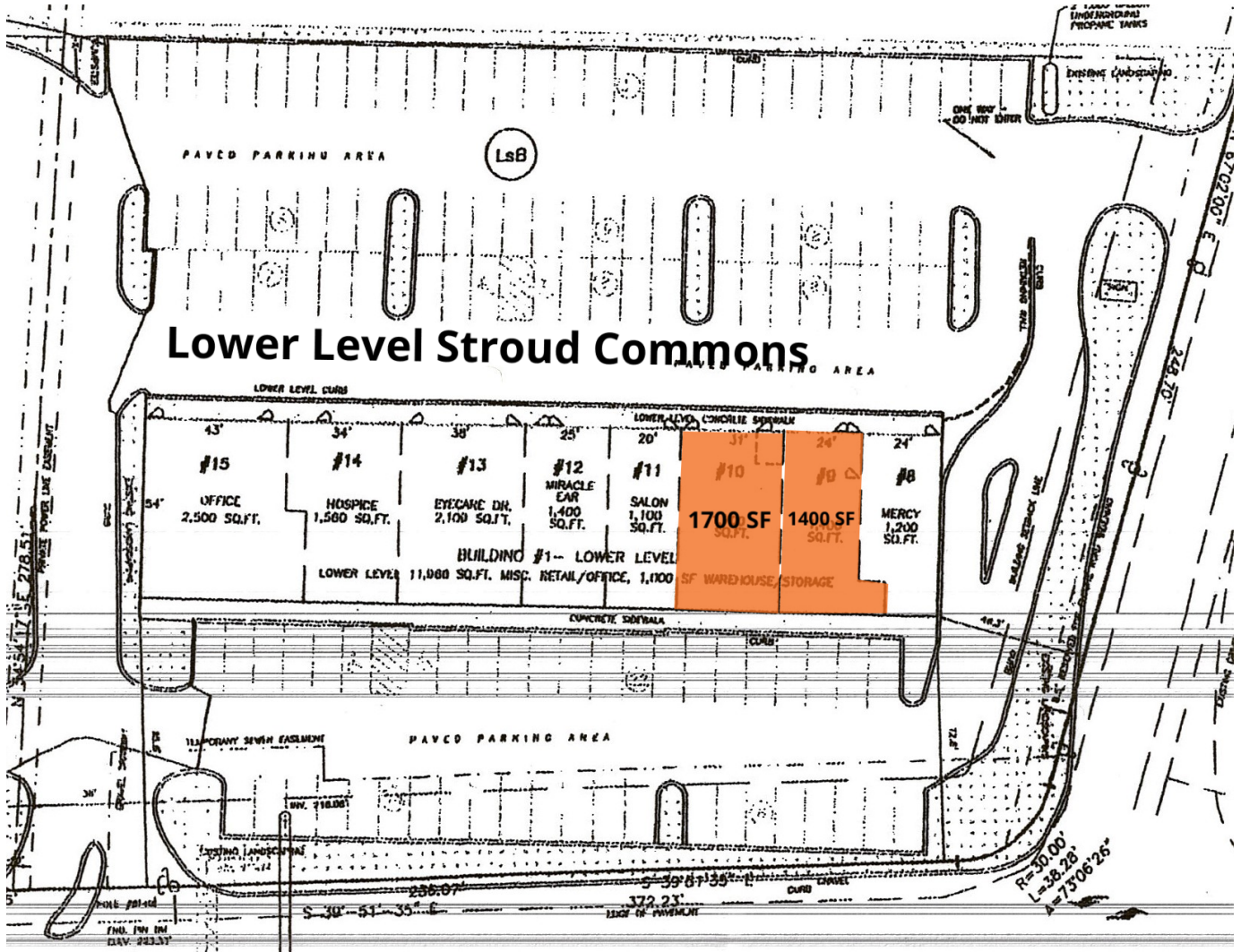
Broker/Owner
 570.801.6170
 570.242.3962
 tmickens@ptd.net

Retail/Medical Lease Spaces

1619 N 9Th St, Stroudsburg, PA 18360



LEASE TYPE | NNN; Gross TOTAL SPACE | 1,400 - 6,000 SF LEASE TERM | Negotiable LEASE RATE | \$10.00 - \$14.00 SF/yr



AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1,700 SF Retail/Office Space LL	Available	1,700 SF	NNN	\$12.00 SF/yr	1700 SF of retail lease space on LL
1,400 SF Retail/Medical Space	Available	1,400 SF	NNN	\$12.00 SF/yr	1,400 SF Retail/Office Space located in the Lower Level of Stroud Commons Plaza

Terri Mickens, CCIM

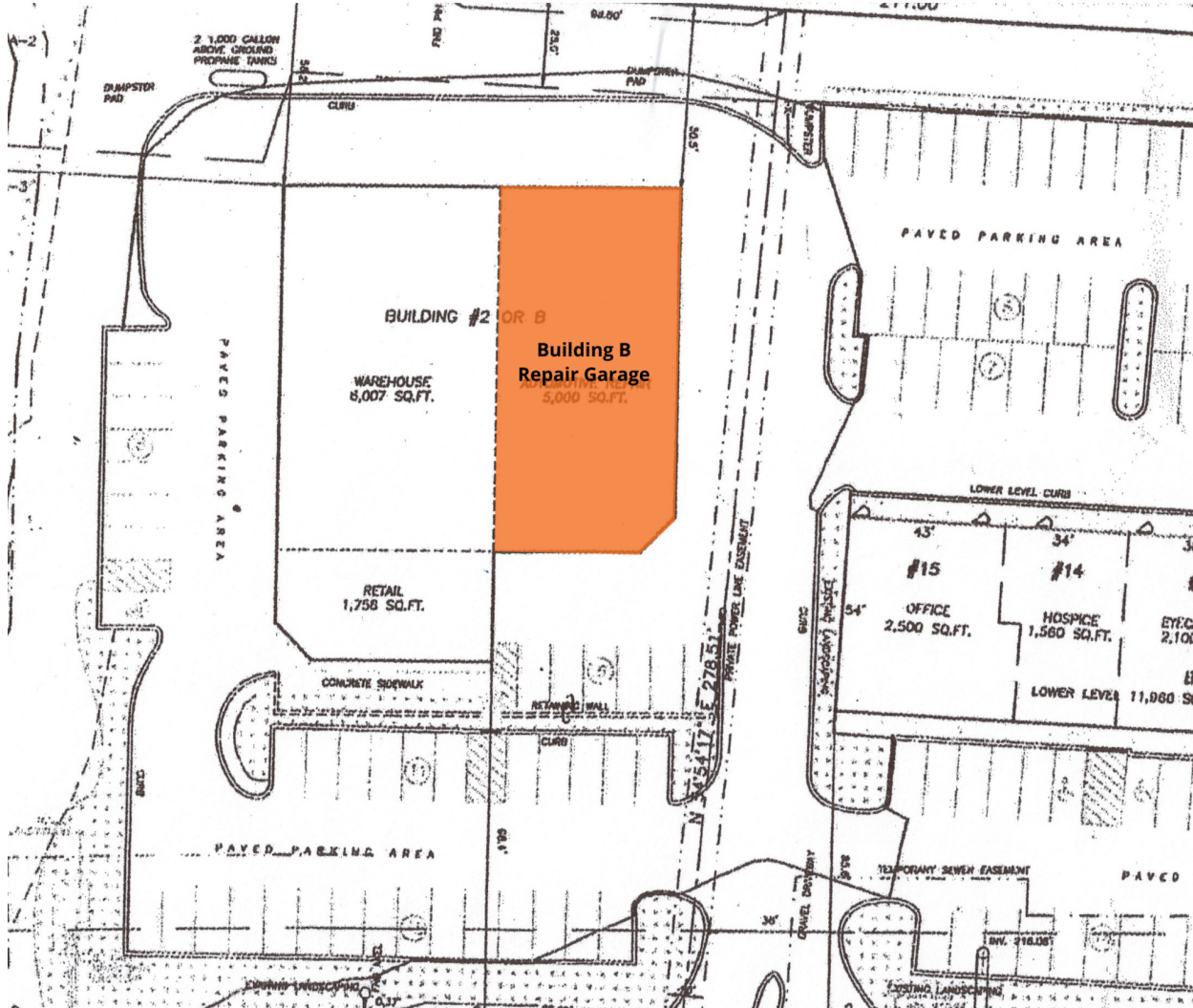
Broker/Owner
 570.801.6170
 570.242.3962
 tmickens@ptd.net

Retail/Medical Lease Spaces

1619 N 9Th St, Stroudsburg, PA 18360



LEASE TYPE | NNN; Gross TOTAL SPACE | 1,400 - 6,000 SF LEASE TERM | Negotiable LEASE RATE | \$10.00 - \$14.00 SF/yr



AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
6,000 SF Stand Alone (Bldg B)	Available	6,000 SF	Gross	\$5,000 per month	Stand alone Building known as Building B in Stroud Commons. There are five overhead garage doors and

Terri Mickens, CCIM

Broker/Owner
 570.801.6170
 570.242.3962
 tmickens@ptd.net

Retail/Medical Lease Spaces

1619 N 9Th St, Stroudsburg, PA 18360



LEASE TYPE | NNN; Gross TOTAL SPACE | 1,400 - 6,000 SF LEASE TERM | Negotiable LEASE RATE | \$10.00 - \$14.00 SF/yr



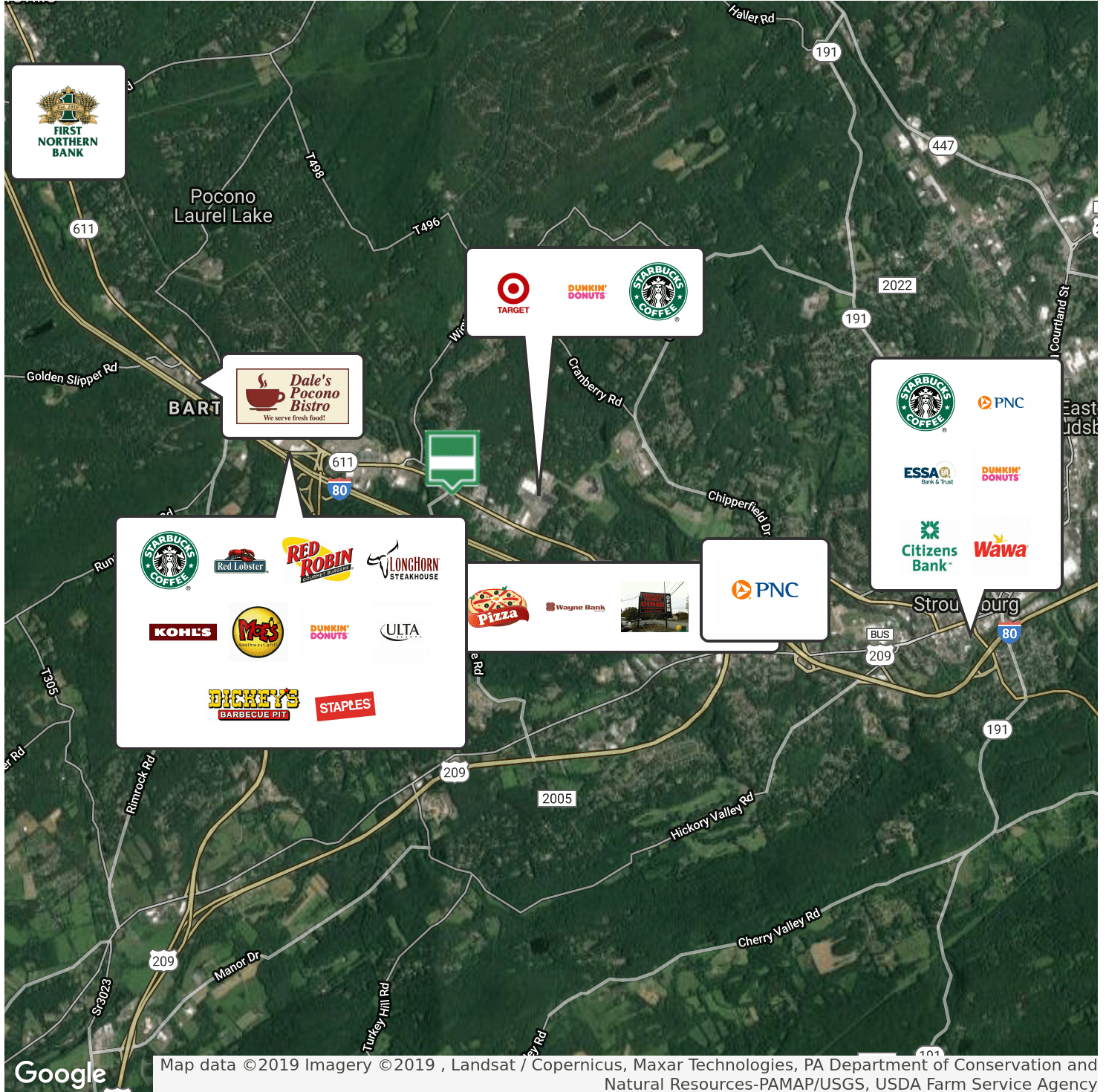
UNAVAILABLE LOWER LEVEL UNAVAILABLE AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
-------	--------	------	------	------	-------------

