



2343
Route 611
SCOTRUN



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3	Overview
4	Financials
5	Demographics
6	Traffic Count
7	Neighborhood
8	Amenities
9	Local Map
10	Regional Map
11	Aerial View
12	The Building

Table of Contents

Overview

RETAIL/OFFICE

Owners just completed \$290k of renovations of this 15,000SF, commercially zoned, free-standing building with 175 parking spaces located on massively-trafficked Route 611 with 5.76 acres seconds from Interstate Highway 80 with over 375 feet of frontage. This property can house almost any purpose, e.g., event/catering destination, car dealership, corporate center, office space, or return to its previous use as an extremely successful hotel/restaurant. 1st FL has a freshly painted & newly drywalled open floor plan, fully lined with windows & access to a commercial kitchen. Southside of the building has residential quarters & upstairs previously housed over 10 hotel rooms. PennDot averages 35K cars/day with NO OFFSEASON due to summer & winter family attractions, surrounded by 14 resorts. 60 mins from NYC & 90 from Phila. Attractions bring millions of tourists, including, Great Wolf Ski Lodge & Indoor Water Park, Kalahari Resort, Camelback Ski Resort, Mt. Airy Casino, & Crossings Outlet Store.

[Check Out 360 Virtual Tour Here](#)

[Check Out This Video of the Property Here](#)

Features:

- Finished Ceiling
- Finished Wall
- Furniture & Fixtures
- Restrooms-Public





Vital Data

Building Type	General Retail
Secondary	Storefront Retail/Office
GLA	8020 SF
Year Built	1935
Total Available	8000 SF
% Leased	0.25%
Rent/SF/Yr	Negotiable

Financials

PANGEA DEMOLITION AND RENOVATION BREAKDOWN	
FIRST FLOOR/REAR ROOM FRAMING	\$30,818.00
REAR ROOMS	\$3,968.00
REPLACEMENT OF 31 WINDOWS 2ND FLR	\$21,072.00
REAR DOOR REPLACEMENT	\$540.00
FIRST FLOOR/MAIN ROOM SHEETROCK	\$26,850.00
ATTIC CLEANUP	\$2,400.00
DISHWASHER AREA FRAMING/SHEETROCK	\$6,479.00
MAIN ROOF SHINGLE REPLACEMENT	\$25,425.00
ELECTRIC TEARING OUT	\$1,019.28
PROPANE HEATER AND CONNECTION	\$2,465.00
CONTAINERS/DEBRIS REMOVAL	\$5,329.00
PAINTING MATERIAL/LABOR	\$8,818.00
TOTAL DEMOLITION EXPENSE	
INCLUDING MATERIALS AND LABOR	\$153,536.00
POND AND WATERFALL REMOVAL	
EXCAVATION FRONT/BACK	\$5,000.00
	\$293,719.28

Demographics

	1 MILE	3 MILES	5 MILES
 People (2019)	967	12,540	25,063
 Growth (2019-2024)	4.96%	2.70%	0.77%
 Avg HH Income (2019)	\$90,546	\$84,178	\$83,853
 Households (2019)	374	4,630	9,121