Terri Mickens, CCIM
 Broker/Owner
 570.801.6170
 570.242.3962
 tmickens@ptd.net

Retail/Medical Lease Spaces

1619 N 9Th St, Stroudsburg, PA 18360

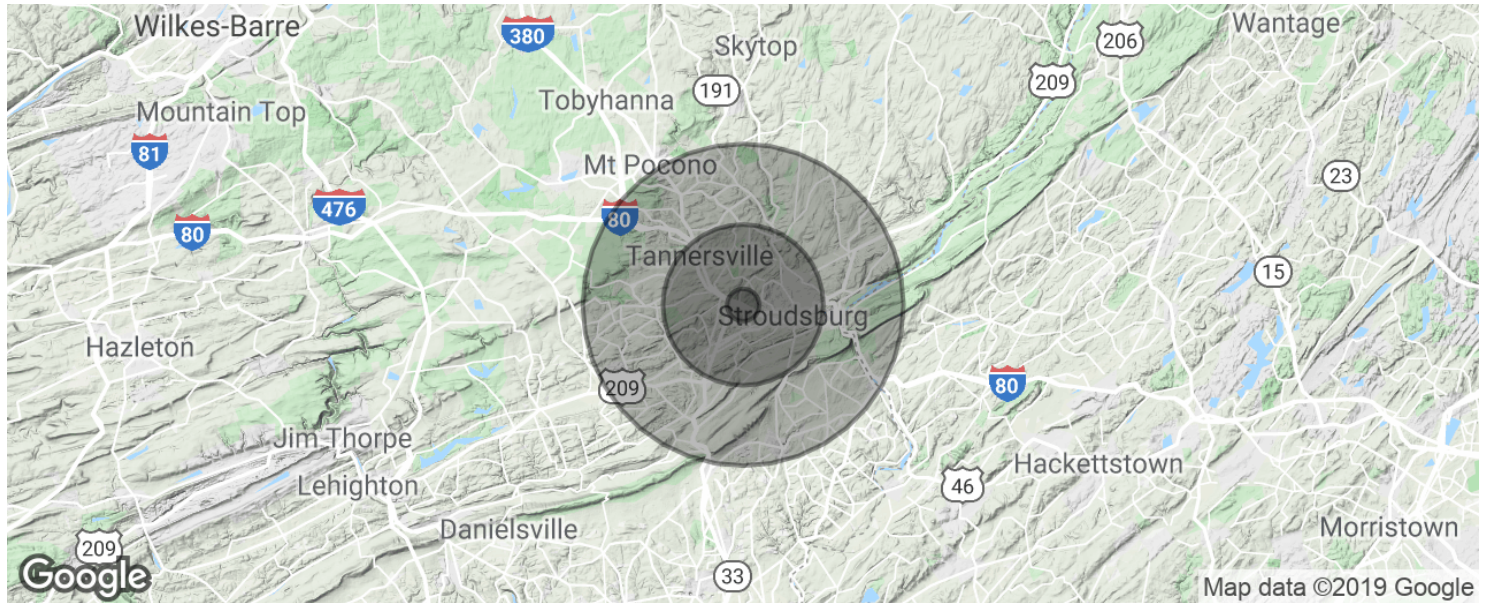


Terri Mickens, CCIM

Broker/Owner
570.801.6170
570.242.3962
tmickens@ptd.net

Retail/Medical Lease Spaces

1619 N 9Th St, Stroudsburg, PA 18360



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,717	45,159	128,950
Median age	41.1	39.2	39.1
Median age (Male)	39.3	38.0	38.2
Median age (Female)	41.7	40.0	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	599	16,719	46,936
# of persons per HH	2.9	2.7	2.7
Average HH income	\$88,521	\$72,361	\$71,043
Average house value	\$252,846	\$247,836	\$238,663

* Demographic data derived from 2010 US Census

Terri Mickens, CCIM

Broker/Owner
 570.801.6170
 570.242.3962
 tmickens@ptd.net