Traffic Count

Traffic

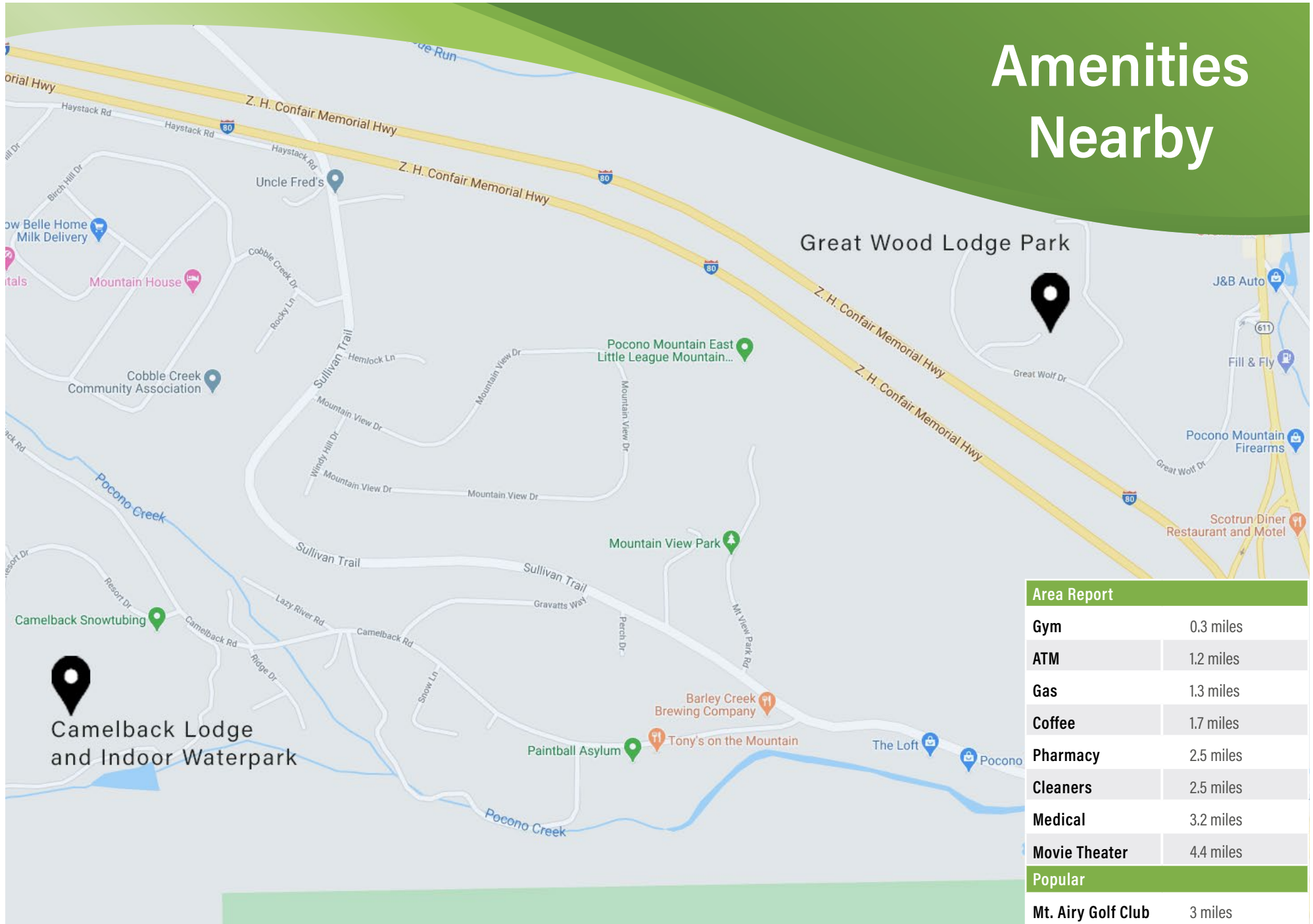
Collection Street	Cross Street	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
State Rte 611	T545	2018	23,043	MPSI	.21
State Rte 611	T535	2018	18,850	MPSI	.78

Neighborhood

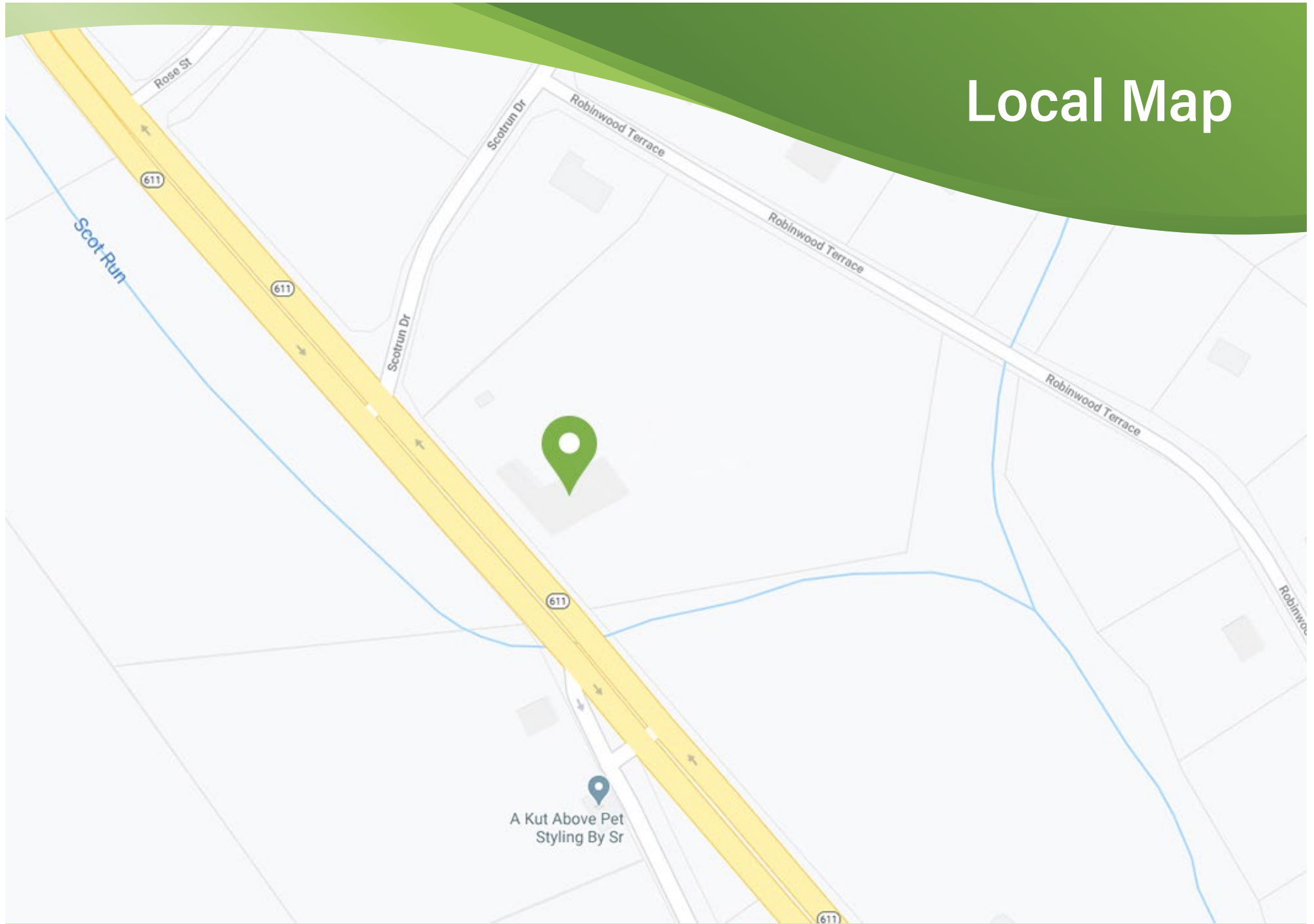
FOOD REPORT	
Category	Amount of Locations
Fast Food	7
American	4
Pizza	4
Italian	3
Steakhouses	2
International	2
Indian	1
Thai	1
Breweries	1
Other	2

SCHOOL REPORT		
Schools	Rating	Miles
K-3 Swiftwater Elementary Center	4	3.1
7-8 Pocono Mt East Junior High School	7	3.4
9-12 Pocono Mt East High School	7	3.4

Amenities Nearby



Local Map



Regional Map



Aerial View



The Building



The Building



The Building



*IMAGE USED FOR ILLUSTRATIVE PURPOSES ONLY.

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